

Condition Number	Condition wording	Proposed change and reason																																
1	CS00 – compliance with plans	No change.																																
2	CS05 - commencement in 3 years	No change.																																
3	CS06 – materials to be submitted	No change.																																
4	<p>The hours of use shall be restricted as follows (with a shoulder of one hour permitted in the mornings (09:00-10:00 or 10:00-11:00 respectively) to allow for arrival and preparation for sporting activities.</p> <table border="1"> <thead> <tr> <th colspan="2" rowspan="2">Period</th> <th colspan="2">Pitch Operation</th> <th colspan="2">Clubhouse and Site</th> </tr> <tr> <th>Opening</th> <th>Closing</th> <th>Opening</th> <th>Closing</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Winter (December – February)</td> <td>Weekday</td> <td>11.00</td> <td>17.00</td> <td>10.00</td> <td>18.00</td> </tr> <tr> <td>Weekend</td> <td>10.00</td> <td>17.00</td> <td>09.00</td> <td>18.00</td> </tr> <tr> <td rowspan="2">Summer (March – November)</td> <td>Weekday</td> <td>11.00</td> <td>21.00</td> <td>10.00</td> <td>22.00</td> </tr> <tr> <td>Weekend</td> <td>10.00</td> <td>21.00</td> <td>09.00</td> <td>22.00</td> </tr> </tbody> </table> <p><b>Reason:</b> To protect sensitive receptors from noise and disturbance in accordance with Policy P14 of the Solihull Local Plan 2013.</p>	Period		Pitch Operation		Clubhouse and Site		Opening	Closing	Opening	Closing	Winter (December – February)	Weekday	11.00	17.00	10.00	18.00	Weekend	10.00	17.00	09.00	18.00	Summer (March – November)	Weekday	11.00	21.00	10.00	22.00	Weekend	10.00	21.00	09.00	22.00	No change.
Period				Pitch Operation		Clubhouse and Site																												
		Opening	Closing	Opening	Closing																													
Winter (December – February)	Weekday	11.00	17.00	10.00	18.00																													
	Weekend	10.00	17.00	09.00	18.00																													
Summer (March – November)	Weekday	11.00	21.00	10.00	22.00																													
	Weekend	10.00	21.00	09.00	22.00																													
5	<p>The provision of any food or drink in the lounge area of the clubhouse shall cease at 17:30 (December – February) and 21:30 (March – November) to ensure the full closure and vacation of the clubhouse by 18:00 or 22:00 hours respectively. No use or access shall be afforded to visitors or patrons to the clubhouse or lounge areas outside of the hours specified.</p> <p><b>Reason:</b> To protect sensitive receptors from noise/odour and disturbance in accordance with Policy P14 of the Solihull Local Plan 2013.</p>	Remove – duplicates Condition 4																																
6	<p>All pitch, match, practice or play areas shall be cleared of all players, visitors and spectators by 21:00 hours and all areas external to the clubhouse shall be cleared of members, players and all other visitors or spectators by 21:30 hours to ensure all external areas are fully vacated by 22:00 hours.</p> <p><b>Reason:</b> To protect sensitive receptors from noise and disturbance in accordance with Policy P14 of the Solihull Local Plan 2013.</p>	Remove – the requirements of Condition 4 cover this matter																																
7	<p>Unless otherwise agreed in writing with the Local Planning Authority the total number of visitors allowed on site at any one time shall not exceed the following numbers:</p> <p>Weekdays 120 Saturdays 120 Sundays 240 Competition days 500</p> <p>This means that no additional ‘Community Use’ of the site shall allow numbers attending site to exceed those specified above (where combined activities may be taken up by both WGAA and ‘community uses’).</p> <p><b>Reason:</b> To protect sensitive receptors from noise and disturbance in accordance with Policy P14 of the Solihull Local Plan 2013.</p>	Remove – condition does not meet the tests of Paragraph 55 of the NPPF.																																
8	<p>Unless otherwise agreed in writing with the Local Planning Authority the total number of competition days (involving more than 250 but less than 500 visitors on site at any one time) shall not exceed 5 in total for any rolling 12 month period. The applicant shall ensure an annual commitment to this is made and stated in the Pitch Noise Management Plan.</p> <p><b>Reason:</b> To protect sensitive receptors from noise and disturbance in accordance with Policy P14 of the Solihull Local Plan 2013.</p>	Remove – condition does not meet the tests of Paragraph 55 of the NPPF.																																
