



Appeal Decision

Hearing held on 23 and 24 September 2025

Site visit made on 24 September 2025

by Chris Baxter BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 21 October 2025

Appeal Ref: APP/V4250/W/25/3363752

71 Pepper Lane, Standish, Wigan WN6 0PY

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Persimmon Homes (North West) Ltd against the decision of Wigan Metropolitan Borough Council.
 - The application Ref is A/23/96541/MAJOR.
 - The development proposed is residential development of 57 dwellings with associated access, parking, landscaping, infrastructure and associated works following demolition of 71 Pepper Lane.
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Decision

1. The appeal is allowed and planning permission is granted for residential development of 57 dwellings with associated access, parking, landscaping, infrastructure and associated works following demolition of 71 Pepper Lane at 71 Pepper Lane, Standish, Wigan WN6 0PY in accordance with the terms of the application, Ref A/23/96541/MAJOR, and subject to the conditions in the attached schedule.

Preliminary Matters

2. A signed section 106 legal agreement had been submitted at the hearing although it had not been dated. I allowed a period up to 1 October 2025 for a dated and completed agreement to be submitted. I also allowed the same period for the submission of details relating to the five-year housing land supply figures including update on discharge of conditions applications and development trajectories. The legal agreement and the housing supply details were submitted within the prescribed times.
3. In the interests of clarity, I have framed the main issues in a slightly different manner as to how they were set out in my Pre-Hearing Note dated 22 August 2025. The main issues remain reflective of the evidence that has been submitted in writing and what was discussed at the Hearing.

Main Issues

4. The main issues are the effect of the proposed development on (i) the location of new development; and (ii) infrastructure in the surrounding area, and subsequently whether the proposed development complies with relevant planning policy.

Reasons

Location of development

5. Policy SP 4 of the Wigan Local Plan Core Strategy (WLPCS) details broad locations for new development and identifies Standish as safeguarded land for

development. The Policy specifically identifies for Standish, housing development with approximately 1,000 dwellings on safeguarded land up to 2026.

6. The Council contend that the proposal would not accord with Policy SP 4 as the cumulative impact of the proposal, alongside other permissions already granted, would result in around 1,728 dwellings on safeguarded land in Standish. The appellant's position is that Policy SP 4 is out of date and of limited weight.
7. It is clear that the 1,000 dwellings stated in Policy SP 4 has already been exceeded and this is not disputed by the parties. It is also clear to me, given the specific terminology of the policy stating 'up to 2026', that the 1,000 dwellings relate to housing development to be provided by the end of the year 2025. Policy SP 4 is silent on the matter of the amount of housing in Standish in 2026 and after. With the timescales involved, the dwellings subject of this proposal would not be constructed by the end of 2025 and therefore do not directly relate to the 1,000 figure stated in Policy SP 4.
8. Policy SP 4 does also state that specific proposed developments should take account of infrastructure capacity serving the area; integrate within the local community; and address site constraints and provision of physical and green infrastructure. I will turn to these matters below.

Infrastructure

9. Policy SP 4 of the WLPCS and Policy H1 of the Standish Neighbourhood Plan (SNP) indicate that safeguarded land should only be released for housing where it can be demonstrated that a development for proposed housing can be accommodated across the full range of transport, health, education, open space, community and utility infrastructure.
10. The Council relies on the Standish Infrastructure Assessment November 2013 (SIA) to inform on decision-making on applications for housing development. The SIA sets out infrastructure requirements relating to transport, health, education, open space, community facilities and utilities. I will cover each of these in turn below and their relevance with regards to the proposed development.
11. A Transport Assessment has been submitted which concluded that the development would provide safe vehicular access; would be located close to everyday services to reduce reliance on private vehicles and promote sustainable modes of travel; and the surrounding highway network would be able to satisfactorily accommodate the additional traffic resulting from the development without any adverse highway effects. The Council have not offered any substantial objections to the effect the proposal would have on transport in the area. The proposal would not have a harmful effect on highway safety in the area and there is no compelling evidence before me to suggest that any infrastructure requirements relating to transport are needed.
12. In terms of health, the SIA provides data on existing health provision in Standish as well as numbers on potential new patients. This information originates from before 2013 and there is minimal evidence to suggest that the Council are putting any reliance on the data in the health section of the SIA. The appellants have submitted a Health Impact Assessment 2025 (HIA) which provides information on local health care position and the effect on health care from the proposed development. The HIA concludes that there is local access to all aspects of health

