

Date of Committee: 16 October 2019

Application Number and Address: DC/18/00443/FUL Land to the west of Moorland View/valley Dene Chopwell NE17 7EX	Applicant: Gleeson Regeneration Ltd				
Proposal: Erection of 205 no. 2, 3 and 4 bedroom semi and detached two-storey dwellings with associated works (additional information/amended 21/12/18, 17/05/19, 29/05/19, 19/08/19 and 13/09/19).					
Declarations of Interest: <table border="0"> <thead> <tr> <th data-bbox="81 846 790 882">Name</th> <th data-bbox="790 846 1497 882">Nature of Interest</th> </tr> </thead> <tbody> <tr> <td data-bbox="81 913 790 949">None</td> <td data-bbox="790 913 1497 949">None</td> </tr> </tbody> </table>		Name	Nature of Interest	None	None
Name	Nature of Interest				
None	None				
List of speakers and details of any additional information submitted: Reason for Minor Update: Further representations made and additional information received. <i>Further Representations</i> A petition of 212 signatures has been received in objection to the proposal, the petition sets out the following objections; <ul style="list-style-type: none"> • Impact on residential amenity; • Impact on biodiversity; • Loss of privacy; • Impact on highways; • Stability and drainage; • Non-compliance with planning policy; and • Visual impact. Two further individual objections have been received and additional issues raised are summarised as follows; <ul style="list-style-type: none"> • The proposed development would lead to a loss of light for properties on Whinney Leas; and • Land levels would exacerbate impact of the proposal on those properties on Whinney Leas. It is considered that the proposed development would not lead to any additional loss of light for those properties on Whinney Leas, this view is formed taking into consideration the separation distances afforded between existing and proposed properties taking into consideration differing					

land levels.

It is considered that all other material planning considerations have been addressed within the main report.

Additional Information Received

Further to Paragraph 1.1 of the Committee Report, the applicant has submitted a Construction Management Plan (CMP) for consideration (appended to this update report). The application includes information on compound/storage details, hours of operation, access/egress/routing and nuisance control (dust, noise and mud).

It is considered that the CMP offers sufficient information to conclude that the construction phase of the development would not lead to any unacceptable impact on existing occupiers.

The Construction Management Plan can be found as Annex 1 at the end of the Appendix

Valley Dene Chopwell Build Plan Rev A can be found as Annex 2 at the end of the Appendix

Any additional comments on application/decision:

GRANT SUBJECT TO A SECTION 106 AGREEMENT:

- 1) The agreement shall include the following obligations:
 - Upgrading of traffic signals Noel Avenue and Thornley Lane junctions on the A694; and
 - Offsite ecological mitigation
- 2) That the Strategic Director of Corporate Services and Governance be authorised to conclude the agreement.
- 3) That the Service Director of Development, Transport and Public Protection be authorised to add, delete, vary and amend the planning conditions as necessary.
- 4) And that the conditions shall include;

1

Unless otherwise required by planning condition, the development shall be carried out in complete accordance with the approved plan(s) as detailed below -

- Location Plan – Dwg No. GH83:L:02
- Single Garage drawing – Dwg No. SD700 Rev C
- Double Garage drawing – Dwg No. SD701 Rev D
- Terraced Single Garage drawing – Dwg No. SD703 Rev D
- 1800mm Timber Fence drawing – Dwg No. SD100 Rev F
- Post and Wire Fence drawing – Dwg No. SD103 Rev C
- Planning Layout – Dwg No. GH83:L:01 Rev L
- Boundary Treatment Plan – Dwg No. GH83:L:04 Rev I
- Materials Plan – Dwg No. GH83:L:09 Rev G
- Overall Landscaping plan – Dwg No. GH83:L:03 Rev J

