

**WYNYARD VILLAGE – PHASE 2, 135 UNITS (ref; 22/2579/FUL)
Appendix 1 – Planning 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);

| Plan Reference Number | Date Received |
|------------------------------|----------------------|
| P2-PL-05 Rev A | 19 February 2024 |
| P2-PL-10 Rev A | 19 February 2024 |
| P2-PL-09 | 19 February 2024 |
| P2-PL-06 Rev A | 19 February 2024 |
| P2-PL-02-2 | 19 February 2024 |
| P2-PL-02-1 | 19 February 2024 |
| HT-8-02 Rev A | 19 February 2024 |
| HT-8-01 Rev A | 19 February 2024 |
| HT-8+-02 Rev A | 19 February 2024 |
| HT-8+-01 Rev A | 19 February 2024 |
| HT-7-04 Rev A | 19 February 2024 |
| HT-7-03 Rev A | 19 February 2024 |
| HT-7+-04 Rev A | 19 February 2024 |
| HT-7+-03 Rev A | 19 February 2024 |
| HT-6-04 Rev A | 19 February 2024 |
| HT-6-03 Rev B | 19 February 2024 |
| HT-6-02 Rev B | 19 February 2024 |
| HT-6-01 Rev B | 19 February 2024 |
| HT-6+-04 | 19 February 2024 |
| HT-6+-03 Rev B | 19 February 2024 |
| HT-6+-02 Rev B | 19 February 2024 |
| HT-6+-01 Rev B | 19 February 2024 |
| HT-3-06 Rev A | 19 February 2024 |
| HT-3-05 Rev A | 19 February 2024 |
| HT-3-04 Rev A | 19 February 2024 |
| HT-3-03 Rev A | 19 February 2024 |
| HT-3-02 Rev A | 19 February 2024 |
| HT-3-01 Rev A | 19 February 2024 |
| HT-2-02 Rev A | 19 February 2024 |
| HT-12-04 Rev A | 19 February 2024 |
| HT-12-03 Rev A | 19 February 2024 |
| HT-12-02 Rev B | 19 February 2024 |

| | |
|-----------------|------------------|
| HT-12-01 Rev B | 19 February 2024 |
| HT-12+-04 Rev A | 19 February 2024 |
| HT-12+-03 Rev A | 19 February 2024 |
| HT-12+-02 Rev B | 19 February 2024 |
| HT-12+-01 Rev B | 19 February 2024 |
| HT-11-07 | 19 February 2024 |
| HT-11-06 Rev A | 19 February 2024 |
| HT-11-05 Rev A | 19 February 2024 |
| HT-11-04 Rev A | 19 February 2024 |
| HT-11-03 Rev A | 19 February 2024 |
| HT-11-02 Rev B | 19 February 2024 |
| HT-11-01 Rev B | 19 February 2024 |
| HT-10-02 Rev C | 19 February 2024 |
| HT-10-01 Rev C | 19 February 2024 |
| HO-02 | 19 February 2024 |
| HO-01 | 19 February 2024 |
| DG-02 Rev A | 19 February 2024 |
| P2-MP01 Rev A | 19 February 2024 |
| C-2044-03 Rev A | 19 February 2024 |
| BT-1-04 Rev B | 19 February 2024 |
| BT-1-03 Rev B | 19 February 2024 |
| BT-1-02 Rev A | 19 February 2024 |
| BT-1-01 Rev A | 19 February 2024 |
| 2310.03 | 19 February 2024 |
| 2310.01. Rev B | 19 February 2024 |
| 2310-P-T18-01 | 19 February 2024 |
| 2310-P-T17-02 | 19 February 2024 |
| 2310-P-T17-01 | 19 February 2024 |
| 2310-P-T16-02 | 19 February 2024 |
| 2310-P-T16-01 | 19 February 2024 |
| 2310-P-T15-01 | 19 February 2024 |
| 2310-P-T13-01 | 19 February 2024 |
| P2-PL-01 | 21 December 2022 |
| LC-02 | 21 December 2022 |
| DG-01-Rev A | 19 February 2024 |

Reason: To define the consent.

