

Appendix 2: Conditions and Informatives

Conditions in respect of housing

Time period for commencement:

1. The development hereby permitted shall be begun before the expiration of Three years from the date of this permission.

Reason: By virtue of the provision of Section 91 of the Town and Country Planning Act 1990 (as amended).

Approved plans:

2. The development hereby approved shall be in accordance with the following approved plans;

Plan Reference Number	Date Received
STK-YBL-000 REV B LOCATION PLAN	13 August 2020
STK-YBL-MAS-001 REV V MASTER PLAN	09 September 2020
STK-YBL-001 REV V PH SITE LAYOUT	09 September 2020
D900 REV 1 - FOUL PUMPING STATION LAYOUT	09 September 2020
1181.05X TW SITE LAYOUT	29 January 2021
1181.06U TW SOUTH LAYOUT	17 November 2020
1181.07U TW NORTH LAYOUT	17 November 2020
1181.08O TW SITE HOUSE TYPES	17 November 2020
1181.09O TW SOUTH HOUSE TYPES	17 November 2020
1181.100 TW NORTH HOUSE TYPES	17 November 2020
14015-IN-10 VISIBILITY	02 September 2020
14015-IN-11 VISIBILITY	02 September 2020
14015-GA-10 REV N ACCESSES	02 September 2020
BM-WD-06 BURNHAM 6X3 PLANS AND ELEVATION	11 August 2020
BN-WD-06 BRAUNTON PLANS AND ELEVATIONS	11 August 2020
CW-WD-06 - CHARNWOOD – PLANS AND ELEVATIONS	11 August 2020
CWC-WD-06 CHARNWOOD CORNER PLANS AND ELEVATIONS	11 August 2020
DM-WD-06 - DELAMARE PLANS AND ELEVATION	11 August 2020
DY-WD-06 - DANBURY PLANS AND ELEVATIONS	11 August 2020
HL-WD-06 HALDON PLANS AND ELEVATIONS	11 August 2020

SW-WD-06 SHERWOOD PLANS AND ELEVATIONS	11 August 2020
SN-WD-06 SAUNTON PLANS AND ELEVATIONS	11 August 2020
WF-WD-06 WHINFELL PLANS AND ELEVATIONS	11 August 2020
GR-WD-06 - GREENWOOD PLANS AND ELEVATIONS	11 August 2020
MS-WD-06 MARSTON 6X3 PLANS AND ELEVATIONS	11 August 2020
WL-CB-WD-06 - WHITELEAF PLANS AND ELEVATIONS	11 August 2020
WL-FB-WD-06 - WHITELEAF PLANS AND ELEVATIONS	11 August 2020
WL-WD-06 WHITELEAF PLANS AND ELEVATIONS	11 August 2020
GTC-E-SS-0010-R2-1-1 OF 1 SUBSTATION PLAN	11 August 2020
TA25/7/PL1 C CANFORD FLOOR PLANS	30 October 2020
TA25/7/PL2 B CANFORD ELEVATIONS	30 October 2020
TA34/7/PL1 B GOSFORD FLOOR PLAN	30 October 2020
TA34/7/PL2 B GOSFORD ELEVATIONS	30 October 2020
TA44/7/PL1 C MIDFORD FLOOR PLANS	30 October 2020
TA44/7/PL2 B MIDFORD ELEVATIONS	30 October 2020
TD30/7/PL1 A AMERSHAM FLOOR PLANS	30 October 2020
TD30/7/PL2 AMERSHAM ELEVATIONS	30 October 2020
TD414 /7/PL2 A CORSHAM FLOOR PLANS	30 October 2020
TD414 /7/PL3 CORSHAM ELEVATIONS	30 October 2020
TNA20/7/PL1 D ASHENFORD FLOOR PLANS	30 October 2020
TNA20/7/PL2 C ASHENFORD ELEVATIONS	30 October 2020
TNA32/7/PL1 D BYFORD FLOOR PLANS	30 October 2020
TNA32/7/PL2 B BYFORD ELEVATIONS	30 October 2020
TNA44/7/PL1 B MANFORD FLOOR PLAN	30 October 2020
TNA44/7/PL2 MANFORD ELEVATIONS	30 October 2020
TNB32/7/PL1 C COLTON FLOOR PLANS	30 October 2020
TNB32/7/PL2 A COLTON ELEVATIONS	30 October 2020
TND40/7/PL1 C COLTHAM FLOOR PLANS	30 October 2020
TND40/7/PL2 A COLTHAM ELEVATIONS	30 October 2020