- Landscaping plan – sheet 1 – Dwg No. GH83:L:10 Rev F
- Landscaping plan – sheet 2 – Dwg No. GH83:L:11 Rev C
- Landscaping plan – sheet 3 – Dwg No. GH83:L:12 Rev G
- Phasing Plan – Dwg No. GH83:L:13 Rev D
- Tarmac Drive detail – Dwg No. PD910
- Cycle Shed detail – Dwg No. SD705
- Tarmac Drive Detail – Dwg No. PD910
- Detention Basin Planting Plan – Dwg No. 2998/2
- 201 housetype – Dwg No. 201/1G
- 202 housetype – Dwg No. 202/1F
- 212 housetype – Dwg No. 212/1-
- 301 housetype – Dwg No. 301/1H
- 303 housetype – Dwg No. 303/1E
- 309 housetype – Dwg No. 309/1E
- 304 housetype – Dwg No. 304/1E
- 307 housetype – Dwg No. 307/1B
- 310 housetype – Dwg No. 310/1D
- 311 housetype – Dwg No. 311/1B
- 313 housetype – Dwg No. 313/1-
- 314 housetype – Dwg No. 314/1-
- 401 housetype – Dwg No. 401/1G
- 403 housetype – Dwg No. 403/1J
- 405 housetype – Dwg No. 405/1E
- 201 rural housetype elevation – Dwg No. 13/201-8 Rev E
- 202 rural housetype elevation – Dwg No. 13/202-9 Rev F
- 212 rural housetype elevation – Dwg No. 13/212-9 Rev A
- 301 rural housetype elevation – Dwg No.13/ 301-8 Rev E
- 303 rural housetype elevation – Dwg No. 13/303-9 Rev F
- 309 rural housetype elevation – Dwg No. 13/309-10 Rev D
- 304 rural housetype elevation – Dwg No. 13/304-10 Rev G
- 307 rural housetype elevation – Dwg No. 13/307-10 Rev F
- 310 rural housetype elevation – Dwg No. 13/310-10 Rev D
- 311 rural housetype elevation – Dwg No. 13/3 -11-8 Rev C
- 313/314 rural housetype elevation – Dwg No. 13/313/314-9 Rev B
- 401 rural housetype elevation – Dwg No. 13/401-9 Rev D
- 403 rural housetype elevation – Dwg No. 13/403-9 Rev C
- 405 rural housetype elevation – Dwg No. 13/405-9 Rev F
- Brick choice sheet – Forterra Ashwell Yellow Multi
- Brick choice sheet – Forterra Fulwood Multi
- Brick choice sheet – Forterra Lindum Cottage Red Multi
- Arboriculture Impact Assessment – Ref: BioC19-004 V1.1 – 03/09 2019
- Bat Assessment Report – Ref: BioC19-004 V1.1 – 19/08/19
- Breeding Bird Survey Report – Ref: BioC19-004 V1.1 – 19/08/19
- Badger Report – Ref: BioC19-004 V1.1 – 19/08/19
- Ecological Impact Assessment (ECIA) – Ref: BioC19-004 V2.0 – 22/08/19
- Ecology Submission August 2019 Cover letter V1.0
- Phase 2 Ground Investigation Report – Ref: C7112 – November 2016
- Ground Gas Monitoring Addendum Letter – Ref: C712/6550/APC/APC – 3rd January 2017

