

**SUMMERVILLE FARM  
FULL APPLICATION (385 UNITS) CONDITIONS**

**01 Time Limit**

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).

**02 Approved Plans**

The development hereby approved shall be in accordance with the following approved plan(s);

1786-VIS-002A-Existing Site Plan – 9/10/23  
1786-VIS-100A-Overall Planning Layout-9/10/23  
1786VIS-103A-Adoption Plan  
1786-VIS-104A-Boundary Treatment Plan-9/10/23  
1786-Design Code  
21014 D001 Rev 10 Engineering Layout Overall Plan 1 of 3  
21014 D002 Rev 10 Engineering Layout Overall Plan 2 of 3  
21014 D010 Rev 5 Engineering Layout Overall Plan 3 of 3  
21014 D200 Rev 2 Drainage Areas Plan Sheet 1 of 2  
21014 D200 Rev 2 Drainage Areas Plan Sheet 2 of 2  
21014 D212 Rev 1 SUDS Basin Sections Sheet 1  
21014 D213 Rev 1 SUDS Basin Sections Sheet 2  
21014-D510-SUDS Identification Plan Rev3  
21014-D702-Typical SUDs Details – Rev4  
21014 D2000 Rev 2 Construction Phase Surface Water Management Plan Sheet 1  
21014 D2001 Rev 2 Construction Phase Surface Water Management Plan Sheet 2  
21014 d2001 Rev 1 Construction Phase Surface Water Management Plan Sheet 3  
1786-VIS102A-Surface Treatment Plan-9/10/23  
1985-01a (Detailed landscape proposals sheet 1 of 6)  
1985-02a (Detailed landscape proposals sheet 2 of 6)  
1985-03a (Detailed landscape proposals sheet 3 of 6)  
1985-04a (Detailed landscape proposals sheet 4 of 6)  
1985-05a (Detailed landscape proposals sheet 5 of 6)  
1985-06a (Detailed landscape proposals sheet 6 of 6)

Reason: To define the consent.

**Phasing and Delivery Schedule**

**04** Notwithstanding the submitted information, 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.

### **Construction Traffic Management Plan**

- 05 Within each phase, no development shall take place, until a Construction Traffic 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.

### **Construction Environment Management Plan**

- 06 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;**

- 07 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 8.00am 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

### **Site Levels**

- 08 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.

**External materials**

- 09 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.

**Enclosure**

- 10 Notwithstanding the submitted information, prior to the erection of any means of enclosure 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 kneerail fencing. 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.

**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.

**Retention and Protection of Existing Trees Shrubs and Hedges**

- 12 Notwithstanding the submitted information, 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.

### **Trees within and adjacent to the adopted highway**

- 13 Notwithstanding the submitted information, prior to commencement of any above ground construction details of arrangements for the planting of street trees and protection of the adopted highway from tree root damage shall be submitted to and be approved in writing by the Local Planning Authority. Root barriers will be required where trees are planted within 2m of the adopted highway.

Where tree planting is proposed within in a swale, appropriate detailing will be required to demonstrate the suitability of the planting location for healthy establishment and longevity, and protection of the adjacent highway and drainage infrastructure.

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

### **On Site Public Open Space**

- 14 Notwithstanding the submitted information, no development shall commence until a scheme has been submitted to and has been approved in writing by Local Planning Authority has the details of the Public Open Space (POS) within the site including:
- The delineation and siting of the proposed POS;
  - The phasing for delivery of different areas of POS across the Construction of the whole site
  - Existing and proposed ground levels for all the POS and any associated mounding. 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 type and nature of the facilities to be provided within the POS including 2 no LEAP (Local Equipped Area for Play), which shall comprise a minimum of 6 no. play experiences aimed at children from 3-8 years with appropriate fencing, seating etc;
  - Details of the preparation, cultivation, grading and drainage of large grassed areas of POS;
  - Details of street furniture within 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 25 years from practical completion of the completion of the final phase of the POS works and include details of the appointed management company.

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.

#### **Landscaping Softworks and maintenance**

- 15 Notwithstanding the submitted information, 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 completion 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.

#### **Landscaping Hardworks**

- 16 Notwithstanding the submitted information, 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.