9	<p>No hurling wall is allowed for installation or use and as such is prohibited.</p> <p><b>Reason:</b> To protect sensitive receptors from noise and disturbance in accordance with Policy P14 of the Solihull Local Plan 2013.</p>	Remove – a hurling wall is not proposed as part of this planning application																																

		and would require separate planning consent.
10	<p>Before the development hereby permitted is occupied a scheme shall be submitted to and agreed in writing by the Local Planning Authority which specifies the provisions to be made for the control of noise emanating from the site. Once written approval has been issued, the noise control measures must be implemented before the use commences, maintained and used in accordance with the agreed scheme thereafter.</p> <p><b>Reason:</b> To protect sensitive receptors from noise and disturbance in accordance with Policy P14 of the Solihull Local Plan 2013</p>	Remove – duplication of information required via Conditions 17 and 18.
11	<p>Unless otherwise agreed in writing with the Local Planning Authority no fixed amplified sound systems (for the amplification of either music or sound) shall be installed or used on site. Any non-fixed systems shall only be used internally, and shall be kept at such levels that do not require patrons to raise voices. No personal amplification, loudspeaker, 'tannoy' or any other such equipment shall be used externally at any time.</p> <p><b>Reason:</b> To protect sensitive receptors from noise and disturbance in accordance with Policy P14 of the Solihull Local Plan 2013.</p>	No change.
12	<p>The use of the clubhouse and external areas shall be principally used for purposes ancillary to the use of the ground for outdoor sporting activity, or community meetings as specified within details to be submitted to and agreed in writing with the Local Planning Authority. The clubhouse and external area shall not be open for activities or events for the purposes of 'public entertainment'.</p> <p><b>Reason:</b> To protect sensitive receptors from noise and disturbance in accordance with Policy P14 of the Solihull Local Plan 2013.</p>	Amended to be more concise and allow some community use.
13	<p>Prior to the use of facility a scheme detailing the location of spectator areas shall be submitted in writing for approval by the Local Planning Authority which shall detail areas that shall be marked on a plan and be dedicated for spectators (with such use referenced in the Pitch Noise Management Plan). Once written approval has been issued, spectator arrangements must be implemented before the use commences, maintained and used in accordance with the agreed scheme thereafter.</p> <p><b>Reason:</b> To protect sensitive receptors from noise and disturbance in accordance with Policy P14 of the Solihull Local Plan 2013.</p>	Amended to be more concise.
14	<p>Unless otherwise agreed in writing with the Local Planning Authority before the development hereby permitted commences a scheme detailing the location, size, extent, use and containment (with fencing or barriers) of all clubhouse external amenity spaces shall be submitted in writing for approval by the Local Planning Authority which shall detail areas that shall be marked and dedicated for this use (with such use referenced in the Clubhouse Noise Management Plan). The scheme shall include where appropriate any noise mitigation features that would help contain any stray of visitors outside of dedicated areas or minimise the airborne transmission of noise to nearby noise sensitive receptors. Once written approval has been issued, external amenity accommodation/ arrangements must be implemented before the use commences, maintained and used in accordance with the agreed scheme thereafter.</p> <p><b>Reason:</b> To protect sensitive receptors from noise and disturbance in accordance with Policy P14 of the Solihull Local Plan 2013.</p>	Remove condition and add the required information to form part of Condition 18.
15	<p>A scheme / plan shall be submitted to and approved in writing by the Local Planning Authority indicating the positions, design, materials and type of all fence or barrier treatments, to be erected either at or within the site boundary. The boundary treatment shall be completed before the building(s) is/are occupied. Development shall be carried out in accordance with the approved details.</p> <p><b>Reason:</b> To protect sensitive receptors from noise and disturbance in accordance with Policy P14 of the Solihull Local Plan 2013.</p>	Remove – duplication of Condition 36.
16	<p>Unless otherwise agreed in writing with the Local Planning Authority a scheme detailing the location of all openings (doors and windows) to the clubhouse building shall be submitted in writing for approval by the Local Planning Authority which shall detail the exact position,</p>	Remove condition and add the required information to form part of Condition 18.

