



Appeal Decision

Site visit made on 18 September 2018

by **Philip Lewis BA (Hons) MA MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 17 October 2018

Appeal Ref: APP/H0738/W/18/3202662 Yarm School, The Friarage, Yarm TS15 9EJ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr David Dunn, Yarm School against the decision of Stockton-on-Tees Borough Council.
 - The application Ref 17/2942/FUL, dated 5 December 2017, was refused by notice dated 27 February 2018.
 - The development proposed was originally described as 'the erection of a footbridge (for school use only) across the River Tees and the formation of grass playing pitches with associated access at land north of the River Tees, Yarm'.
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Decision

1. The appeal is allowed and planning permission is granted for the erection of a footbridge (for school use only) across the River Tees and the formation of grass playing pitches with associated access at Yarm School, The Friarage, Yarm TS15 9EJ in accordance with the terms of the application, Ref 17/2942/FUL, dated 5 December 2017, subject to the attached schedule of conditions.

Procedural matter

2. I have taken the address from the Council's decision notice for the heading and decision above, as it is more accurate than that set out in the application form.

Main Issues

3. The main issues for the appeal are:
 - Whether the proposed development would preserve or enhance the character or appearance of the Egglecliffe and Yarm Conservation Areas and its effect on nearby listed buildings; and
 - The effect of the proposed development on the character and appearance of the area.

Reasons

Conservation Areas and listed buildings

4. The appeal site is situated in part within the Egglecliffe and Yarm Conservation Areas. In accordance with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, I pay special attention to the desirability of preserving or enhancing the character or appearance of these areas. When

- considering the impact of a proposed development on the significance of a designated heritage asset, the National Planning Policy Framework (the Framework) sets out that great weight should be given to the assets conservation. Any harm to, or loss of significance of a designated heritage asset including from development within its setting, should require clear and convincing justification.
5. The Egglecliffe Conservation Area derives much of its character and significance from the largely intact Georgian village set within the countryside, with buildings arranged around the village green. It is proposed that an existing agricultural access would be utilised to access the site during construction works and thereafter for maintenance of the proposed sports pitches. No works are proposed to the extent of the access situated within the Conservation Area.
 6. I saw at my site visit that roads are typically narrow in the village and particularly around the Green and I have had regard to the concern expressed regarding the potential effects of construction vehicles. However, I am satisfied that subject to the approval and implementation of a construction management plan, the proposed development would not give rise to direct harm to the Conservation Area.
 7. In addition, Section 66(1) of the Planning (Listed Buildings and Conservation Areas Act 1990, requires that special regard shall be had to the desirability of preserving listed buildings or their setting. The existing access track joins the public highway at Butts Lane. I have regard to the evidence that the existing track passes close to a number of Grade II listed buildings; A K6 telephone box; the Village Farmhouse and Stable Building and Ivy Dene St Annes. However, there is no substantive evidence that the appeal proposal would give rise to damage to the listed buildings and given that no construction works are proposed nearby, their settings would not be harmed.
 8. Yarm School is situated within the Yarm Conservation Area. The character of the Conservation Area is derived from its variety in town centre land uses and there is some variety in the design, age and scale of buildings. The significance of the Conservation Area is derived from its historical importance, architectural quality and its urban environment, set within a meander of the River Tees.
 9. The western end of the proposed bridge and associated ramp would be situated within the Conservation Area. The bridge would be positioned between the modern school buildings to the south and modern dwellings at Atlas Wynd. In this context, the proposed timber bridge with a low profile and shallow arch would not appear incongruous. Furthermore, the landscaping proposed, along with the position of the bridge and ramp between mature trees would ensure that the visual effect of the proposed bridge would not be harmful to the Conservation Area.
 10. I have had regard to the Tree Preservation Order at Yarm School. It is proposed that some tree works would be undertaken to protected trees, including pruning of several mature trees and the removal of three trees. The proposed pruning works are of a minor nature and would not affect the amenity value of the trees and the trees which would be removed are not of high amenity value, with their loss being mitigated by the proposed landscaping.