- Archaeology Desk-Based Assessment – Ref: AD287 – April 2018
- Hydrogeological Risk Assessment – Ref: C7112/7180/DCB/DCB – 28th Nov 2018
- Drainage Strategy – Ref: RO/FRA/17000.200 V2 - June 2018
- FRA – Ref. RO/FRA/17000.100 V2 - April 2018
- Transport Assessment – Ref: AH/18015/TA/3 – Rev 3 – June 2019
- Travel Plan – Ref: AH/18015/TP/4 – Rev 4 – August 2019
- Archaeological Geophysical Survey report – Ref: AD330 – August 2019
- WSI & trenching plan approved version 27.08.19
- SUDS Maintenance Plan – Ref: 17000/RO/SuDS – Issue 3 – April 2019
- SUDS Risk Assessment – Ref: RO/SRA/17000.100 July 2019 Version 1
- Surface Water CMP – Ref: 17200/RO/SWCMP.1 July 2019 Version 1
- Overall Engineering Layout – Dwg No. D001 Rev M
- Engineering Layout Sheet 1 – Dwg No. D002 Rev M
- Engineering Layout Sheet 2 – Dwg No. D003 Rev M
- Engineering Layout Sheet 3 – Dwg No. D004 Rev M
- Proposed Levels Sheet 1 – Dwg No. D100 Rev D
- Proposed Levels Sheet 2 – Dwg No. D101 Rev D
- Proposed Levels Sheet 3 – Dwg No. D102 Rev D
- Proposed Drainage Sheet 1 – Dwg No. D200 Rev D
- Proposed Drainage Sheet 2 – Dwg No. D201 Rev D
- Proposed Drainage Sheet 3 – Dwg No. D202 Rev D
- Basin Sections and Details – Dwg No. D203 Rev E
- Basin Planting Plan – Dwg No. D204 Rev –
- Proposed Manhole Schedules – Dwg No. D210 Rev G
- Impermeable Areas Plans – Dwg No. D211 Rev C
- Proposed First Off Manholes Schedules – Dwg No. D212 Rev B
- Proposed Longsections Sheet 1 – Dwg No. D300 Rev H
- Proposed Longsections Sheet 2 – Dwg No. D301 Rev H
- Proposed Longsections Sheet 3 – Dwg No. D302 Rev G
- Proposed Longsections Sheet 4 – Dwg No. D303 Rev G
- Proposed Longsections Sheet 5 – Dwg No. D304 Rev F
- Road Setting Out Sheet 1 – Dwg No. D400 Rev -
- Road Setting Out Sheet 2 – Dwg No. D401 Rev -
- Road Setting Out Sheet 3 – Dwg No. D402 Rev -
- Plot Setting Out Sheet 1 – Dwg No. D403 Rev -
- Plot Setting Out Sheet 2 – Dwg No. D404 Rev -
- Plot Setting Out Sheet 3 – Dwg No. D405 Rev -
- Kerbs and Surfacing – Dwg No. D500 Rev C
- Cut & Fill – Dwg No. D600 Rev F
- Cut & Fill Ground Water – Dwg No. D601 Rev -
- Drainage Details – Dwg No. D701 Rev C
- SUDS Maintenance Plan – Dwg No. D803 Rev D
- Flood Route Plan – Dwg No. D804 Rev E
- Off-Site Engineering Plan – Dwg No. D902 Rev 3
- Findrain drawing – Dwg No. ABGF18 – 01/09/16
- Findrain Type 6 Installation Guide
- Hydrobrake Characteristics – Dwg No. SHE-0231-3040-1500-3040 – 18/12/2018

- Hydrobrake Design Drawing – Dwg No. SHE-0231-3040-1500-3040 – 18/12/2018
 - Plot 5 – Dwg No. SK016 Rev 4
 - 1/2/30/100yr calcs – 05/08/19
 - 100yr+ calcs – 05/08/19
 - Drainage Calculations – MDX file – 05/08/19
 - RWO response 270619 LLFA comments – 190719
 - RWO response to LLFA commen – Ref: 17/12/18 V1
-
- Valley Dene/Mill Rd Mitigation Measures – Dwg No. 18015/P/004 Rev F
 - Moorland View/Mill Rd Mitigation Measures – Dwg No. 18015/P/003 Rev L
 - Off-Site Highway Mitigation Measures – Dwg No. 18015/P/008 Rev E

Any material change to the approved plans will require a formal planning application to vary this condition and any non-material change to the plans will require the submission of details and the agreement in writing by the Local Planning Authority prior to any non-material change being made.

2

The development to which this permission relates must be commenced not later than 3 years from the date of this permission.

3

No development shall commence on site (except for the installation of tree protection measures, site investigations and remediation works) until an infrastructure delivery plan and a development phasing plan which include details of what elements of the development are included in each phase and the order of the phases has been submitted to and approved in writing by the Local Planning Authority.

Reason For Pre Commencement Condition

This pre commencement condition is required to satisfy the Local Planning Authority that the development and associated infrastructure provision is carried out in a comprehensive and co ordinated manner. This information is fundamental to the development and requires approval prior to development starting on the site.

4

The development shall be carried out in accordance with the infrastructure phasing and development phasing plans approved under condition 3, unless otherwise approved in writing by the Local Planning Authority.

5

All retained trees and hedges that are to be retained on each phase of the development shall be protected in accordance with the approved Arboricultural Impact Assessment (Arboriculture Impact Assessment - Ref: BioC19-004 V1.1 - 03/09 2019) prior to the commencement of development for that phase.