TT36/7/PL1 C EASEDALE FLOOR PLANS	30 October 2020
TT36/7/PL2 B EASEDALE ELEVATIONS	30 October 2020
SG:30:T - SINGLE GARAGE	18 December 2019
SGD-10 - DOUBLE GARAGE PLANS AND ELEVATIONS	22 November 2019
SGD-01 REV B - SINGLE/DOUBLE GARAGE	22 November 2019

Reason: To define the consent

External materials

3. Notwithstanding the submitted details in the application, the external walls and roofs shall not be commenced until precise details of the materials to be used in the construction of the external walls and roofs of the hereby approved dwellings have been approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved detail.

Reason: To enable the Local Planning Authority to control details of the proposed development.

Phasing and Delivery Schedule

4. Notwithstanding the proposals detailed in the Design and Access Statement and submitted plans, prior to commencement of development a Phasing Programme shall be submitted to and approved in writing by the Local Planning Authority which shall identify the phasing of infrastructure, dwellings, landscaping, public open space, accesses and landscaping to the residential areas of the development hereby approved. Thereafter the development shall be undertaken in accordance with the Phasing Programme.

Reason: To ensure the co-ordinated progression of the development and the provision of the relevant infrastructure to each individual phase.

Elton Interchange - implementation

5. Prior to the occupation of the 161st dwelling of the development hereby approved, the works to the Elton Interchange with the A66 as shown on 14015-GA-10 REV N, or otherwise agreed in writing, shall be fully implemented and opened for traffic to the satisfaction of Highways England."

Reason: To ensure that the A66 continues to serve its purpose as part of a national system of routes for through traffic in accordance with Section 10 (2) of the Highways Act 1980, in the interests of road safety.

Construction Management Plan

6. Within each phase, 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:
 - the site construction access(es);
 - the parking of vehicles of site operatives and visitors;

- loading and unloading of plant and materials including any restrictions on delivery times;
- storage of plant and materials used in constructing the development;
- the erection and maintenance of security hoarding including decorative displays and facilities for public viewing;
- measures to be taken, including but not limited to wheel washing facilities and the use of mechanical road sweepers operating at regular intervals or as and when necessary, to avoid the deposit of mud, grit and dirt on the public highway by vehicles travelling to and from the site;
- measures to control and monitor the emission of dust and dirt during construction;
- a Site Waste Management Plan;
- details of the HGVs routing including any measures necessary to minimise the impact on other road users;
- measures to protect existing footpaths and verges; and
- a means of communication with local residents.

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

Reason: In the interests of highway safety and residential amenity.

Travel Plan

7. The development hereby approved shall be carried out in accordance with the submitted Travel Plan (revision 3) received by the Local Planning Authority dated the 13th August 2020.

Reason: To ensure compliance with Local Plan Policy T11.

Retention and Protection of Existing Trees Shrubs and Hedges

8. Notwithstanding the proposals detailed in the Design and Access Statement and submitted plans prior to the commencement of the development hereby approved a plan shall be submitted identifying the trees and hedgerows to be retained on the site.

The plan should be supported by a Tree and Hedgerow Protection Plan which must be in close accordance with:

British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations NJUG Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2) – Operatives Handbook 19th November 2007.

Any such scheme agreed in writing by the Local Planning Authority 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.

All trees and hedgerows indicated for retention shall be retained and maintained for a minimum period of 25 years from practical completion of the development. No tree, shrub or hedge shall be cut down, uprooted or destroyed, topped or lopped other than in accordance with the approved plans. Any tree, shrub or hedge or any tree, shrub or hedge planted as a replacement that dies or is removed, uprooted or destroyed or becomes seriously damaged or defective must be replaced by another of the same size and species unless directed in writing by the Local Planning Authority.

Reason: To protect the existing trees/shrubs and hedges on site that the Local Planning Authority consider to be an important visual amenity in the locality of potential and should be appropriately maintained and particular trees are of potential ecological value.