External materials

03 Notwithstanding the submitted details in the application, the external walls and roofs of any phase of development 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

- 04 Notwithstanding the submitted information, prior to the erection of any means of enclosure within any phase of the development, 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.

Construction Traffic Management Plan

- 05 Notwithstanding any submitted information, within each phase, no development shall take place, until a Construction Traffic Management Plan has been submitted to, and been approved in writing by, the local planning authority. The Construction Management Plan shall provide details of:

- the site construction access(es), including location and method of construction;
- 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 shall 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 ecology reports by OS Ecology - Ecological Appraisal (November 2022); Great Crested Newt Assessment (November 2022); Bat Survey (October 2022); Badger Report (October 2022). 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.

- Scheme for Illumination**
- 09 Prior to the any above ground construction on any phase of the development, 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.

- Trees within and adjacent to the adopted highway**
- 10 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.

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

- On Site Public Open Space**
- 11 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 including consideration of the 'landscape for play' approach;
 - The phasing for delivery of the POS across the 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 which shall comprise of play equipment for all age groups including young children and teenagers which shall be supplied and installed to a specification as agreed by the local planning authority.
- 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

- 12 Notwithstanding the submitted information, prior to the first occupation of any phase of the development, full details of soft landscaping and associated maintenance shall be submitted to and be 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

- 13 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.

North Southeast Footpath - 'The Racecourse'

- 14 Notwithstanding the proposals detailed in the submitted plans, prior to the occupation of any phase of the development, details of proposed footpath running north to southeast through the development along the line of 'The Racecourse' must be submitted to and approved in writing by the Local Planning Authority. This shall include all external finishing materials, finished levels, and all construction details confirming materials, colours, finishes and fixings. The scheme shall be completed in accordance with the phasing programme to be agreed to the satisfaction of the Local Planning Authority and in accordance with the approved details. 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 LPA to control details of the proposed development, to ensure a high quality hard landscaping scheme and protect valuable trees in the interests of visual amenity which contributes positively to local character of the area.

Tree Protection

- 15 Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans no development shall commence until an Arboricultural Method Statement and Tree Protection Plan is approved in writing by the Local Planning Authority. This must be in close accordance with:

1. BRITISH STANDARD 5837:2012 Trees in relation to design, demolition and construction – Recommendations
2. BRITISH STANDARD 3998:2010 Tree Work - Recommendations
3. 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.

Reason: To protect the existing trees on and immediately adjacent to the site (within 10m) that the Local Planning Authority consider provide important amenity value in the locality.

Protection of Trees - Pre Commencement Meeting

- 16 Prior to commencement of any site works, a pre-commencement meeting shall be held on site and attended by the developers appointed arboricultural consultant, the site manager/foreman and a representative from the Local Planning Authority (LPA) to discuss details of the working procedures and agree either the precise position of the approved tree protection measures to be installed OR that all tree protection measures have been installed in accordance with the approved tree protection plan. The development shall thereafter be carried out in accordance with the approved details, or any variation as may subsequently be agreed in writing by the LPA.

Reason: To ensure the Local Planning Authority may be satisfied that the trees to be retained are not damaged during development works and that the work is carried out in accordance with the approved details.

Node Placemaking

- 17 No development shall be commenced until the Local Planning Authority has approved in writing the details of Placemaking Nodes within the development layout. A node shall be provided as shown indicatively on the Landscape Masterplan drawing C-2044-03-Revision A and shall include hard and soft landscaping and street furniture.

Reason: To improve the legibility and appearance of the site for local residents.