Thereafter, the tree protection shall be retained intact for the full duration of the construction works on that phase of the development and there shall be no access, storage, ground disturbance or contamination within the fenced area without the prior written approval of the Local Planning Authority.

6

Notwithstanding the approved plans and documents, prior to the commencement of any works pertaining to the proposed drainage basin a detailed design for the drainage basin shall be submitted to and subsequently approved in writing by the LPA. The detailed design shall include: amended inlet/outlet features; a safety bench; landscape treatment to screen and secure inlet and outlets; a SuDS Health and Safety Assessment (HSA (with incorporation of any safety features identified by a thorough health and safety assessment)), detailed consideration of maintenance access, and a detailed specification for planting and seeding within the basin shall be provided.

7

The drainage basin shall be implemented in accordance with the detailed design approved under Condition 6 and in accordance with the timescales set out within the infrastructure delivery plan and a development phasing plan approved under Condition 3.

8

Notwithstanding the approved plans and documents, prior to the first occupation of any dwellinghouse hereby approved a drainage management and maintenance document shall be submitted to and subsequently approved in writing by the LPA. The development a drainage management and maintenance document and method of delivery shall specify maintenance requirements for the drainage basin, inlets, outlets, flow controls, and any other non-adopted drainage features.

9

The approved drainage scheme shall be managed and maintained in accordance with the drainage management and maintenance document approved at condition 8.

10

No development shall take place (including any groundworks or site clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority.

The CEMP (Biodiversity) shall include the following;

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

Reason for Pre-commencement Condition

This pre-commencement condition is required to satisfy the Local Planning Authority that the site clearance and construction phases of the development can be carried out in a manner which avoids or minimises harm to ecology. This information is fundamental to the development and requires approval prior to development starting on the site as the commencement of site clearance and construction works and the manner in which they are undertaken could harm existing ecology on the site.

11

The development shall be undertaken in full accordance with the CEMP (Biodiversity) approved under condition 10..

12

No development shall take place until an ecological and landscape design strategy (ELDS) addressing mitigation, compensation, enhancement and restoration has been submitted to and approved in writing by the local planning authority.

The ELDS shall include the following.

- a) Purpose and conservation objectives for the proposed works.
- b) Review of site potential and constraints.
- c) Detailed design(s) and/or working method(s) to achieve stated objectives.
- d) Extent and location/area of proposed works on appropriate scale maps and plans.
- e) Type and source of materials to be used where appropriate, e.g. native species of local provenance.
- f) An updated fully detailed landscaping scheme.
- g) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
- h) Persons responsible for implementing the works.
- i) Details of initial aftercare and long-term maintenance.
- j) Details for monitoring and remedial measures.
- k) Details for disposal of any wastes arising from works.

The ELDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason for Pre-commencement Condition

This pre-commencement condition is required to satisfy the Local Planning Authority that the site clearance and construction phases of the development can be carried out in a manner which avoids or minimises harm to ecology. This information is fundamental to the development and requires approval prior to development starting on the site as the commencement of site clearance and construction works and the manner in which they are undertaken could harm existing ecology on the site.

13

The development shall be undertaken and maintained in full accordance with the ELDS approved under condition 12.

14

A landscape and ecological management plan (LEMP) for all landscaping features and landscaping shall be submitted to, and be approved in writing by, the local

planning authority prior to the first occupation of any dwellinghouse hereby approved.

The content of the LEMP shall include the following;

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organization responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

15

All retained landscape features shall be managed in full accordance with the LEMP approved under condition 14.

16

No external lighting shall be provided on each phase of the development until an external lighting strategy for that phase of the development has been submitted to and approved in writing by the Local Planning Authority. The strategy shall:

- a) identify those areas/features on site that are particularly sensitive for biodiversity, including bats
- b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can clearly be demonstrated that areas to be lit will not prevent bats and other wildlife using their territory or having access to their resting places and
- c) identify those areas of highway (including footpaths) which are intended to be adopted.

17

All external lighting shall be installed in accordance with the specifications and locations set out in the approved strategy at condition 16.

18

The development hereby approved shall be completed in full accordance with the approved materials plan (Materials Plan - Dwg No. GH83:L:09 Rev G).