provision, that the current number of patients enrolled at Standish Health Centre is significantly below capacity, and that there would be no shortfall of capacity as a result of new patients from the proposed development. I heard from the Council, Councillors and Standish Voice at the Hearing about health care in the area, including numbers on GP's in local practices, patient numbers and movements, the dispersal of health care provision in North Wigan, and a private GP practice in Standish. There has been no substantial evidence presented to suggest that there is a lack of health care provisions or that the proposal would have an adverse effect on capacity of health care provision in the area. Nor have I heard any clear justification for the contribution requested by the NHS Greater Manchester Integrated Care Board. I am satisfied that the proposed development would not have an adverse effect on health provision infrastructure in the area.

13. On education, the SIA describes a situation where there is a surplus of places at both primary and secondary schools in the Standish area. The Councils position though is that there is now a deficit of primary school places in the area and that secondary school planning areas for Wigan and Shevington/Standish will be oversubscribed. Further housing in Standish would lead to displacement of children who live further away from secondary schools but would historically attend school in Standish. An Education Impact Assessment 2025 (EIA) has been submitted by the appellants offering information on the local school provision and projected need for both primary and secondary school places. The EIA concludes that local primary schools are forecast to have a significant deficit of places, although when all schools within a two-mile distance of the appeal site, including schools in Lancashire, are included then there would be a level of surplus places. For secondary schools, the EIA concludes that there is unlikely to be a capacity problem and pupils from the proposed development can be accommodated in local secondary schools. I heard various evidence presented at the Hearing from the appellants, the Council and Standish Voice on matters relating to school places including on birth rates, admission numbers, location of schools and pupils, and school funding. I acknowledge that there currently appears to be a deficit of school places however, the location of where pupils live compared to the location of schools within two-miles of the appeal site appears to offer scope that there may be availability in the future if pupils attended schools closer to where they live. There is a lack of clear information with regards to schools in the Lancashire area, that some do appear to be within two-miles of the appeal site, and how this contributes to school places. Overall, there is no compelling evidence before me to suggest that there would be a fundamental lack of primary and secondary schools places in the surrounding area of the appeal site or that the proposed development would have an adverse effect on education facilities.
14. The appellants accept that the development would require contributions to open space and provision in the area, including enhancing matters such as landscaping, fencing, drainage and tree planting. The Council have identified two locations, being Langtree Lane Play Area and Forest Drive Play Area, in which contributions can be made in lieu of on-site provisions, that would provide infrastructure improvements to support the increase of population resulting from the proposal.
15. In terms of community facilities in Standish, the SIA concludes that quantitatively, community provision is well provided for with a wide range of services available including children centres, social clubs, places of worship and libraries. It is accepted that the information in the SIA is over a decade old, however, no further

compelling evidence has been provided to indicate that the proposed development would have a detrimental effect on community facilities in the area.

16. Similarly with utility infrastructure in Standish, the SIA does not indicate any fundamental concerns however, given the amount of development that has been brought forward since the publication of the SIA, the utility situation has likely changed. A Flood Risk Assessment, Drainage Strategy and confirmation of full fibre-optic internet availability has been provided. The Council have not raised any fundamental concerns with regards to utilities nor has there been any substantive objections from statutory consultees. The proposed development would not have an adverse effect on utility infrastructure in the area.
17. From the evidence before me, there is no compelling justification which demonstrates that the proposed development cannot be accommodated by the existing infrastructure found in the surrounding area. The only exception is with regards to open space and play provision, which the appellants accept and are willing to contribute to the improvements of these matters in the Standish area. Therefore, the proposal would not be harmful to transport, health, education, open space, community facilities and utilities in the Standish area.