### **Offsite Surface Water Infrastructure**

- 17 Development shall not begin on site until a detailed scheme for all offsite surface water infrastructure from the development has been submitted to and been approved in writing by the Local Planning Authority unless the Local Planning Authority gives its written agreement to any temporary surface water solutions whilst the offsite solution is constructed. All offsite surface water infrastructure (or agreed temporary solutions) must then be fully constructed and operational before any development can commence on site,

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

### **Surface Water drainage (LLFA)**

- 18 The development notwithstanding the plans 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;
- I. Detailed design of the surface water management system; (for each phase of the development).
  - II. A build programme and timetable for the provision of the critical surface water drainage infrastructure;
  - III. A management plan detailing how surface water runoff from the site will be managed during the construction phase
  - IV. A Detailed Maintenance and Management Plan for the Surface Water Drainage System
  - V. 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 Local Plan Policies SD5 & ENV4 and the National Planning Policy Framework.

### **Foul Drainage (Northumbrian Water)**

- 19 Development shall not commence until a detailed scheme for the disposal of foul water from the development hereby approved has been submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water and the Lead Local Flood Authority. Thereafter the development shall take place in accordance with the approved details.

Reason: To prevent the increased risk of flooding from any sources in accordance with the NPPF.

### **Foul Drainage Scheme (Environment Agency)**

- 20 The development hereby permitted shall not be commenced until such time as a scheme to dispose of foul drainage has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved. The scheme should include, but not limited to, the following:
- Confirmation of which sewage treatment works (STW) will treat the foul flows from the development. Based on the location of the development, we would expect the foul flows would be treated at Northumbrian Water's Bran Sands sewage treatment works (STW). If this is not the case, refer to the informative below.

- Details of combined sewer overflow (CSO) spill frequency and whether the development will cause any increase in CSO spill frequency due to increased flows. The applicant should consult with Northumbrian Water to provide a hydraulic capacity assessment for the sewer network linking the development and Bran Sands STW.

Reason: This approach is supported by paragraph 174 of the National Planning Policy Framework (NPPF) which recognises that planning should contribute to and enhance the environment by preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability.

#### **Construction Surface Water Management Plan (Environment Agency)**

21 The development hereby permitted shall not be commenced until such time as a Construction Surface Water Management Plan has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved. The plan should include, but not limited to, the following:

- Treatment and removal of suspended solids from surface water run-off during construction works;
- Approach to ensure no sewage pollution or misconnections;
- Approach to ensure water mains are not damaged during construction works;
- Management of fuel and chemical spills during construction and operation, including the process in place to ensure the environment is not detrimentally impacted in the event of a spill;
- Due to the nature of the site and presence of contaminated land, construction runoff is likely to contain hazardous chemicals and elements. A scheme is required to manage the associated risks, and minimise mobilisation of hydrocarbons, heavy metals and any other hazardous pollutants into the water environment during construction and site operation.

Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with paragraph 174 of the NPPF.

#### **Sustainable drainage – wetlands**

22 The development hereby permitted shall not be commenced until a detailed scheme for the identified sustainable drainage wetlands shall been submitted to and been agreed in writing by the Local Planning Authority. Any scheme shall include;

- detailed design,
- construction methods
- arrangements and methods for monitoring wetlands performance (including mechanisms for remedial action)
- maintenance arrangements for lifetime of the development.

The agreed wetland shall be complete before the occupation of any of the hereby approved new dwellings.

Reason: To ensure that the development complies with nutrient neutrality and does not contribute to increased nitrogen within the River Tees Catchment.

**Travel Plan**

- 23 The development hereby approved shall be carried out in accordance with the submitted Travel Plan.

Reason: To ensure compliance with Local Plan Policy T11.

**Ecology;**

- 24 All ecological mitigation contained within ES Chapter E Ecology (February 2022) shall be implemented throughout the development in full accordance with the advice and recommendations. Prior to the commencement of any site works, a checking survey for the presence of protected species and suitable habitat shall be undertaken. Any variation to the original survey shall be submitted to and approved in writing by the local planning authority.

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.

**Biodiversity Gain**

- 25 Notwithstanding the submitted information, 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 (showing a positive gain). 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). 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

**EV charging;**

- 26 Notwithstanding the submitted information, full details of the type, number and location of all electric charging points shall be submitted to and be agreed in writing with the Local Planning Authority. The charging points shall be provided prior in accordance with the agreed details and installed prior to any part of the development, hereby approved, becoming operational. Thereafter these shall be maintained for the lifetime of the development.

Reason: To future proof the development and to aid in the reduction of CO2 emissions in accordance with the NPPF.

**Energy Efficiency**

- 27 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 onsite 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:

**Open Access**

- 28 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

**Provision for Bins/refuse collection**

- 29 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.

**Noise**

- 30 Prior to the above ground construction of those identified dwellings within the submitted ES Noise and Vibration Chapter H (February 2022), the developer shall submit the final design specifications which shall be informed by an acoustic design report as required by chapter H 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.