Landscaping Softworks

9. Notwithstanding the proposals detailed in the Design and Access Statement and submitted plans, no development shall commence until full details of soft landscaping and associated maintenance has been submitted to and been approved in writing by the Local Planning Authority. Those details shall include; a detailed planting plan and specification of works (indicating soil depths, plant species, numbers, densities, locations inter relationship of plants, stock size and type, grass, and planting methods including construction techniques for pits in hard surfacing and root barriers); a phasing programme for the implementation of landscaping and associate maintenance; details of all existing or proposed utility services that may influence proposed tree planting shall be indicated on the planting plan.

The soft landscape maintenance details should include details of access routes to demonstrate operations can be undertaken from publicly accessible land, long term design objectives, management responsibilities and maintenance schedules for all landscape areas/ retained vegetation, other than small privately owned domestic gardens. Landscape maintenance shall be detailed for the initial 5 year establishment from date of completion of the total scheme regardless of any phased development period followed by a long-term management plan for a period of 20 years. The landscape management plan shall be carried out as approved.

All planting works shall be in accordance with the approved plans and details and shall be implemented prior to the first planting season following competition of each identified phase of development. Any vegetation within a period of 5 years from the date of from the date of completion of the total works that is dying, damaged, diseased or in the opinion of the Local Planning Authority is failing to thrive shall be replaced by the same species of a size at least equal to that of the adjacent successful planting in the next planting season.

Reason: To ensure satisfactory landscaping to improve the appearance of the site in the interests of visual amenity.

Trees within and adjacent to the adopted highway

10. Notwithstanding the proposals detailed in the Design and Access Statement and submitted plans, no development shall be commenced until the Local Planning Authority has approved in writing the details of arrangements for the planting of street trees and protection of the adopted highway from tree root damage. Root barriers will be required where trees are planted within 2m of the adopted highway.

Reason: To protect the adopted highway from damage by tree roots.

Scheme for Illumination

11. Prior to the any above ground construction full details of the method of external LED illumination and the position of all columns shall be agreed in writing by the Local Planning Authority to avoid conflict with the positions of trees as approved under condition 10. The lighting shall be implemented wholly in accordance with the agreed scheme prior to the occupation of the development or approved phases.

Reason: To enable the Local Planning Authority to control details and in the interests of the amenity of adjoining residents.

On Site Public Open Space

12. Notwithstanding the proposals detailed in the Design and Access Statement and submitted plans no development shall commence until a scheme has been submitted and the Local Planning Authority has approved in writing the details of the Public Open Space (POS) within the site including:

- The delineation and siting of the proposed POS;
- The type and nature of the facilities to be provided within the POS including provision of at least two formal play areas;
- Details of the preparation, cultivation, grading and drainage of large grassed areas of POS;
- Details of street furniture within POS;
- The phased delivery of areas of POS;
- The arrangements the developer shall make for the future management of the POS including water courses which pass through the site. Where Title Transfer is not proposed the management details shall be prepared for a minimum period of 20 years from practical completion of the completion of the final phase of the POS works.
- This shall comprise existing and proposed ground levels for all the POS, and for mounding all indicative locations shall be indicated. Mounding details shall also include typical cross sections, at a minimum scale of 1:200 illustrating topsoil capping and core materials, side slope gradients that shall not exceed 1:5 and indicative heights. Placed soil materials shall be of a suitable depth and compaction to ensure successful grass, shrub and tree establishment. The principals for retention of site won soils and any mounding on site shall be agreed in writing.

The open space shall be completed in accordance with the approved scheme and any phasing arrangements as agreed

Reason: To enable the Local Planning Authority to satisfactorily control the development and to ensure a high standard of design in accordance with Local Plan Policy H2 and SD8.

Feature Squares

13. Notwithstanding the proposals detailed in the Design and Access Statement and submitted plans, prior to the above ground construction full details of all hard landscape and planting works for the feature squares shall be submitted to and be approved in writing by the Local Planning Authority. These details shall include layouts; hard surfacing materials; planting details (tree/shrub types and species, stock size, numbers and densities); construction methods including tree pits; minor structures (e.g. street furniture); and, a phasing plan for implementation. The feature squares shall be implemented in full accordance with the approved details and agreed phasing plan and maintained thereafter.

Any landscaping works 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 unless the Local Planning Authority gives written consent to any variation or an alternative long term maintenance arrangement.

Reason: To enable the Local Planning Authority to satisfactorily control the development and to ensure a high standard of design in accordance with Local Plan Policy H2 and SD8.