11. The appeal proposal would not therefore harm the Conservation Area. Furthermore, I am satisfied that the appeal scheme would not harm the settings of listed buildings in Yarm.
12. Whilst the majority of the appeal site does not fall within either Conservation Area, I saw at my site visit that both Conservation Areas could be appreciated from parts of the appeal site. In terms of the various aspects of the appeal scheme, I do not find that the proposed bridge, due to its location, scale and appearance would harm the significance of the Conservation Areas or their settings. I also do not find the provision of the additional access track harmful, given that it would be constructed with two gravel strips with grass between as per the existing track. The proposed sport fields would change the character of the land from undeveloped agricultural to recreational use. However, in recreational use, the land would remain open and free of buildings and the significance of the Yarm and Egglecliffe Conservation Areas would not be harmed.
13. In accordance with paragraph 197 of the Framework, I take into account the effect of the proposal on the historic heritage significance of the Tees Heritage Park. I find that the appeal scheme would not have an adverse effect upon the historic heritage significance of the area. Whilst the proposed bridge would introduce a new structure over the river, it would not be unattractive and together with the proposed sports pitches would not affect access to the river or undermine the aims of the heritage park designation.
14. I have had regard to the comments made concerning potential effects on scheduled monuments, but on the balance of evidence conclude that no harm would arise in this respect.
15. To conclude on this matter, the appeal scheme would preserve the character and appearance of the Egglecliffe and Yarm Conservation Areas and would not give rise to harm to other designated and undesignated heritage assets. The proposal therefore does not conflict with Stockton-on-Tees Borough Council Core Strategy Development Plan Document (CS) Policy CS3 which includes amongst other things that development proposals respond positively to existing features of natural, historic, archaeological or local character, saved Policy EN24 of the Stockton-on-Tees Local Plan which is concerned with Conservation Areas or the historic environment policies of the Framework.

Character and appearance

16. CS Policy CS10, amongst other things, sets out that the separation between settlements, together with the quality of the urban environment, will be maintained through the protection and enhancement of the openness and amenity value of identified areas, including River Tees Valley from Surtees Bridge, Stockton to Yarm, whilst saved Local Plan Policy EN7 sets out that development which harms the landscape value of special landscape areas, including the Tees Valley will not be permitted.
17. The appeal site consists largely of an area of agricultural land which is bounded to the west and south by the River Tees. Agricultural land is situated immediately to the north and east. There is public access along the River Tees via a footpath along the river bank. I saw at my site visit that the appeal site has an open appearance, but that the river with the tree lined banks and the landform provides a degree of enclosure of the site within the wider landscape.

18. Whilst the proposed sports pitches would change the appearance of the land from agricultural to formal recreation and the post and rail fence and hedge would enclose the area of pitches, it would continue to be open in character. The appeal scheme does not include any ancillary structures and therefore the openness of the area would not be harmed. In addition, the proposed area of sports pitches would be well contained visually and whilst appearing different from the existing agricultural land, would not harm significantly the overall landscape character of the area.
19. I have also had regard to the evidence in respect of the tranquillity of the area. Whilst the area of proposed sports pitches is clearly separated from the surrounding urban area by the river and intervening land, I noted at my site visit that the nearby urban area is evident both visually and aurally, which corresponds with the evidence of the appellant. The use of the sports pitches would undoubtedly introduce activity and new sound sources into the area, but given the location of the appeal site adjacent to the school site and wider urban area, I do not find this unacceptable. The appeal scheme does not include any lighting and therefore would not give rise to harm in this regard. In addition, I do not find the proposed land use inappropriate for the area in principle taking into account its likely effects and therefore do not find conflict with paragraph 180 of the Framework which is concerned with as to whether development is appropriate for its location.
20. The proposed bridge would have an effect on the appearance of the River Tees and introduce a new structure in the form of the access ramp on to the east bank which has an undeveloped appearance. It would not have a direct effect on the use of the existing footpath along the river bank. I find the proposed bridge however to be a sympathetic design with the neighbouring built environment and landscape setting and that it would not harm the sense of place on the eastern bank of the River Tees. In addition, it would not appear intrusive or incongruous.
21. To conclude on this matter, I do not find that the appeal proposal would have an unacceptable effect on the character and appearance of the area or the identified special landscape area and therefore does not conflict with CS Policy CS10 or saved Local Plan Policy EN7.