**Provision of cycleways/footpath**

- 31 Notwithstanding any of the submitted information, prior to commencement of the development full details a cycleway link from Letch Lane / Harrowgate Lane to the Castle Eden walkway and an enhanced pedestrian link, on the western side of Harrowgate Lane from the northern site access to the Outwood Academy, shall be submitted to and be agreed in writing with the Local Planning Authority. The cycleway link should be provided within a landscaped corridor or the public open space around the perimeter of the site and include a phasing plan for delivery.

The proposed cycleway and pedestrian links shall be completed in accordance with the agreed details and any associated a phasing plan thereafter.

Reason: In the interests of the providing sustainable connections within the development and to the wider surrounding area.

**Noise disturbance from adjacent road traffic**

- 32 Prior to the commencement of development, a noise survey for proposed residential properties that are in the vicinity of the Harrogate Lane & Letch Lane shall have been submitted to and approved, in writing, by the Local Planning Authority. The survey shall have been undertaken by a competent person, shall include periods for daytime as 0700-2300 hours and night-time as 2300-0700 hours, and identify appropriate noise mitigation measures. All residential units shall thereafter be assigned so as not to exceed the noise criteria based on current figures by the World Health Authority Community Noise Guideline Values/BS8233 "good" conditions given below:

- Dwellings indoors in daytime: 35 dB LAeq,16 hours
- Outdoor living area in day time: 53 dB LAeq,16 hours
- Inside bedrooms at night-time: 30 dB LAeq,8 hours (45 dB LAm<sub>ax</sub>)
- Outside bedrooms at night-time: 45 dB LAeq,8 hours (60 dB LAm<sub>ax</sub>)

Such detail and appropriate consequential noise mitigation measures as shall have been agreed, in writing, by the Local Planning Authority shall be implemented prior to occupation of any building on the site and shall be maintained as agreed thereafter.

Reason; To ensure that the development hereby permitted is not detrimental to the amenity of the future residents by reason of undue external noise where there is insufficient information within the submitted application.

**Unexpected Land Contamination;**

- 33 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)

**Removal of PD Rights – Householder extensions and alterations**

- 34 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 Garage Alterations/Conversions**

- 35 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 – No Boundary Treatments to front of properties.**

- 36 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.

### **INFORMATIVE OF REASON FOR PLANNING APPROVAL**

#### **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: Environment Agency**

If the foul flows from the development are to be treated at Bran Sands STW, then we do not require a WFD assessment. We are aware there is sufficient capacity at the STW to receive the flows without exceeding permitted flow limits.

If the foul water is not going to be treated at Bran Sands STW and will be treated at another STW in the vicinity then the applicant will also need to produce their own WFD assessment to demonstrate the impact of the proposed development on the receiving watercourse.

#### **Informative 3: 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 4: 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.

## SUMMERVILLE FARM OUTLINE CONDITIONS

01 **Approved Plans**

The development hereby approved shall be in accordance with the following approved plan(s);

1786-VIS-100A-Overall Planning Layout- 9/10/23

Reason: To define the consent.

02 **Time limit for submission of the reserved matters;**

Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.

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

03 **Time limit for commencement;**

The development hereby permitted shall begin no later than two years from the date of approval of the last of the reserved matters to be approved.

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

04 **Reserved matters;**

Details of the appearance, landscaping, layout, and scale of each phase of the development (hereinafter called the reserved matters) shall be submitted to and approved in writing by the local planning authority before development of the phase concerned begins, and the development shall be carried out as approved.

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

05 **Dwelling numbers;**

The total number of dwellings authorised by this permission shall not exceed 285.

Reason: To ensure a satisfactory form of development.

06 **Conformity with the submitted masterplan;**

The details of the reserved matters shall broadly follow the principles and parameters set out on drawing *1786-VIS-100-A* and the Summerville Farm, Design Code (July 2023) submitted with the planning application.

Reason: To ensure that the reserved matters for the appearance, layout and scale of the buildings and landscaping to be submitted are in accordance with the landscaping principles and to enable the Local Planning Authority to satisfactorily control the development.

07 **Existing and Proposed Site levels;**

Notwithstanding the information submitted as part of the application details of the existing and proposed site levels and finished floor levels of the residential development shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development.