Pumping Station

14. Notwithstanding the proposals detailed in the Design and Access Statement and submitted plans, prior to the first occupation of the hereby approved development full details of all hard landscape, fencing and planting works for the pumping stations shall be submitted to and be approved in writing by the Local Planning Authority. These details shall include layouts; hard surfacing materials; planting details (tree/shrub types and species, stock size, numbers and densities) and fencing. These features shall be implemented in full accordance with the approved details and agreed phasing plan.

Reason: To enable the Local Planning Authority to satisfactorily control the development and to ensure a high standard of design in accordance with Local Plan Policy H2 and SD8.

Soil Management

15. No development shall be commenced until the Local Planning Authority has approved in writing the details of a soil management plan. The plan shall indicate how and where soils will be stripped, and their temporary storage during the works. Details shall describe the height, width, length and location on site of all such mounding together with any temporary seeding.

Reason: To enable the Local Planning Authority to satisfactorily control the development and to ensure satisfactory residential amenity

Site Levels

16. Prior to the commencement of each phase of development, details of the existing and proposed levels of the site including the finished floor levels of the buildings to be erected and any earth retention measures (including calculations where such features support the adopted highway) shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that earth-moving operations, retention features and the final landforms resulting are structurally sound, compliment and not detract from the visual amenity or integrity of existing natural features and habitats.

Enclosure

17. Notwithstanding the proposals detailed in the Design and Access Statement and submitted plans, prior to the commencement of development within each relevant phase, details of all means of enclosures shall be submitted to and approved in writing by the Local Planning Authority. This shall include all acoustic barriers, walls, fences, entrance feature walls, hedgerows and kneerails, including those surrounding pumping stations and other infrastructure sites. This shall include the specification for holes in boundary walls and fences at ground level to allow for the movement of hedgehogs. Such means of enclosure shall be implemented in accordance with the approved plan prior to the occupation of the development or approved phases.

Reason: In the interests of biodiversity, the visual amenities of the locality and to protect the residential amenity of future occupiers.

Landscaping Hardworks

18. Notwithstanding the proposals detailed in the Design and Access Statement and submitted plans, no above ground construction shall commence until full details of proposed hard landscaping including the highway materials has been submitted to and approved in writing by the Local Planning Authority. This will include all external finishing materials, finished levels, and all construction details confirming materials, colours, finishes and fixings. The scheme shall be completed to the satisfaction of the Local Planning Authority and in accordance with the approved details in accordance with an agreed timetable / delivery programme.

Any defects in materials or workmanship appearing within a period of 12 months from completion of the total development shall be made-good by the owner as soon as practicably possible.

Reason: To enable the Local Planning Authority to control details of the proposed development, to ensure a high quality hard landscaping scheme is provided in the interests of visual amenity which contributes positively to local character of the area.

Drainage

19. Notwithstanding the proposals detailed in the respective reports and submitted plans, no development shall commence until a detailed scheme for the disposal of foul and surface water from the development hereby approved has been submitted to and approved in writing by the Local Planning Authority.

Surface Water details shall include a scheme for 'the implementation, maintenance and management of a Sustainable Surface Water Drainage Scheme incorporating but not be restricted to providing the following details;

- Detailed design of the surface water management system;
- A build programme and timetable for the provision of the critical surface water drainage infrastructure;
- A management plan detailing how surface water runoff from the site will be managed during the construction phase;
- Details of adoption responsibilities.

The building works hereby approved shall not be brought into use until;

- a. Requisite elements of the approved surface water management scheme for the development, or any phase of the development are in place and fully operational to serve said building, and
- b. The drawings of all Suds features have been submitted and approved in writing by the Local Planning Authority, the drawings should highlight all site levels, including the 30year and 100year+cc flood levels and confirmation of storage capacity, and
- c. A Management and maintenance plan of the approved Surface Water Drainage scheme has been submitted and approved in writing by the Local Planning Authority, this should include the funding arrangements and cover the lifetime of the development

Thereafter the development shall take place in full accordance with the approved details and agree maintenance plans.