	<p>orientation and construction (e.g. with any self-closing hinges) of doors and windows to the clubhouse. The agreed scheme shall be completed before the building(s) is/are occupied.</p> <p><b>Reason:</b> To protect sensitive receptors from noise and disturbance in accordance with Policy P14 of the Solihull Local Plan 2013.</p>	
17	<p>Prior to the use of the playing pitches a Pitch Noise Management Plan shall be submitted to and agreed in writing by the Local Planning Authority which specifies the provisions to be made for the control of noise emanating from all pitch areas and sporting activities.</p> <p>The Pitch Noise Management Plan shall:</p> <ul style="list-style-type: none"> <li>• include a method of informing the users of permitted pitch use hours and restrictions</li> <li>• stipulate that no whistle or other such device shall be used on the AGP outside the hours 10:00 – 21:00 hours on any day.</li> <li>• provide a facility for the reporting of any complaint (of noise or anti-social behaviour) directly to the operator / centre / site manager. Complaints shall be investigated promptly, to include necessary action taken. Complainants shall receive feedback and be kept informed of outcomes, especially where it is not possible to address / resolve complaints immediately.</li> <li>• shall include a written procedure detailing how complaints will be logged, investigated, actioned and reviewed before being closed</li> <li>• detail written procedure for the application of penalties / bans, when necessary, should unacceptable behaviour be evidenced</li> <li>• detail control measures that demonstrate security measures on site (to guard against any antisocial behaviour or in authorised access to buildings or pitches)</li> </ul> <p><b>Reason:</b> To protect sensitive receptors from noise and disturbance in accordance with Policy P14 of the Solihull Local Plan 2013.</p>	<p>Amended to remove references to swearing as this cannot be enforced and therefore does not comply with Paragraph 55 of the NPPF.</p>
18	<p>Prior to the occupation of the clubhouse a Clubhouse Noise Management Plan shall be submitted to and agreed in writing by the Local Planning Authority which specifies the provisions to be made for the control of noise emanating from the Clubhouse.</p> <p>The Clubhouse Noise Management Plan shall:</p> <ul style="list-style-type: none"> <li>• include a method of informing the users of permitted clubhouse hours of use and restrictions</li> <li>• include arrangements to minimise the noise impacts from arrival, use and departure from the facility (in particular a dispersal policy to control 'end of match / day' exit and dispersal)</li> <li>• stipulate that no amplified music shall be used on site, unless under the strict control of the clubhouse management and shall include the use of all radios, or other devices.</li> <li>• provide a facility for the reporting of any complaint (of noise or anti-social behaviour) directly to the operator / centre / site manager. Complaints shall be investigated promptly, to include necessary action taken. Complainants shall receive feedback and be kept informed of outcomes, especially where it is not possible to address / resolve complaints immediately.</li> <li>• shall include a written procedure detailing how complaints will be logged, investigated, actioned and reviewed before being closed</li> <li>• detail written procedure for the application of penalties / bans etc., when necessary, should unacceptable behaviour be evidenced</li> </ul> <p><b>Reason:</b> To protect sensitive receptors from noise and disturbance in accordance with Policy P14 of the Solihull Local Plan 2013.</p>	<p>Amended to remove references to swearing as this cannot be enforced and therefore does not comply with Paragraph 55 of the NPPF.</p>
19	<p>Before the clubhouse is first occupied details of the external lighting to the clubhouse and car parking area shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.</p> <p><b>Reason:</b> To protect sensitive receptors from noise and disturbance in accordance with Policy P14 of the Solihull Local Plan 2013.</p>	<p>Amended to be more concise.</p>

20	<p>Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts (1) to (4) below have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until part (4) has been complied with in relation to that contamination.</p> <p>(1) Site Characterisation An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:</p> <p>¿(i) a survey of the extent, scale and nature of contamination;</p> <p>(ii) an assessment of the potential risks to:</p> <p>(a) human health,  (b) property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,  (c) adjoining land,  (d) groundwaters and surface waters,  (e) ecological systems,  (f) archaeological sites and ancient monuments;</p> <p>(iii) an appraisal of remedial options, and proposal of the preferred option(s).</p> <p>This must be conducted in accordance with DEFRA and the Environment Agency’s Model Procedures for the Management of Land Contamination, CLR 11.</p> <p>(2) Submission of Remediation Scheme Where necessary following (1) above, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme 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>(3) Implementation of Approved Remediation Scheme Any approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, 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.</p> <p>Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.</p> <p>(4) Reporting of Unexpected Contamination 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 immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 1, and where remediation is necessary a</p>	Remove – duplication with Condition 52 requested by a statutory consultee.