Reason: To define the consent

**On Site Public Open Space;**

08 Full details of the open space provision in broad accordance with the location, principles and parameters shown on drawing 1786-VIS-100-A shall be submitted as part of the future reserved matters application. The Public Open Space (POS) scheme shall include the following;

- The delineation and siting of the proposed POS;
- This shall comprise Existing and proposed ground levels for all the POS, and any mounding. 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 type and nature of the facilities to be provided within the POS including provision of a Local Equipment Area for Play (LEAP);
- Details of the preparation, cultivation, grading and drainage of large grassed areas of POS;
- Details of street furniture within POS;
- The arrangements the developer shall make for the future management of the POS. Where Title Transfer is not proposed the management details shall be prepared for a minimum period of 25 years from practical completion of the completion of the final phase of the POS works.

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 Square;**

09 As part of the reserved matters, full details of all hard landscape and planting works for the feature square 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; and
- minor structures (e.g. street furniture).

The feature square shall be implemented in full accordance with the approved details. 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.

**Ecology;**

- 10 All ecological mitigation contained within ES Chapter E Ecology (February 2022) shall be implemented throughout the development in full accordance with the advice and recommendations. Prior to the commencement of any site works, a checking survey for the presence of protected species and suitable habitat shall be undertaken. Any variation to the original survey shall be submitted to and approved in writing by the local planning authority.

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.

**Biodiversity Gain**

- 11 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 (detailing a positive gain). 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

**Foul and Surface water drainage;**

- 12 Development shall not 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. Any surface water drainage scheme shall include details of discharge rates with sufficient storage within the system to accommodate a 1 in 30 year and a 1 in 100 year event without surcharging the drainage system or a watercourse; micro Drainage design files; and, any flow path of flood waters exiting the site as a result of a rainfall event exceeding the 1 in 100 year event. Thereafter the development shall take place in accordance with the approved details.

Reason: To prevent the increased risk of flooding from any sources in accordance with the NPPF.

**Construction Traffic Management Plan;**

- 13 Within each phase, no development shall take place, until a Construction Traffic 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.

**Construction activity;**

- 14 No construction activity or deliveries shall take place except between the hours of 0800 and 1800 on Monday to Friday and 0900 and 1300 on Saturdays. There shall be no construction activity on Sundays or Bank Holidays.

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

**10% Renewable energy requirement;**

- 15 No development shall take place until details of how the hereby approved development will meet at least 10% of its predicted energy requirements, on site, from renewable energy sources or other alternative measures such as a fabric first approach, 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 Adopted Core Strategy policy CS3.

**Travel Plan;**

- 16 Prior to the development being brought into use, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. This shall include:
- (i) the appointment of a travel co-ordinator
  - (ii) a partnership approach to influence travel behaviour
  - (iii) measures to encourage the use of alternative modes of transport other than the private car by persons associated with the site
  - (iv) provision of up-to-date details of public transport services
  - (v) continual appraisal of travel patterns and measures provided through the travel plan
  - (vi) improved safety for vulnerable road users
  - (vii) a reduction in all vehicle trips and mileage
  - (viii) a programme for the implementation of such measures and any proposed physical works
  - (ix) procedures for monitoring the uptake of such modes of transport and for providing evidence of compliance.

The approved Travel Plan shall be implemented and the development shall thereafter be carried out and operated in accordance with the approved Travel Plan.

Reason: To establish measures to encourage more sustainable non-car modes of transport.

**Unexpected Land Contamination**

- 17 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

18 **EV charging**

Notwithstanding the submitted information, full details of the type, number and location of all electric charging points shall be submitted to and be agreed in writing with the Local Planning Authority. The charging points shall be provided prior in accordance with the agreed details and installed prior to any part of the development, hereby approved, becoming operational. Thereafter these shall be maintained for the lifetime of the development.

Reason: To future proof the development and to aid in the reduction of CO2 emissions in accordance with the NPPF.

**Provision of cycleway**

- 19 Notwithstanding any of the submitted information, the reserved matters application shall include the provision of a dedicate cycleway from the Castle Eden walkway to the Tithebarn development to the south of the application site. The cycleway should be provided within a landscaped corridor or within any public open space running through the development/its perimeter.

Reason: In the interests of the providing sustainable connections within the development and to the wider surrounding area.

**Conservation of the World War II Pillbox**

- 20 No development shall commence until a scheme for the physical preservation of the World War II Pillbox on the northern boundary of the site has been submitted to and approved by the local planning authority in writing. The scheme should include:-
1. Provision for the protection of the pillbox from plant and vehicles during the construction phase.
  2. Proposals for the long term conservation of the pillbox.
  3. Provision for any interpretation measure relating to the history of the pillbox.

The scheme shall be implemented in accordance with the agreed details.

Reason: In the interests of the preservation of any archaeological remains



**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.