Reason: To ensure the site is developed in a manner that will not increase the risk of surface water flooding to site or surrounding area, in accordance with the guidance within Local Plan Policy ENV4 and the National Planning Policy Framework

Flood Risk Assessment;

20. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) Reference 15173/FRA/RS/1 Version 7 dated April 2016 and the following mitigation measures detailed within the FRA

- Northern Catchment (Persimmon Homes) discharge rate must not exceed 55.1l/sec;
- Southern Catchment (Taylor Wimpy) discharge rate must not exceed 84.19l/sec;
- Discharge rates for Elton Interchange improvement works and Yarm Back Lane improvement works must not exceed the rates highlighted within Arups report.

The mitigation measures shall be fully implemented prior to the occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To prevent flooding by ensuring the satisfactory storage of / disposal of surface water from the site and to reduce the risk of flooding to the proposed development and future occupants.

Contamination

21. The development hereby approved shall be carried out in accordance with the recommendations of the submitted Preliminary Desk Top Survey and Intrusive Investigation provided (Report C5984A, July 2016).

Reason: To ensure contaminative features encountered during the development are investigated and remediated to an acceptable standard safely.

Water Tank

22. Prior to the commencement of the development hereby permitted further surveys/ exploratory works should be undertaken regarding the underground water tanks and site of former farm buildings in accordance with the submitted Preliminary Geoenvironmental Appraisal Report dated August 2014. The results of the surveys along with the pollution prevention measures associated with any work to, or removal of, this tank should be submitted to and agreed in writing by the local Planning and thereafter the works undertaken in accordance with the agreed scheme.

Reason: To ensure contaminative features encountered during the development are investigated and remediated to an acceptable standard

Construction Environment Management Plan

23. Prior to the commencement of the development hereby approved, a detailed site-specific Construction Environmental Management Plan for each phase is to be submitted and agreed in writing by the Local Planning Authority. This shall include details of all proposed excavations, piling, construction, machinery used (including location) and associated mitigations should be submitted in accordance with BS 5228:1997. This should also include all measures to be undertaken to protect habitats

and wildlife during the construction phase of the development identified in the submitted ES Chapter Ecology and Nature Conservation (August 2020) and Bat Survey Report (BWB Consulting) (November 2020). Once approved the CEMP Plan shall be adhered to throughout the construction period.

Reason: In the interests of residential amenity and to protect habitats and wildlife.

Construction Hours

24. No construction/demolition works, or deliveries shall be carried out except between the hours of 8.00am and 6.00pm on Mondays to Fridays and between 9.00am and 1.00pm on Saturdays. There shall be no construction activity including demolition on Sundays or on Bank Holidays.

Reason: To ensure that the development does not prejudice the enjoyment of neighbouring occupiers of their properties

Unexpected Land Contamination

25. In the event that contamination is found at any time when carrying out the approved development that was not previously identified, works must be halted on that part of the site affected by the unexpected contamination and it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken to the extent specified by the Local Planning Authority prior to resumption of the works. Following completion of measures identified in the approved remediation scheme, a verification report must be submitted in writing and approval by the Local Planning Authority.

Reason: To ensure any unknown contaminative features encountered during the development are investigated and remediated to an acceptable standard

Biodiversity Enhancement and Management Plan (BEMP)

26. Notwithstanding the proposals detailed in the respective reports, prior to the commencement of the development hereby permitted the developer shall submit to and approved in writing by the Local Planning Authority a Biodiversity Gain Plan. The Biodiversity Gain Plan must contain, including information about the steps that will be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and the site's pre- and post-development biodiversity value and how these gains will be incorporated within the final landscape plan as required by condition 9. The agreed works shall be implemented in accordance with the agreed details and be retained thereafter for the lifetime of the development.

Reason: To preserve, protect and enhances the biodiversity of the site in accordance with Local Plan Policy ENV5 and the NPPF.

Walkover Survey

27. A maximum of three months before works commencing on site for each phase of development a suitably qualified ecologist shall undertake a checking survey to ensure that no protected species or their habitat are present on site. The results of the survey shall be submitted to and approved in writing by the Local Planning Authority and any identified additional or revised mitigation measures required shall be implemented wholly in accordance with the approved details prior to the commencement of the respective phase.