----	---	--

	<p>remediation scheme must be prepared in accordance with the requirements of condition 2, which is subject to the approval in writing of the Local Planning Authority.</p> <p>Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 3.</p> <p>(5) Long Term Monitoring and Maintenance A monitoring and maintenance scheme to include monitoring the long-term effectiveness of any proposed remediation over a period of to be agreed, and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority before the development hereby approved is first used or occupied.</p>	
21	<p>Demolition and construction work shall not begin until a Demolition and Construction Environmental Management Plan has been submitted in writing for approval by the local planning authority. The plan shall detail control measures to minimise noise, vibration and dust emissions, carry-over of dirt and mud off site and other issues associated with the escape of material beyond the development site boundary. Specific safeguards relating to the burning of waste, and other items on site, shall also be sought and all agreed works which form part of the scheme shall be adopted and maintained throughout the earthworks, demolition and construction phases of the development.</p> <p><b>Reason:</b> To protect sensitive receptors from noise and disturbance in accordance with Policy P14 of the Solihull Local Plan 2013.</p>	No change.
22	<p>The development hereby approved shall not be used until a new junction off the realigned Catherine De Barnes Lane and the new private road approved as part of the DCO scheme have been provided.</p> <p><b>Reason:</b> In the interest of highway safety and to ensure suitable access can be provided to the site in accordance with Policy P8 of the Solihull Local Plan 2013.</p>	Slight rewording to be more concise.
23	<p>The development shall not be used until the new vehicular accesses off the new private road have been provided in general accordance with Drawing Number HE551485-MOTG-HGNWGAAG_WGAA-DR-AX-00102.P02 (Proposed Layout Option A V2), or a suitable temporary access arrangement is agreed with details to be submitted to and approved in writing by the Local Planning Authority.</p> <p><b>Reason:</b> In the interest of highway safety in accordance with Policy P8 of the Solihull Local Plan 2013.</p>	Slight rewording to be more concise
24	<p>The development shall not be used until a detailed scheme for the provision of secure cycle parking has been implemented in accordance with details to be submitted to and approved in writing by the Local Planning Authority.</p> <p><b>Reason:</b> In the interest of satisfactory parking and to encourage sustainable travel in accordance with Policy P8 of the Solihull Local Plan 2013.</p>	No change.
25	<p>No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority and Local Highway Authority. The Construction Management Plan shall be strictly adhered to and shall provide for: the anticipated movements of vehicles; the parking and loading/unloading of staff, visitor, and construction vehicles; the loading and unloading of plant and materials; hours of operation and deliveries; the storage of plant and materials used in constructing the development; a turning area within the site for construction vehicles; and, wheel washing facilities and other measures to prevent mud/debris being passed onto the public highway.</p> <p><b>Reason:</b> In the interest of highway safety in accordance with Policy P8 of the Solihull Local Plan 2013.</p>	No change.
26, 27, 28	<p>Before the development hereby approved commences, an updated Arboricultural Impact Assessment shall be submitted to and approved by the Local Planning Authority. Prior to any vegetation clearance a schedule of all those trees, hedgerows, shrubs or existing features of the land to be retained, removed and/or treated. No tree, hedge or shrub on the site indicated in the approved schedule for retention shall be topped, felled, lopped or</p>	Merged into one condition to be more concise.

	root pruned except with the prior written consent of the Local Planning Authority. Any works must be carried out in accordance with British Standard 3998 for tree work.	