Other matters

22. A considerable number of representations have been made by interested persons to which I have had regard.

Flood risk

23. Concern has been expressed about the proposal increasing the risk of flooding. The proposed playing pitches and bridge would be situated in Flood Zone 3b (the functional floodplain). The Framework sets out that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.
24. Outdoor sports and recreation facilities are identified in the Planning Practice Guidance (PPG) as being water compatible development, which is 'appropriate development' in Flood Zone 3b. In terms of the Sequential Test, the PPG

states that when applying it, a pragmatic approach on the availability of alternatives should be taken, such as in considering planning applications for extensions to existing business premises, it might be impractical to suggest that there are more suitable alternative locations for that development elsewhere. Furthermore, the PPG is clear that it is for local planning authorities, taking advice from the Environment Agency as appropriate, to consider the extent to which Sequential Test considerations have been satisfied, taking into account the particular circumstances in any given case. Ultimately the local planning authority needs to be satisfied in all cases that the proposed development would be safe and not lead to increased flood risk elsewhere. In this case, neither the Council nor Environment Agency objects to the scheme on flood risk grounds.

25. The submitted flood risk assessment (FRA) demonstrates that the development proposal will not increase flood risk on site or elsewhere. No alternative technical evidence is before me. The proposed development would be sited adjacent to the school, within which the changing rooms are situated and I have had regard to the educational justification for locating the development in close proximity to the school, both in regards to sports activities but also in regards to curricular and extra-curricular activities. Consequently, taking a pragmatic approach to the issue of reasonably available alternative sites, on the balance of evidence, I am satisfied that the requirements of the Sequential Test are met. Furthermore, the proposed sports pitches are in any event a form of water compatible development, which is 'appropriate development' in Flood Zone 3b.
26. Whilst no Exceptions Test is required for water compatible development in Flood Zone 3b, (PPG Paragraph: 067 Reference ID: 7-067-20140306), such development should be designed and constructed to remain operational and safe for users in times of flood, result in no net loss of floodplain storage and not impede water flows and not increase flood risk elsewhere. Subject to planning conditions, I am satisfied that the requirements of the PPG would be met. In any event, were the Exceptions Test necessary, the appeal proposal would provide wider sustainability benefits to the community which would outweigh the flood risk and would be safe for its lifetime without increasing of flood risk elsewhere.
27. Having carefully considered all of the information before me, having regard to the specific circumstances of the proposal and in light of the advice in the PPG, I therefore conclude that the proposal represents an acceptable form of development in respect of flood risk.

Navigation and river bank erosion

28. Whilst interested parties have raised concerns regarding navigation, the proposed bridge has been designed to allow clearance for the commercial craft operating on the river. I have also taken into account the comments regarding the potential effects of the proposal on the stability of river bank and effects of scour and I find that these matters can be addressed by way of a planning condition.

Highway safety

29. Concern has been expressed that the proposal would give rise to an increase in traffic in Egglecliffe due to parents dropping off and collecting children from

the sports pitches. It is proposed that all access would be via the existing main school site where the changing rooms are situated, other than for construction and maintenance purposes. This matter could be addressed via a planning condition. In addition, the school has in place a School Travel Plan, the update of which could be secured by way of a planning condition. I have also considered the comments of interested parties in regards to the access for construction vehicles and that third party land may be required for access. The PPG is clear that Grampian type conditions should not be used where there are no prospects at all of the action in question being performed within the time-limit imposed by the permission. In this case, it has not been demonstrated that there would be no prospect of third party land being available should it be required and consequently, this matter can be addressed by way of a planning condition.

Living conditions

30. I saw at my site visit that a number of dwellings within the block at Atlas Wynd adjacent to the school have windows/Juliet type balconies which face directly into the school site and towards the western end of the proposed bridge. Given the separation distance between the bridge and those dwellings, along with the proposed landscaping, I do not consider that the appeal scheme would give rise to an unacceptable loss of privacy for the occupiers of these dwellings. The outlook from these dwellings is towards the school buildings and mature trees and given its height, position and proposed landscaping, the proposed the bridge and access ramp would not have an adverse effect on living conditions of residents in this regard.
31. Whilst I take into account the concerns expressed regarding noise and disturbance, antisocial behaviour and crime, the use of the bridge would be managed by the school and it would be locked when not in use. This could be secured by way of a planning condition as part of a management plan. Consequently, I do not find that the proposal would be likely to increase the risk of, or fear of crime.

