

## Comments on NWBC Statement of Common Ground & Conditions

1. The conditions now appear to be signed off by the LPA & the reference to consultation with the LLFA seems to have been removed.
2. There is no reference to the detention basins in the conditions.
3. There appears to be no reference to the scale and duration of grazing to ensure that the vegetation is effective in managing run off.
4. **Pre commencement EYA advised that the detention basins and swales and other SUDS measures should be installed as a first stage to brings benefits during construction when the village is most at risk from flooding from the development. We cannot see this in the conditions.**
5. Pre commencement EYA advised that it was customary to ensure that fields are vegetated prior to trafficking and the commencement of construction. We are not aware that has been put in the conditions.
6. During construction EYA advised that trafficking is avoided in wet conditions when the soil characteristics in the long term can be damaged. We are not aware that has been put in the conditions.
7. Pre commencement EYA advised that tracks should be formed in permeable granular material, usually expected to have 30% voids. We are not aware that has been put in the conditions.
8. EYA advised that it is good practice for the FFG and LLFA to have an annual walk around the site with the Operator. Not aware that is in the conditions.