29, 30	Prior to the commencement of development, a detailed Arboricultural Method Statement (AMS) and an Tree Protection Plan (TPP) shall be submitted to and approved in writing by the Local Planning Authority to include a schedule of works to retained trees e.g. access facilitation pruning and details of all special engineering works within the Root protection area (RPA) and other relevant construction details. All existing trees/hedges and large shrubs except those agreed for removal, shall be protected by barriers as specified within BS5837:2012. Details of the specifications and methodologies for tree protection measures, type of fencing and its siting, including a methodology for any proposed works that encroach within the root protection areas of retained trees shall be submitted to and approved in writing by the Local Planning Authority, thereafter the tree barriers shall be implemented and maintained on site as approved. The protected areas shall be kept free of all materials, equipment and building activity during the site development, and ground levels within the protected areas shall not be raised or lowered.	Merged into one condition to be more concise.
31	No works or development shall take place until a scheme of supervision/site monitoring for the tree (landscape/ecological) protection measures and working practices during construction has been approved in writing by the LPA. This scheme will be appropriate to the scale and duration of the works and may include details of: <ul style="list-style-type: none"> <li>- Induction, training and personnel awareness of arboricultural (ecological/landscape) matters to all construction personnel on site.</li> <li>- Identification of individual responsibilities and key personnel.</li> <li>- Statement of delegated powers.</li> <li>- Phasing, timing and methods of site visiting, inspection and record keeping, including updates.</li> <li>- Procedures for dealing with variations and incidents; and</li> </ul> Regular inspection and maintenance of the physical protection measures and monitoring of working practices during construction;	Remove – duplication of Conditions 21 and 29/30.
32	The development hereby approved shall not be occupied until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, lighting etc.); retained historic landscape features and proposals for restoration. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme.	No change.
33	All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of 5 years from the date of planting of any tree, that tree or any tree planted in replacement for it, is removed, uprooted, destroyed, dies or becomes seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place within the next planting season (October-March), unless the Local Planning Authority gives its written consent to any variation.	No change.
34	Any tree, hedge or shrub scheduled for retention which is lost for any reason during development works, shall be replaced with a tree, hedge or shrub of a size and species to be agreed in writing with the Local Planning Authority and planted during the first planting season after its loss.	Remove - duplication with Condition 33.
35	No development shall take place until details of earthworks have been submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform. This shall include the earth bund to be sited to the south of the application site. Development shall be carried out in accordance with the approved details.	No change.
36	Prior to occupation of the clubhouse a plan indicating the positions, design, materials and type of boundary treatment to be erected shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed before the building(s) is/are occupied. Development shall be carried out in accordance with the approved details.	Amended to be more accurate.

37	Prior to occupation of the development a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.	Remove – duplication of Condition 33.
38	<p>Not later than 1st October in each of the 5 calendar years following the planting of any trees, hedges or shrubs on this site in connection with the development hereby permitted the operator shall submit to the Local Planning Authority a written statement detailing;</p> <p>a) the number, location and species of any trees, shrubs, hedge plants which have died, become diseased or seriously damaged in the preceding 12 months, and proposals for the replanting and maintenance of any such failures with plants of similar size and species within the following six months.</p>	Remove – duplication of Condition 33.
39	<p>A Landscape and Ecological Management Plan, including medium (5-10 years) and long term (10-25 years) design objectives, management actions, responsibilities, future monitoring and maintenance schedules for all landscape, habitat mitigation and compensation works, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape and/or ecology management plan shall be carried out as approved. The plan should include details of planting and maintenance of all new planting. Details of species used and sourcing of plants should be included. The plan should also include details of habitat enhancement/creation measures and management, such as native species planting, wildflower grassland creation, woodland and hedgerow creation/enhancement, and provision of habitat for protected and notable species (including location, number and type of bat and bird boxes, location of log piles). To ensure a net biodiversity gain in accordance with NPPF.</p>	Amended – merged with Condition 51.