Other matters

32. Several appeal decisions have been drawn to my attention¹. However I have been provided with insufficient detail to determine whether the circumstances of those cases are similar to that before me, or whether they provide examples which should inevitably be followed. I have had regard to the comments that the school already has playing fields but I have considered the appeal on its own merits. I am also satisfied that the development of the sports pitches would not have an adverse effect on the safety of people walking along the Tees Way.
33. Interested persons have also raised the issue of safety such as accidental drownings and risks to existing users of the river. I consider that it would be appropriate to attach a planning condition in respect of the provision of life saving equipment, given the likely increase in activity adjacent to the river.
34. I have regard to the development of the Tees Heritage Park, the comments regarding the effects of the appeal scheme on biodiversity and to the Government White Paper – The Natural Choice. On the balance of evidence

¹ APP/H0738/W/17/3189499, APP/H0738/W/15/3136587

- however, I do not find that the proposal would be harmful to the natural environment or undermine the social benefits of a healthy natural environment.
35. I note that there have been previous planning applications in respect of the appeal site, but those schemes are not before me. Concern has also been expressed regarding a precedent being set for further development in the area. However I am not convinced there is a reasonable prospect of similar development being repeated nearby. Whilst concerns have been expressed about the future for the school's current sports pitches should this appeal be allowed, any such proposal does not form part of the scheme before me.
36. Whilst I have had regard to the emerging Stockton-on-Tees Local Plan which I understand is presently at examination, there are very few details before me of the relevant policies, the extent to which there may be unresolved objections and the degree of consistency that such policies have with relevant national planning policy. Accordingly, I give the stated conflicts with the emerging Local Plan little weight.
37. In regards to comments concerning the devaluing of property prices, the courts have taken the view that planning is concerned with land use in the public interest, so that the protection of purely private interests such as the impact of a development on the value of neighbouring property or loss of private rights to light could not be a material consideration. In addition, the comments regarding the appellants approach to community consultation do not lead me to a different conclusion.

Conditions

38. I have considered the list of recommended conditions by the Council and those suggested by the appellant as set out in the draft Statement of Common Ground. I have made some minor changes to these having regard to the tests set out in the Framework and the guidance contained in the PPG. In addition, in accordance with Section 100ZA(5) of the Town and Country Planning Act 1990, I wrote to the appellant in regards to the use of pre-commencement conditions.
39. I impose conditions in regards to timescales and setting out the approved plans as that provides certainty. I attach conditions in regards to the approval of external materials, landscaping, tree protection, lighting and in respect of the detailed design of the bridge in the interests of the character and appearance of the area.
40. To safeguard the living conditions of nearby residents I impose conditions in regards of construction hours, use of the bridge and playing fields, requiring the submission, approval and implementation of a Construction Management Plan, a management scheme for the playing fields and updating the School Travel Plan. I also attach a condition in respect of the provision of life saving equipment in the interests of public safety.
41. I attach conditions in respect of flood prevention and the provision of safe routes into and out of the site in the event of flooding, and to ensure that the river banks are protected from erosion and scour. Given the location of the appeal site in the functional floodplain, there are exceptional circumstances to restrict permitted development rights. Therefore, I also impose a condition removing permitted development rights in respect of temporary structures and

storage facilities so as to prevent the displacement of flood waters. To safeguard the natural environment, I attach conditions in respect of piling activities within the river, ecological mitigation, and to prevent the spread of invasive species. A condition is attached in regards of contamination to prevent pollution.

42. A condition is imposed in respect of a Written Scheme of Investigation for archaeology in the interests of the historic environment. A community use scheme for the sports pitches and a detailed assessment of ground conditions are required to ensure that the sports pitches are of an acceptable quality and are available for community sports use.