19

All hard landscaping shall be completed in full accordance with the following approved plans;

- Materials Plan - Dwg No. GH83:L:09 Rev G
- Tarmac Drive detail - Dwg No. PD910

The hard landscaping shall be provided in accordance with the timescales set out within the infrastructure delivery plan and a development phasing plan approved under Condition 3 and retained in accordance with the approved details thereafter.

20

All boundary treatments on the site shall be installed in accordance with the following approved plans;

- Boundary Treatment Plan – Dwg No. GH83:L:04 Rev I
- 1800mm Timber Fence drawing – Dwg No. SD100 Rev F
- Post and Wire Fence drawing – Dwg No. SD103 Rev C

The boundary treatments shall be provided in accordance with the timescales set out within the infrastructure delivery plan and a development phasing plan approved under Condition 3 and retained in accordance with the approved details thereafter.

21

An electrical spur to be used for electric vehicle charging points shall be provided for each individual dwellinghouse prior to the first occupation of each individual dwellinghouse.

22

Each dwellinghouse hereby approved shall be provided with secure and weatherproof cycle storage in either of the following two forms;

- A secure and lockable garage; or
- A secure and lockable cycle shed as shown on approved plan Cycle Shed detail - Dwg No. SD705.

The cycle storage shall be provided for each individual dwellinghouse prior to first occupation, the cycle storage shall be retained as installed.

23

Prior to the occupation of any dwellinghouse hereby permitted final details of the offsite highway mitigation measures at Valley Dene/Mill Road and Moorland View/Mill Road based on the following plans shall be submitted to and subsequently approved in writing by the Local Planning Authority;

- Valley Dene/Mill Rd Mitigation Measures - Dwg No. 18015/P/004 Rev F
- Moorland View/Mill Rd Mitigation Measures - Dwg No. 18015/P/003 Rev L
- Off-Site Highway Mitigation Measures - Dwg No. 18015/P/008 Rev E

24

The offsite highway works shall be provided in accordance with the details approved under Condition 23 within the timescales set out within the infrastructure delivery plan and a development phasing plan approved under Condition 3 and retained in accordance with the approved details thereafter.

25

No dwelling hereby approved shall be occupied until a final Travel Plan based upon the recommendations of approved Travel Plan (AH/18015/TP/4 – Rev 4 – August 2019) has been submitted to and approved in writing by the Local Planning Authority.

Evidence of the implementation of the approved Travel Plan over a minimum period of 12 months shall be submitted to and approved in writing by the Local Planning Authority prior to formally discharging the condition.

26

The Travel Plan approved under condition 25 shall be wholly implemented in accordance with the approved details for the life of the development

27

No development shall commence on each phase of the development (except for the installation of tree protection measures) until a Construction Management Plan (CMP) for that phase of the development has been submitted to and approved in writing by the Local Planning Authority.

The CMP shall include:

- a dust management plan
- a noise management plan
- contractor parking
- details of delivery arrangements
- the hours of construction

All external works and ancillary operations in connection with the construction of the development, including deliveries to the site, shall be carried out only between 0800 hours and 1700 hours on Mondays to Saturdays and at no time on Sundays, Bank Holidays or Public Holidays, unless otherwise approved in writing by the Local Planning Authority.

Reason for Pre-commencement Condition

This pre commencement condition is required to satisfy the Local Planning Authority that the construction phases of the development can be carried out in a manner which minimises nuisance to surrounding residents and businesses. This information is fundamental to the development and requires approval prior to development starting on the site as the commencement of construction works and the manner in which they are undertaken could affect adjacent occupiers.

28

Each phase of the development shall be implemented in accordance with Construction Management Plan (CMP) measures approved for that phase of the development at condition 27.

29

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme shall be submitted to and approved in writing by the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority.

If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until this condition has

been complied with in relation to that contamination.

30

No development shall commence on each phase of the development (except for the installation of tree protection measures and site investigation) until a detailed scheme of remediation works for shallow coal mining workings in that phase including a timetable for implementation has been submitted to and approved in writing by the Local Planning Authority.

Reason for Pre-commencement Condition

This pre-commencement condition is required due to the presence of shallow mine workings below the site and to satisfy the Local Planning Authority that the development can be carried out in a safe and stable manner. This information is fundamental to the development and requires approval prior to development starting on the site as it may not be possible to carry out the investigations and remediation works once development has started.