40	<p>No above-ground work shall commence until such a time as a scheme to manage the surface water runoff from the development has been submitted to and approved in writing by the Lead Local Flood Authority in conjunction with the Local Planning Authority, with no occupation until the scheme is operational. The submitted details shall include, as a minimum:</p> <p>a) Drawings showing overall site concept design principles</p> <p>b) Site layout plan, incorporating SuDS drainage design, site ground levels, finished floor levels, any integration with landscaping, earthworks or other features.</p> <p>c) Surface Water Drainage Design including:</p> <ul style="list-style-type: none"> <li>• Confirmation of the lifetime of the development</li> <li>• Design storm period and intensity (1 in 1, 1 in 30 &amp; 1 in 100 year + allowance for climate change see EA advice Flood risk assessments: climate change allowances'),</li> <li>• Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates in accordance with BRE365 methodology;</li> <li>• Confirmation of discharge rates and volumes (both pre and post development)</li> <li>• Confirmation of proposed discharge location.</li> <li>• Innovative and Multi-Functional SuDS Design that makes good use of the site space, supported by robust calculations and demonstrating full compliance with SMPC Policy P11 and DEFRA's Non-statutory technical standards for sustainable drainage systems to accommodate the difference between the allowable discharge rate/s and all rainfall events up to the 100 year plus climate change critical event storm.</li> <li>• Engineering details for all surface water drainage features</li> <li>• Temporary storage facilities, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of finished floor levels in AOD;</li> <li>• Details of water quality controls, where applicable. For example, demonstration that the final design provides appropriate treatment for water leaving the site</li> </ul> <p>d) Surface Water Drainage adoption and maintenance strategy</p> <p>e) On and off site extreme flood flow routing and proposed resilience measures that ensure the buildings and infrastructure are safe from flooding</p> <p>f) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);</p>	No change.

	The scheme shall be implemented, maintained and managed in accordance with the approved details.	
41	<p>The development shall not be commenced until such time as the detailed design of the river realignment scheme to manage the fluvial and surface water flows and associated storage through the site has been submitted to, and approved in writing by, the Local Planning Authority and Lead Local Flood Authority. The submitted details shall include:</p> <ul style="list-style-type: none"> <li>a) Detailed hydraulic modelling confirming the appropriate sizing of the watercourse channel and associated features, including for, but not limited to scour and planting and the provision of any structures necessary.</li> <li>b) Full detailed design drawings</li> <li>c) Design reporting including methodology and maintenance commitments.</li> <li>d) An independent model verification report to confirm the modelling is as per the designs and reports and there are no fundamental errors that could alter the outcome of the design and increase flood risk.</li> </ul> <p>The scheme shall be fully implemented/operational and subsequently maintained, in accordance with the timing / phasing arrangements to be agreed, in writing, by the Local Planning Authority.</p>	No change.
42	No above-ground works shall commence until details of how surface water and pollution prevention will be managed during each construction phase have been submitted to and approved in writing by the local planning authority.	Remove – duplication of Condition 21.
43	<p>The development hereby approved shall not be occupied until a Verification Report for the river realignment and installed surface water drainage system for the site based on the approved documentation has been submitted in writing by a suitably qualified independent drainage engineer and approved by the Local Planning Authority and Lead Local Flood Authority. The details shall include:</p> <ul style="list-style-type: none"> <li>a) Any departure from the agreed design is in keeping with the approved principles</li> <li>b) Any As-Built Drawings and accompanying photos</li> <li>c) Results of any Performance testing undertaken as a part of the application process (if required / necessary)</li> <li>d) Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc.</li> </ul> <p>Confirmation that the system is free from defects, damage and foreign objects</p>	No change.
44	<p>Use of the development shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the legacy scheme provisions including the clubhouse, all-weather pitch and two natural pitches and include details of pricing policy, hours of use, access by non-GAA users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.</p> <p><b>Reason:</b> To secure well managed safe community access to the sports facilities, to ensure sufficient benefit to the development of sport and to accord with Development Plan Policy.</p>	No change.
45	<p>The development hereby approved shall be implemented either as a whole or in phases, in accordance with a phasing plan to be submitted to and agreed in writing by the Local Planning Authority and wholly in accordance with this permission. The phasing plan shall include the delivery timescale for the provision of the clubhouse, the natural turf pitch (in accordance with the submitted document White Horse Contractors document titled An Outline Specification for Sports Field Construction) and the artificial pitch in line with the statement provided within Section 4 of the document titled Sport England Response PL202002279PPFL dated 12th February 2021.</p> <p>In order to secure a comprehensive redevelopment of the site in accordance with Sport England Exception Policy E4 and to respect the amenity of local residents in accordance with Policy 14 of the Solihull Local Plan 2013.</p>	No change. (Loz to check LH emails with Sport England re purpose of the condition)
46	Within 3 months of occupation of the clubhouse building shown on drawing number HE551485-MOTG-HGN-WGAAG_WGAA-DR-AX-00102 Proposed Layout P02, the existing clubhouse building as identified on drawing number HE551485-MOTG-HGN-WGAAG_WGAA-DR-AX-00003 Planning Boundary and Existing Site P01 shall be demolished.	No change.