Conclusion

43. For the above reasons and having considered all matters raised, I conclude that the appeal should be allowed.

Philip Lewis

INSPECTOR

Schedule of conditions

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: SD-00.01 (OS Location Plan); SD-10.01 (Existing Site Plan); SD-10.03 (Proposed Masterplan) ; SD-10.04 (Existing Footbridge Site Plan) Amended 12 January 17; SD-10.05 (Proposed Footbridge Plan) Amended 24 January 2018; SD-10.06 (Proposed West Bank Detailed Plan) Amended 24 January 2018; SD-10.07 (Proposed East Bank Detailed Plan) Amended 24 January 2018; SD-30.02 (Proposed Footbridge Elevations) Amended 24 January 2018; SD-80.01 (Proposed Bridge Details) Amended 24 January 2018; SD-90.01 (Proposed Footbridge Visuals); 746(PJ2183)/101; (Landscape Strategy Plan); 746(PJ2183)/102 (Indicative Levels Plan); and D132.P.013 (Planting Plan).
- 3) Prior to any above ground construction works, details of all external finishing materials including surfacing of footpaths and access tracks shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
- 4) Notwithstanding the submitted information a detailed scheme for landscaping and tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development is commenced. The scheme shall specify types and species, layout contouring and surfacing of all open space areas including details of local plant provenance to improve ecological values and the creation of wildlife corridors. The scheme of landscaping shall also include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection to be used in the course of development (Section 7, BS 5837:2012 or equivalent British Standard if replaced). The scheme shall also show the treatment proposed to all ground surfaces.

The approved measures to protect trees and hedgerows shall be implemented prior to any equipment, machinery or materials being brought to site for use in the development and be maintained until all the equipment, machinery or surplus materials connected with the development have been removed from the site.

The approved landscaping and planting shall be carried out in the first planting and seeding season following the first use of the development and any trees or plants which within a period of five years from the date of planting die, are removed, become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species.

- 5) Construction works and all associated groundworks, activity and deliveries shall take place only between the hours of 0800 and 1800 on Mondays to Fridays and only between the hours of 0900 and 1300 on Saturdays and shall not take place at any time on Sundays or on Bank or Public Holidays.
- 6) No development shall commence before a scheme for ecological mitigation based upon the advice and recommendations set out in the Ecological Appraisal, E3 Ecology Ltd Report November 2017, including a timetable for implementation is submitted to and approved by the Local Planning

Authority. The approved scheme shall be implemented in full and be maintained thereafter.

- 7) No development shall take place, until a Construction Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The Construction Management Plan shall provide details of:
- i) the site construction access
 - ii) the parking of vehicles of site operatives and visitors;
 - iii) loading and unloading of plant and materials including any restrictions on delivery times;
 - iv) any works/contractors' compound(s) (including any buildings, moveable structures, works, plant, machinery, access and provision for the storage of vehicles, equipment and/or materials); and a scheme for the removal of the works/contractors' compound(s) and the restoration of the land on which it is situated.
 - v) the erection and maintenance of security hoarding including any decorative displays and facilities for public viewing,
 - vi) measures to be taken to minimise the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site;
 - vii) measures to control and monitor the emission of dust and dirt during construction;
 - viii) a Site Waste Management Plan;
 - ix) details of the routing of associated HGVs including any measures necessary to minimise the impact on other road users;
 - x) measures to protect existing footpaths and verges; and a means of communication with local residents.

For the avoidance of doubt there shall not be any temporary buildings or services located within the functional floodplain (Flood Zone 3b).

The approved Construction Management Plan shall be adhered to throughout the construction period.

- 8) The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment carried out by JBA Consulting 2017- 2017s6976- Footbridge and sports pitches FRA report Final 28.11.2017 Rev2 Docx. For the avoidance of doubt, the soffit of the footbridge shall be set no lower than 8.73m Ordnance Datum (AOD).
- 9) Prior to the first use of the bridge and/or sports pitches, a scheme for the provision of safe route(s) into and out of the site to an appropriate safe haven shall be submitted and be approved by the Local Planning Authority. The development shall only be used in accordance with the provisions of the approved scheme.
- 10) The development hereby permitted shall not be commenced until such time as a scheme for flood defence access has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include the following:
- i) Details showing that the existing flood defence on the River Tees will be protected;

- ii) The area surrounding the flood defence embankment will be open and access will be available to the Environment Agency at all times to allow for future maintenance;
- iii) Access to the flood defences will be able to accommodate large and heavy machinery to ensure all types of works are achievable on the flood defence by the Environment Agency's maintenance teams.

The approved scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme.

- 11) There shall be no piling activities in the hours of darkness.
- 12) No development shall be commenced until a detailed method statement for removing or the long-term management / control of Giant Hogweed, Himalayan Balsam and Japanese Knotweed on the site has been submitted to and approved in writing by the Local Planning Authority. The method statement shall include proposed measures that will be used to prevent the spread of Giant Hogweed and Himalayan balsam during any operations e.g. mowing, strimming or soil movement and shall also contain measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant covered under the Wildlife and Countryside Act 1981, as amended. Development shall only proceed in accordance with the approved method statement.
- 13) No development shall take place until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority. The scheme shall include an assessment of significance and research questions; and:
 - i) The programme and methodology of site investigation and recording;
 - ii) The programme for post investigation assessment;
 - iii) Provision to be made for analysis of the site investigation and recording;
 - iv) Provision to be made for publication and dissemination of the analysis and records of the site investigation;
 - v) Provision to be made for archive deposition of the analysis and records of the site investigation;
 - vi) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

No development shall take place other than in accordance with the approved Written Scheme of Investigation.