Policy compliance

18. The overall scale and form of the proposed development is reflective of the character of the built form in the surrounding area. As detailed above, the proposal would not have a harmful effect on the capacity of infrastructure serving the area. Due to sites specific location in relation to the surrounding area, the development would integrate with the local community and the development would be deliverable with no specific site constraints being identified. In this respect, the proposed development accords with the first section of Policy SP 4 of the WLPCS. As previously detailed, over 1,000 dwellings, through various housing developments, have been provided for on the safeguarded land in Standish, and therefore the proposal would not accord with part 6 of Policy SP 4.
19. Policy H1 of the SNP states that safeguarded land in Standish should only be released for housing where three criteria can be demonstrated. These are:
 - i) 1,148 homes already permitted as at 31 July 2017, should be built out and occupied;
 - ii) All necessary infrastructure works required through legal agreements for the level of housing should be completed and implemented; and
 - iii) It should be demonstrably evidenced that further housing development can be accommodated across transport, health, education, open space, community and utility infrastructure, without detriment to the character and well-being of Standish.
20. The main parties agree that criteria one has been met. As detailed above, I have found that the proposed development can be accommodated across transport, health, education, open space, community and utility infrastructure, without detriment to the character and well-being of Standish, and therefore criteria three is met.
21. In terms of criteria two, the Council provide in their statement of case a list of 19 infrastructure schemes within Standish. Only three of these schemes have not

commenced construction work, with 11 being completed and the five schemes that have commenced are programmed to be completed within 2026 or earlier. The Council confirm that all legal agreement monies for the schemes have been collected, stating further that there is a surplus of £720,000 in the levy 'pot' which can go towards any identified contingency schemes. The majority of identified infrastructure schemes will be completed within the next 12 months, with the remaining schemes having the required funding in place, and it is also noted that the appellants have no control over the programming periods of these infrastructure schemes. Nevertheless, given the specific wording, criteria two of Policy H1 cannot be met.

22. A number of policies within the WLPCS, SNP, Places for Everyone Joint Development Plan (PfE) and the Saved Wigan Replacement Unitary Development Plan (UDP) have been brought to my attention as being relevant in the determination of this appeal. The Council consider that significant weight and very significant weight should be given to these various relevant policies. Other than Policies SP 4 of the WLPCS and H1 of the SNP, the Council have not expressed that the proposal does not fundamentally accord with the relevant policies of the development plans. I have had regard to all these policies in the determination of this appeal.

Other Matters

23. I have had regard to all evidence that has been submitted including comments from local residents that were made on the planning application and this appeal, and also evidence that was presented to me at the Hearing by local Councillors and Standish Voice. Concerns raised include matters on biodiversity and wildlife, loss of green space, flooding and drainage, highway issues such as access, parking and traffic, noise and air pollution, effect on living conditions such as light effects and privacy, trees, overdevelopment and other developments in the area.
24. Numerous reports and assessments have been submitted, including Flood Risk Assessment, Drainage Strategy, Sustainability Statement, Transport Assessment, Bat Survey Report, Biodiversity Net Gain Design Stage Assessment, Great Crested Newt Impact Assessment, Grassland Survey, Air Quality Assessment, Noise Impact Assessment and Arboricultural Impact Assessment. The Council have not raised any fundamental concerns with the content of these documents and do not consider the matters raised above are sufficient to warrant refusal of the proposed development.
25. I am satisfied from the detailed information before me, that the proposed development would not have a detrimental effect on the surrounding environment in terms of its effect on biodiversity and wildlife, flooding and drainage, noise and air pollution, and trees. The proposed properties would be sensitively positioned to ensure that living conditions of occupiers of existing and proposed properties would not be compromised in terms of light and privacy. Given the design of the access, the proposed parking provision and the scale of development, the proposal would not have harmful effects on highway issues including the safety of highway users. The proposed layout of the development and the scale of properties would ensure that the proposal would not be overdevelopment of the site. The construction periods of other developments in the area would not directly affect the suitability of the proposed development in planning terms.