	<p>The existing clubhouse building shall be removed from the land and the land shall, so far as is practicable, be restored to its condition before the development took place or to such a condition as may have been agreed in writing between the Local Planning Authority and the applicant.</p> <p>To avoid the proliferation of buildings in the Green Belt in accordance with Policy P17 of the Solihull Local Plan 2013.</p>	
47	<p>Before the development hereby approved commences a Crane Management Plan pursuant to the construction phase of the development shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include details of crane height and lighting and shall be implemented as approved.</p> <p>To ensure that crane activity and crane height would not compromise aircraft operations in the interests of aerodrome safety and in accordance with Policy P1 of the Solihull Local Plan.</p>	No change – condition requested by statutory consultee.
48	<p>The development hereby permitted shall not commence until details of all external light fittings and external light columns have been submitted to and approved by the Local Planning Authority. The development shall not be carried out otherwise than in full accordance with such approved details. In discharging this condition the Local Planning Authority expects lighting to be kept to a minimum at night across the whole site in order to minimise impact on emerging and foraging bats. This could be achieved in the following ways:</p> <ul style="list-style-type: none"> <li>• Narrow spectrum lighting should be used to avoid the blue-white wavelengths</li> <li>• Lighting should be directed away from vegetated areas</li> <li>• Lighting should be shielded to avoid spillage onto vegetated areas</li> <li>• The brightness of lights should be as low as legally possible;</li> <li>• Lighting should be timed to provide some dark periods;</li> <li>• Connections to areas important for foraging should contain unlit stretches.</li> </ul> <p>In accordance with NPPF, ODPM Circular 2005/06”</p>	Remove – duplication of Condition 19.
49	<p>No development shall commence unless and until a scheme to ensure that there is no net biodiversity loss (based on the principles agreed through the Biodiversity Net Gain Technical Note dated 01.02.21) as a result of the development has been submitted to and agreed in writing by the Local Planning Authority. The net biodiversity impact of the development shall be measured in accordance with the DEFRA biodiversity offsetting metric as applied in the area in which the site is situated at the relevant time.</p> <p>The written approval of the Local Planning Authority shall not be issued before the arrangements necessary to secure the delivery of any offsetting measures have been agreed. The scheme shall be implemented in full accordance with the requirements of the scheme or any variation so approved.</p> <p>In accordance with NPPF, ODPM Circular 2005/06.</p>	Condition reworded to make reference to submitted documentation and to be more concise.
50	<p>The development hereby permitted shall not commence until a Construction and Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. In discharging this condition the Local Planning Authority expect to see details concerning method statements for badgers, bats, breeding birds including pre-commencement checks and appropriate working practices and safeguards for wildlife that are to be employed whilst works are taking place on site. The agreed Construction and Ecological Management Plan shall thereafter be implemented in full.</p> <p>To ensure that protected species are not harmed by the development in accordance with NPPF, ODPM Circular 2005/06</p>	No change.
51	<p>The development hereby permitted shall not commence until a detailed Landscape and Ecological Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan should include details of planting and maintenance of all new planting. Details of species used and sourcing of plants should be included. The plan should also include details of habitat enhancement/creation measures and management, such as native species planting, wildflower grassland creation, woodland and hedgerow creation/enhancement, and provision of habitat for protected and notable species (including location, number and type of bat and bird boxes, location of log piles). Such approved measures shall thereafter be implemented in full.</p>	Remove – condition merged with Condition 39.

	To ensure a net biodiversity gain in accordance with NPPF.	
52	<p>No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:</p> <ol style="list-style-type: none"> <li>1. A targeted site investigation scheme, based on the Desk Study report (Highways England, November 2020) submitted in support of this application, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.</li> <li>2. The results of the site investigation and the detailed risk assessment referred to in (1) 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.</li> <li>3. 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 (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.</li> </ol> <p>Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.</p> <p>To ensure that the development does not contribute to, or is not put at unacceptable risk from/adversely affected by, unacceptable levels of water pollution in line with paragraph 170 of the National Planning Policy Framework.</p>	No change – condition requested by statutory consultee.