The development shall not be used before the site investigation and post investigation assessment has been completed in accordance with the programme set out in the approved Written Scheme of Investigation and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

- 14) Notwithstanding the details shown in the approved plans, precise details of the design and design criteria for the bridge shall be submitted to and approved in writing by the Local Planning Authority and the development shall be implemented in accordance with the approved scheme.

- 15) The bridge and playing pitches shall not be used after 1900 hours on any day.
- 16) A scheme for the maintenance and management of the use of the bridge, to include the hours of use, shall be submitted to and be approved in writing by the Local Planning Authority prior to the erection of the bridge. The bridge shall be used only in accordance with the approved scheme.
- 17) Prior to the first use of the playing fields a management scheme to include access to the planning fields and the maintenance access gate at Eggescliffe, management responsibilities, including car parking management, hours of operation and a mechanism for review shall be submitted to and approved in writing by the Local Planning Authority. The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the development.
- 18) No development shall take place unless and until:
 - i) A detailed assessment of ground conditions of the land proposed for the new playing pitches shall be undertaken (including drainage and topography) to identify constraints which could affect playing field quality; and
 - ii) Based on the results of this assessment to be carried out pursuant to (i) above of this condition, a detailed scheme to ensure that the playing fields will be provided to an acceptable quality (including appropriate drainage where necessary) shall be submitted to and approved in writing by the Local Planning Authority.

The works shall be carried out in accordance with the approved scheme within a timescale to be first approved in writing by the Local Planning Authority.

- 19) No playing pitches shall be brought into use until a community use scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall apply to the proposed playing pitches (and associated facilities) and shall include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities, a mechanism for review and a programme for implementation. The approved scheme shall be implemented upon the start of use of the development and shall be complied with for the duration of the use of the development.
- 20) Prior to the first use of the bridge and/or sports pitches, the existing Yarm School Travel Plan (STP) shall be updated to include information that would be sent in advance to any visiting teams about parking arrangements; Information for parents that outlines that pupils must be dropped off / picked up from within the existing School site; and details of signage and stewarding to control traffic and parking for major events. The updated STP shall be submitted to and approved in writing by the Local Planning Authority prior to the first use of the development and shall be adhered to thereafter.
- 21) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no gates, fences, walls or other means of enclosure, field shelters or other ancillary buildings shall be erected or placed on the site.

- 22) No external lighting shall be installed on the site and no floodlights or other methods of illuminating the site shall be erected without the prior written consent of the Local Planning Authority.
- 23) The development hereby permitted shall not be commenced until such time as a scheme to ensure that the river banks will be protected from scour has been submitted to, and approved in writing, by the Local Planning Authority. The approved scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme.
- 24) Full details of the number, location and type of life buoy's/tow lines to be provided shall be submitted to and approved in writing by the Local Planning Authority prior to the first use of the bridge. The life buoy's/tow lines as approved shall be installed prior to first use of the bridge and subsequently maintained.
- 25) No development shall commence until an assessment of the risks posed by any contamination, carried out in accordance with British Standard BS 10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency's Model Procedures for the Management of Land Contamination (CLR 11) (or equivalent British Standard and Model Procedures if replaced), shall have been submitted to and approved in writing by the Local Planning Authority. If any contamination is found, a report specifying the measures to be taken, including the timescale, to remediate the site to render it suitable for the approved development shall be submitted to and approved in writing by the Local Planning Authority. The site shall be remediated in accordance with the approved measures and timescale and a verification report shall be submitted to and approved in writing by the local planning authority. If, during the course of development, any contamination is found which has not been previously identified, work shall be suspended and additional measures for its remediation shall be submitted to and approved in writing by the Local Planning Authority. The remediation of the site shall incorporate the approved additional measures and a verification report for all the remediation works shall be submitted to the Local Planning Authority within 28 days of the report being completed and approved in writing by the local planning authority.