31

The scheme of coal mining remediation works on each phase of the development shall be carried out in accordance with the details approved for that phase under condition 30 including the approved timetable of implementation.

32

No development shall commence (except for the installation of tree protection measures and site investigation) until a programme of archaeological fieldwork (to include evaluation and where appropriate mitigation excavation) has been submitted to and subsequently approved in writing by the Local Planning Authority.

Reason for Pre-commencement Condition

This pre-commencement condition is required due to the presence of archaeological remains below the site and to satisfy the Local Planning Authority that the development can be carried out without disturbing or damaging the remains. This information is fundamental to the development and requires approval prior to development starting on the site as it may not be possible to carry out the investigations, remediation and recording works once development has started.

33

The development shall be carried out in accordance with the programme of archaeological fieldwork approved under condition 32.

33

No dwellinghouse hereby permitted shall be occupied until the final report of the results of the archaeological excavation undertaken on site has been submitted to and approved in writing by the Local Planning Authority.

34

No more than 100 dwellinghouses hereby permitted shall be occupied until a report detailing the results of the archaeological fieldwork undertaken has been produced in a form suitable for publication in a suitable and agreed journal and has been submitted to and approved in writing by the Local Planning Authority prior to submission to the editor of the journal.

Date of Committee: 16 October 2019

Application Number and Address:

DC/19/00279/OUT
Land at Highfield Road
Rowlands Gill

Applicant:

DAMF (NE) Ltd

Proposal:

Proposed erection of thirteen dwellings

Declarations of Interest:

Name

Nature of Interest

None

List of speakers and details of any additional information submitted:

None

Any additional comments on application/decision:

GRANT SUBJECT TO CONDITIONS AND A SECTION 106 AGREEMENT:

1)The agreement shall include the following obligations:

- Offsite ecological mitigation

2) That the Strategic Director of Corporate Services and Governance be authorised to conclude the agreement.

3) That the Service Director of Development, Transport and Public Protection be authorised to add, delete, vary and amend the planning conditions as necessary.

4) And that the conditions shall include;

1

Application for approval of the reserved matters (access, appearance, landscaping, layout and scale) shall be made to the Local Planning Authority within three years of the date of this permission.

2

The development to which this permission relates must be begun not later than the expiration of two years from the final approval of the reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

3

No development shall commence (except for the installation of tree protection measures) until a Construction Management Plan (CMP) has been submitted to

and approved in writing by the Local Planning Authority.

The CMP shall include:

- a dust management plan
- a noise management plan
- contractor parking
- details of delivery arrangements

All external works and ancillary operations in connection with the construction of the development, including deliveries to the site, shall be carried out only between 0800 hours and 1700 hours on Mondays to Saturdays and at no time on Sundays, Bank Holidays or Public Holidays, unless otherwise approved in writing by the Local Planning Authority.

Reason for Pre-commencement Condition

This pre commencement condition is required to satisfy the Local Planning Authority that the construction phases of the development can be carried out in a manner which minimises nuisance to surrounding residents and businesses. This information is fundamental to the development and requires approval prior to development starting on the site as the commencement of construction works and the manner in which they are undertaken could affect adjacent occupiers.

4

The development shall be implemented in accordance with Construction Management Plan (CMP) measures approved at condition 3.

5

Prior to the first occupation of any dwelling hereby approved final details of cycle storage for each house including details of the locking mechanism and anchor point shall be submitted to and approved in writing by the Local Planning Authority.

6

The cycle storage provision approved at condition 5 shall be provided for each house prior to each house being occupied.

7

Prior to first occupation of any dwellinghouse hereby permitted details of electric vehicle charging points to be provided including details of the number, location and specification of the charging points have been submitted to and approved in writing by the Local Planning Authority.

8

The electric vehicle charging units/points approved at condition 7 shall be provided for each house prior to each house being occupied.

9

Notwithstanding the submitted information, no development shall commence until a scheme for the protection of the retained trees (as identified by Plan 0009027/P1) has been submitted to and approved in writing by the Local Planning Authority. The scheme must include a plan clearly showing the location and specification of the protective fencing to be used.