26. Evidence has been provided from both the Council and the appellant on the Council's current position in terms of housing land supply. The Council maintain that they can demonstrate a 5.97-year supply of deliverable housing land, whilst the appellants indicate that Council cannot demonstrate a five-year housing land supply, detailing a housing land supply figure of 4.5 years.

Planning Conditions and Obligations

Planning conditions

27. In the interests of precision and clarity I have undertaken some editing and rationalisation where necessary of the conditions suggested and agreed between the appellant and the Council. I have also had regard to the six tests set out in paragraph 57 of the National Planning Policy Framework (the Framework).
28. Conditions relating to timeliness and identification of approved plans are necessary in the interests of certainty. In the interests of the character and appearance of the area conditions are necessary in relation to materials, landscaping and finished floor levels. To prevent undue risk to the local surrounding environment it is necessary to attach conditions relating to lighting strategy, landscape scheme including removals and fencing, Reasonable Avoidance Measures Method Statement, badger survey, invasive species method statement, Demolition and Construction Environmental Management Plan, contamination, surface and foul water drainage, provision of renewable energy sources and crime prevention measures. In the interests of highway and pedestrian safety, conditions are necessary in relation to the vehicular access and parking provision. To encourage local training and employment opportunities and condition is considered reasonable for details of a Construction Training and Employment Management Plan to be submitted.
29. A condition relating to electric vehicle charging is not considered reasonable or necessary as this would be covered by Building Regulations. A specific condition relating to Tree Preservation Order trees on the site was not considered necessary as the relevant details would be covered by other landscape conditions. A condition relating to windows was not considered necessary as these details would be covered by the approved plans condition. The Council had also requested a condition removing certain permitted development rights from the whole of the site. It was explained to me at the Hearing that this was due to some of the separation distances between the proposed properties not meeting standard distances, although specific plots were not identified. I have not attached such a condition as there doesn't appear to be any separation distances that are unsuitable, in particular with existing neighbouring properties, and I consider it unreasonable for future occupiers to be denied permitted development rights for their residential property in this instance.

Planning obligations

30. A completed legal agreement has been submitted which details obligations for affordable housing and contributions towards biodiversity off-setting, off-site play and open space, SIA Levy, primary and secondary education, and healthcare. It is necessary that I consider these obligations against the three tests set out in the Framework and Regulation 122(2) of the CIL Regulations.