Provision of cycleways/footpath

- 18 Notwithstanding any of the submitted information, prior to commencement of the development full details of the pedestrian/cycleway link from the development to the Castle Eden walkway shall be submitted to and be agreed in writing with the Local Planning Authority. The proposed cycleway and pedestrian links shall be completed in accordance with the agreed details and any associated phasing plan. Thereafter provision of the pedestrian/cycleway link shall remain open for public use at all times and shall be maintained in accordance with the agreed details for the lifetime of the development.

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

Discharge of Surface Water;

- 19 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;
- 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. 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.

Implementation of Surface Water scheme;

20 The building hereby approved shall not be brought into use until:-

I. 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

II. 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

III. 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

Reason: To reduce flood risk and ensure satisfactory long-term maintenance are in place for the lifetime of the development.

Ecology

21 The development hereby approved shall be carried out in accordance with the recommendations, mitigation and compensation measures set out within the submitted reports by OS Ecology - Ecological Appraisal (November 2022); Great Crested Newt Assessment (November 2022); Bat Survey (October 2022); Badger Report (October 2022)

Reason: To ensure that the development does not have an adverse impact on protected species and wildlife and in accordance with the National Planning Policy Framework Local Plan Policy ENV5.

Ecology Survey

22 If work does not commence within 2 years from the date of the submitted ecology survey, a maximum of three months before works commencing on site 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 and approved in writing by the local planning authority and identify any additional or revised mitigation measures required

Reason: To conserve protected species and their habitat where necessary.

Habitat and wildlife

23 As detailed in BS 3998:2010, prior to work commencing, any trees and its surroundings should be assessed for the presence of protected species, some of which are subject to season-specific legislation. Any works should be planned so as to limit their potential adverse impact on wildlife generally. The timing of works should take account of the seasonal cycles of the species of fauna and flora concerned (including the nesting habits of birds and the egg-laying habits of insects).

Reason: In compliance with the Habitat Regulations and Countryside and Wildlife Act.

Biodiversity Gain

24 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

Open Access

- 25 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

- 26 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.

Unexpected Land Contamination;

- 27 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)

Contamination from Radon Gas

- 28 No development shall be commenced until details of the gas protection design for radon is submitted and approved by the local authority. The assessment and design should be carried out in accordance with BRE Report BR211 (2015) Radon: Protective Measures for New Buildings. Where required, the approved gas protection measures should be verified and approved by the Building Control by the Building Control Department within Stockton Borough Council or other approved Building Control Inspector. Details of the verification of installation ought to be provided to the Environmental Health Department within Stockton Borough Council prior to any of the properties being occupied.

Reason: To ensure that the risk associated with radon gas is assessed and adequate gas protection measures are designed and installed to the relevant best practice standards, thereby reducing the risks posed to human health by radon gas to an acceptable level.

Residential Travel Plan

- 29 The development hereby permitted shall only be occupied in accordance with the approved Residential Travel Plan for the site (December 2023) which shall remain in perpetuity unless otherwise amended in accordance with a review to be agreed in writing by the Local Planning Authority (in conjunction with the Highway Authority for the A19).

Reason: To ensure that the A19 trunk road 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, and in the interests of highway safety.

Highway Improvement Scheme – A19/A689

- 30 No development hereby approved shall be occupied unless and until the highway improvement scheme at the A19/A689 Wolviston junction, shown in principle on Drawing number 276864-ARP-ZZ-XX DR-CH-0101 & Drawing Number 276864-ARP-ZZ-XX-DR-CH-0102, is implemented to the satisfaction of the Local Highway Authority.

Reason: To ensure that the A19 trunk road 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, and in the interests of highway safety.

Archaeological Recording – 19th Century Reservoir (HER 6651)

- 31 Prior to the development of the mid-19th century reservoir, a photographic survey of the reservoir shall be carried out by a suitably qualified heritage professional. Those survey findings shall form a report which shall be submitted and approved by the Local Planning Authority. No development of the reservoir shall occur without prior approval of the Local Planning Authority.

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

Removal of PD rights – No Garage Alterations/Conversions

- 32 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.

- 33 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.