Reason: To preserve, protect and enhances the biodiversity of the site in accordance with Local Plan Policy ENV5 and the NPPF

Mitigation Measures

28. All ecological mitigation measures within the submitted contained within ES Chapter Ecology and Nature Conservation (August 2020) and Bat Survey Report (BWB Consulting) (November 2020) shall be implemented throughout the development in full accordance with the advice and recommendations

Reason: To preserve, protect and enhances the biodiversity of the site in accordance with Local Plan Policy ENV5 and the NPPF

Treatment of Invasive Plants

29. Prior to commencement of development of each phase of the development a walk over survey should be carried out to determine whether there has been a spread of Japanese Rose, identified close to/ on the site. Should any be identified on the Site a detailed method statement for removing or the long-term management of invasive plants such as Japanese Rose on the site shall be submitted to and approved in writing by the local planning authority. The method statement shall include measures that will be used to prevent the spread of Japanese Rose during any operations e.g. mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds/root/stem of any invasive plant listed under the Wildlife and Countryside Act 1981, as amended. Development shall proceed in full accordance with the approved method statement.

Reason: To prevent the spread of invasive plants in accordance with Schedule 9 of the Wildlife and Countryside Act 1981 (as amended).

Noise

30. Prior to the above ground construction of those identified dwellings within the submitted ES Noise and Vibration Chapter (September 2020) hereby permitted, the developer shall submit the final design specifications which shall be informed by an acoustic design report as required by the submitted ES Noise and Vibration Chapter (September 2020), to the Local Authority for approval in writing. The agreed specification shall be implemented in full prior to the occupation of the hereby approved dwellings and shall thereafter be maintained for the life of the development.

Reason: To ensure internal noise levels are achieved in line with the necessary guideline requirements and to safeguard the amenity of the future occupiers

Levels

31. Notwithstanding details shown on the plans hereby approved, prior to any works commencing on site a scheme of existing and proposed ground levels, including those in adjacent land and finished floor levels for all buildings within the development, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with these approved details.

Reason: To ensure an acceptable level of amenity to the occupiers of the surrounding residential dwellings.

Obscure glazing

32. Prior to the occupation of the development hereby approved, all first floor side windows shall be obscure glazed to a minimum opaque level 4, thereafter they shall be retained for the lifetime of the development.

Reason: To safeguard the amenity of future occupiers.

Archaeology

33. Recording of a heritage asset through a programme of archaeological works:

A) No development shall take commence until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation.
6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

B) No development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: In the interest of preserving any archaeological interest.

Open Access

34. Open access ducting to facilitate fibre and internet connectivity shall be provided from the homes to the public highway

Reason: To ensure that infrastructure is provided to facilitate fibre connections to all new development in accordance with Policy TI3 of the Stockton on Tees Local Plan

Energy Efficiency

35. Within each phase, no development shall take place until the Local Planning Authority has approved a report provided by the applicant identifying how the predicted CO2 emissions of the development will be reduced by at least 10% through the use of on-site renewable energy equipment. The carbon savings which result from this will be above and beyond what is required to comply with Part L Building Regulations. Before the development is occupied the renewable energy equipment shall have been installed and the local planning authority shall be satisfied that their day-to-day operation will provide energy for the development for so long as the development remains in existence.

Reason: In the interests of promoting sustainable development in accordance with Policy ENV1 of the Stockton on Tees Local Plan

Cycle storage: Delemare and Marston

36. Notwithstanding the submitted plans, prior to the occupation of the house types Marston and Delemare and their respective plots, details of the required cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The submitted information shall include the location on each relevant plot, capacity and detailed design and appearance of the storage. Once approved the cycle storage should be in place prior to occupation and maintained thereafter

Reason: To ensure that the site has adequate parking provision in accordance with the requirements of SPD3.

Removal of PD rights - No Garage Alterations/Conversions

37. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revising, revoking and re-enacting that Order with or without modification), no internal or external alterations shall take place to any garage, which would preclude its use for housing motor vehicles.

Reason: To ensure that the site has adequate parking provision in accordance with the requirements of SPD3

Removal of PD Rights – Householder extensions and alterations

38. Notwithstanding the provisions of classes A, B, C, D, E and F of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order), the buildings hereby approved shall not be extended or altered in any way, without the written approval of the Local Planning Authority.

Reason: To prevent significant undue detrimental loss of privacy and amenity for future occupants taking into account the relationship with existing dwellings and to comply with saved Policy SD8 the Stockton on Tees Local Plan and paragraph 127 of the NPPF.

Removal of PD rights – No Boundary Treatments to front of properties.