Reason for Pre-commencement Condition

This pre-commencement condition is required to satisfy the Local Planning Authority that the development can be carried out in a manner that protects existing trees that are to be retained. This information is fundamental to the development and requires approval prior to development starting on the site.

10

The tree protective fencing approved at condition 9 must be installed prior to the commencement of development and thereafter retained intact for the full duration of the construction works (unless an alternative is agreed in writing by the LPA) and there shall be no access, storage, ground disturbance or contamination within the fenced area without the prior written approval of the Local Planning Authority.

Reason for Pre-commencement Condition

This pre-commencement condition is required to satisfy the Local Planning Authority that the development can be carried out in a manner that protects existing trees that are to be retained. This information is fundamental to the development and requires approval prior to development starting on the site.

11

Notwithstanding the information submitted, no development shall take place until a Biodiversity Method Statement has been submitted to and approved in writing by the Local Planning Authority. The content of the Biodiversity Method Statement shall include details of the following:

- Measures to be undertaken to avoid/minimise the residual risk of harm to breeding birds and hedgehog during the site clearance and construction phases of the development: timing of works; checking surveys of suitable habitats/features immediately prior to the commencement of works on site and the progressive removal of vegetation to encourage the natural dispersal of species away from working areas.
- The provision of integral and tree mounted bat and bird boxes, including: number, type (specification) and precise location.
- Persons responsible for implementing the works/ecological mitigation measures.

Reason for Pre-commencement Condition

This pre-commencement condition is required to satisfy the Local Planning Authority that the site clearance and construction phases of the development can be carried out in a manner which avoids or minimises harm to ecology. This information is fundamental to the development and requires approval prior to development starting on the site as the commencement of site clearance and construction works and the manner in which they are undertaken could harm existing ecology on the site.

12

The development shall be undertaken and maintained in full accordance with the Biodiversity Method Statement approved under condition 11..

13

No development shall commence until an intrusive site investigation is undertaken, and a Phase 2 Risk Assessment report of the findings submitted to the Local Authority for written approval.

The site investigation will consist of a series of boreholes / trial pits, soil sampling, chemical laboratory testing, to assess potential contamination issues.

The site investigation and Phase 2 Risk Assessment report shall identify potential contamination, and possible areas which may require remedial works in order to make the site suitable for its proposed end use to ensure that no contamination is present that poses a risk to the environment, future users of the site and construction workers. Reference should be made to CLR 11 - Model Procedures for the Management of Land Contamination and BS 10175:2011 - Investigation of Potentially Contaminated Sites - Code of Practice.

The Risk Assessment should confirm possible pollutant linkages and should provide recommendations with regard to an appropriate remediation scheme, which will ensure safe redevelopment.

14

The recommendations of the intrusive site investigation and the Phase 2 Risk Assessment Report approved under condition 13 shall be implemented prior to commencement of the development hereby permitted.

15

Prior to commencement of the development hereby permitted, where required, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and submitted for the written approval of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

16

The details of remediation measures approved under condition 15 shall be implemented in full prior to the commencement of the development hereby permitted and maintained for the life of the development.

17

Following completion of the remediation measures approved under condition 16 a verification report that demonstrates the effectiveness of the remediation carried out must be submitted for the written approval of the Local Planning Authority prior to first occupation of the development hereby permitted.

18

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme shall be submitted to and approved in writing by the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local

Planning Authority.

If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until this condition has been complied with in relation to that contamination.

19

No development shall commence until a detailed scheme for the disposal of foul and surface water from the development has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall include;

- an assessment of the potential for disposing of surface water by means of a sustainable drainage system
- information about the design storm period and intensity
- the method employed to delay and control the surface water discharged from the site
- the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- a timetable for its implementation; and
- a management and maintenance plan for the lifetime of the development, which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason for Pre-commencement Condition

This pre commencement condition is required to satisfy the Local Planning Authority that the development and associated drainage provision is carried out in a comprehensive and co ordinated manner. This information is fundamental to the development and requires approval prior to development starting on the site to prevent the increased risk of flooding.

20

The drainage scheme approved under condition 19 shall be implemented in accordance with the approved timetable and managed and maintained in accordance with the approved details thereafter.

Annex 1 Construction Management Plan

Annex 2 Valley Dene Chopwell Build Plan Rev A