39. Notwithstanding the provisions of Class A of Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order) there shall be no walls, fences, railings or other form of boundary enclosures erected between any point taken in line with the properties front elevation and the highway unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of preserving the character of the development and in the interests of the residential amenities of the area.

Bins/refuse

40. Prior to the occupation of the dwellings hereby approved each plot should be provided with the appropriate means of waste and recycling provision in accordance with the applicable Council standards

Reason: To ensure a satisfactory form of development in accordance with Policy SD8.

INFORMATIVE OF REASON FOR PLANNING APPROVAL

Informative 1: Working Practices

The Local Planning Authority has worked in a positive and proactive manner and sought solutions to problems arising in dealing with the planning application by gaining additional information required to assess the scheme and by the identification and imposition of appropriate planning conditions.

Informative 2: Northern Gas

The developer is advised to contact Northern Gas Networks prior to any construction works as there may be apparatus in the vicinity of the development.

Informative 3: Northumbrian Water (NWL)

The developer is informed that NWL have apparatus in the vicinity of the site which may be affected by the proposed development. For further information is available at <https://www.nwl.co.uk/services/developers>. Any future development should working through the Hierarchy of Preference contained within Revised Part H of the Building Regulations 2010.

Informative 4: LLFA

The applicant is advised to contact the Lead Local Flood Authority prior to the submission of the Drainage Strategy. The submitted Flood Risk Assessment Version 7 does not specify if any provision has been made to accommodate a surface water connection from the neighbouring parcel of land included within the masterplan but not included within the redline boundary of this application.

Conditions and informatives relating to school element of application (outline consent)

Approved plans:

1. The development hereby approved shall be in accordance with the following approved plans;

Plan Reference Number	Date Received
STK-YBL-000 REV B LOCATION PLAN	13 August 2020

Reason: To define the consent

Reserved Matters - Time Limits:

2. The development hereby permitted shall be begun either before the expiration of twelve years from the date of this permission, or before the expiration of two years from the date of approval of the last reserved matters to be approved, whichever is the later.

Reason: By virtue of the provisions of Section 92 of the Town and Country Planning Act 1990.

Reserved Matters - Time Period for Submission

3. Application for the approval of Reserved Matters shall be made to the Local Planning Authority before the expiration of fifteen years from the date of this permission.

Reason: By virtue of the provisions of Section 92 of the Town and Country Planning Act 1990.

Reserved Matters - Details

4. Approval of the details of the access, appearance, layout and scale of the buildings and the landscaping of the site (the reserved matters), shall be in accordance with the details of a scheme to be submitted to, and approved by the Local Planning Authority before development commences.

Reason: To reserve the rights of the Local Planning Authority with regard to these matters.

Site Levels

5. Prior to the commencement of the school development, details of the existing and proposed levels of the site including the finished floor levels of the buildings to be erected and any earth retention measures (including calculations where such features support the adopted highway) shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that earth-moving operations, retention features and the final landforms resulting are structurally sound, compliment and not detract from the visual amenity or integrity of existing natural features and habitats.

Discharge of Surface Water

6. The development hereby approved shall not be commenced on site, until a scheme for 'the implementation, maintenance and management of a Sustainable Surface Water

Drainage Scheme has first been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details, the scheme shall include but not be restricted to providing the following details;

- Detailed design of the surface water management system;
- A build programme and timetable for the provision of the critical surface water drainage infrastructure;
- A management plan detailing how surface water runoff from the site will be managed during the construction phase;
- Details of adoption responsibilities.

Reason: To ensure the site is developed in a manner that will not increase the risk of surface water flooding to site or surrounding area, in accordance with the guidance within Local Plan Policy ENV4 and the National Planning Policy Framework

Construction Management Plan

7. Within each phase, 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(es)
- (ii) the parking of vehicles of site operatives and visitors;
- (ii) loading and unloading of plant and materials including any restrictions on delivery times;
- (iv) storage of plant and materials used in constructing the development;
- (v) the erection and maintenance of security hoarding
- (vi) measures to be taken, including but not limited to wheel washing facilities and the use of mechanical road sweepers operating at regular intervals or as and when necessary, to avoid the deposit of mud, grit and dirt on the public highway 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 HGVs routing including any measures necessary to minimise the impact on other road users;
- (x) measures to protect existing footpaths and verges; and
- (xi) a means of communication with local residents.

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

Reason: In the interests of highway safety and residential amenity

Construction Environment Management Plan

8. Prior to the commencement of the development hereby approved, a detailed site-specific Construction Environmental Management Plan for each phase is to be submitted and agreed in writing by the Local Planning Authority. This shall include details of all proposed excavations, piling, construction, machinery used (including location) and associated mitigations should be submitted in accordance with BS 5228:1997. This should also include all measures to be undertaken to protect habitats and wildlife during the construction phase of the development identified in the submitted ES Chapter Ecology and Nature Conservation (August 2020) and Bat

Survey Report (BWB Consulting) (November 2020), or any superseding report. Once approved the CEMP Plan shall be adhered to throughout the construction period.

Reason: In the interests of residential amenity and to protect habitats and wildlife.

Construction Hours

9. No construction/demolition works, or deliveries shall be carried out except between the hours of 8.00am and 6.00pm on Mondays to Fridays and between 9.00am and 1.00pm on Saturdays. There shall be no construction activity including demolition on Sundays or on Bank Holidays.

Reason: To ensure that the development does not prejudice the enjoyment of neighbouring occupiers of their properties

Unexpected Land Contamination

10. In the event that contamination is found at any time when carrying out the approved development that was not previously identified, works must be halted on that part of the site affected by the unexpected contamination and it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken to the extent specified by the Local Planning Authority prior to resumption of the works. Following completion of measures identified in the approved remediation scheme, a verification report must be submitted in writing and approval by the Local Planning Authority.

Reason: To ensure any unknown contaminative features encountered during the development are investigated and remediated to an acceptable standard

Archaeology

11. Recording of a heritage asset through a programme of archaeological works

A) No development shall take commence until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation.
6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

B) No development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: In the interest of preserving any archaeological interest.

Biodiversity Gain

12. Notwithstanding the submitted plans prior to the commencement of the development hereby permitted the developer shall submit to and approved in writing by the Local Planning Authority a Biodiversity Gain Plan. The Biodiversity Gain Plan must contain, including information about the steps that will be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and the site's pre- and post-development biodiversity value and how these gains will be incorporated within the landscaping scheme (a reserved matter). The agreed works shall be implemented in accordance with the agreed details and be retained thereafter for the lifetime of the development.

Reason: To preserve, protect and enhance the biodiversity of the site in accordance with Local Plan Policy ENV5 and the NPPF

Ecology

13. All ecological mitigation measures within the submitted contained within ES Chapter Ecology and Nature Conservation (August 2020) and Bat Survey Report (BWB Consulting) (November 2020) shall be implemented throughout the development in full accordance with the advice and recommendations. Should the Reserved Matters application be received after 3 years of the date of this decision, a new Preliminary Ecology Survey shall be submitted in support of the Reserved Matters application.

Reason: To preserve, protect and enhances the biodiversity of the site in accordance with Local Plan Policy ENV5 and the NPPF

Energy Efficiency

14. No above ground construction on the school buildings shall take place until details of how the primary school will demonstrate it will contribute to the greenhouse gas emission reduction, have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: In order to minimise energy consumption in accordance with Stockton-on-Tees Local Plan Policy ENV1

BREEAM Very Good:

15. The primary school hereby approved shall be built to achieve a minimum of BREEAM rating 'very good' or other equivalent alternative rating criteria which meets with the general sustainable construction aims and principles of BREEAM very good' , such details shall be approved in writing by the Local Planning Authority prior to commencement of above ground construction the school building (s).

Reason: In order to minimise energy consumption in accordance with Local Plan Policy ENV1

Informative

Informative1: Working Practices

The Local Planning Authority has worked in a positive and proactive manner and sought solutions to problems arising in dealing with the planning application by gaining

additional information required to assess the scheme and by the identification and imposition of appropriate planning conditions.

Informative 2: Northern Gas

The developer is advised to contact Northern Gas Networks prior to any construction works as there may be apparatus in the vicinity of the development.

Informative 3: Northumbrian Water (NWL)

The developer is informed that NWL have apparatus in the vicinity of the site which may be affected by the proposed development. For further information is available at <https://www.nwl.co.uk/services/developers>. Any future development should working through the Hierarchy of Preference contained within Revised Part H of the Building Regulations 2010.