31. Policy JP-H2 of the PfE and Policy H4 of the SNP seek the provision of affordable housing within new residential schemes, as well as Policy CP6 of the WLPCS which also details 25% of affordable housing to be provided within developments. The development would deliver 26% affordable homes, equating to 15 dwellings, within that seven units would be affordable rented and eight intermediate housing units. The proposed development would help to contribute towards a mixed and balanced community and meet an identified affordable housing need. The affordable housing contribution would comply with Policy JP-H2 of the PfE, Policy H4 of the SNP and Policy CP6 of the WLPCS.
32. It has been identified that the proposed development would result in biodiversity losses and to mitigate this, a contribution towards off-site 10% biodiversity net gain (BNG) is provided. This contribution would go towards BNG enhancements at the former Victoria Colliery / Fairhurst Lane site in Standish which would enable the Council to undertake maintenance and management of BNG enhancements for an approximate 30-year period. The proposal would contribute towards enhancement of biodiversity in the area and would comply with Policy JP-G8 of the PfE.
33. Policy R1E of the UDP and the Wigan Local Plan Open Space in New Housing Supplementary Planning Document (SPD) require new housing developments to either contribute to the provision of public open space and play provision within the proposed site or make an equivalent financial contribution to off-site provision. As the proposed development would not provide any play provision or significant public open space areas, the obligations would provide contributions towards the enhancement of the Langtree Lane and Forest Drive play areas as well as providing for landscaping, fencing, drainage and tree planting in the surrounding locality. The proposal would introduce new residents that would increase pressure on open space and recreational space in the area, and these contributions would mitigate this and be in accordance with Policy R1E and the SPD.
34. As discussed in detail in the main issues, I have found that the proposed development would not have any harmful effects on the infrastructure in the Standish area in terms of primary and secondary education, and healthcare. There is no substantive evidence which indicates that contributions are required in relation to these matters either individually or part of a SIA Levy and they are therefore not necessary.
35. The obligations relating to affordable housing and contributions towards biodiversity off-setting, off-site play and open space that would be secured through the submitted legal agreement would meet the statutory tests in Regulation 122(2) of the CIL Regulations and therefore would be material considerations in this planning appeal.
36. The obligations for SIA Levy, primary and secondary education, and healthcare are not necessary to make the proposed development acceptable in planning terms and therefore would not meet the statutory tests in Regulation 122(2) of the CIL Regulations.
37. The submitted legal agreement contains a “blue pencil clause” which states that planning obligations detailed in the agreement will cease to have effect should I consider a particular obligation to not be necessary. For clarity, I deem the obligations in relation to the Standish Infrastructure Assessment Contribution, the Primary Education Contribution, the Secondary Education Contribution and the

Healthcare Contribution to not be necessary. Therefore, Schedule 6, 7, 8 and 9 of the legal agreement shall have no effect.

Conclusion

38. Policy SP 4 of the WLPCS states that for Standish, there shall be housing development with approximately 1,000 dwellings on safeguarded land up to 2026. There has been over 1,000 dwellings provided on Standish safeguarded land. The proposed development site is on safeguarded land in Standish and therefore given the specific wording of this part of the policy, the proposal would fail to strictly accord with this particular part of Policy SP 4.
39. Policy SP 4, at its front, provides areas of safeguarded land in Standish, that is identified as a broad location for new development in order to contribute to the supply of housing land. Development proposals on this safeguarded land should take account of infrastructure capacity, integration with the local community and address site constraints and provision of physical and green infrastructure.
40. The proposal would be development on safeguarded land in Standish. I have found that the development would not harm the capacity of infrastructure serving the area, it would integrate well with the local community and the development would be deliverable without compromising the local area and environment including physical and green infrastructure. In this respect, the proposal would accord with this part of Policy SP 4.
41. Objective 4 of the SNP is to promote sustainable high-quality housing which meets the current and future needs of Standish residents. Policy H1 sits within this objective framework. Criteria i) of Policy H1 has been met as 1,148 of homes permitted as of 31 July 2017 have been built out and occupied. It has been demonstrated that the proposal would not have a harmful effect on infrastructure in the area and would not be to the detriment of the well-being of Standish as a viable sustainable place to live, work and visit. The proposed development would be in accordance with criteria i) and iii) of Policy H1 and the overall objective 4 of the SNP.
42. A schedule of infrastructure projects, that are all funded through legal agreements of other housing developments, are required for the Standish area. The majority of these projects are either completed or nearing completion with only several that have not been commenced. Nevertheless, given the exact wording of criteria ii) of Policy H1, this criteria cannot be met and the development would not be in accordance with criteria ii) of Policy H1.
43. Whilst the proposal would not accord with certain sections of Policies SP 4 and H1, the proposed development would nevertheless not have any harmful effects on infrastructure in the surrounding area which is the primary focus of Policy H1 and objective 4. There has also been no demonstrable evidence to indicate that the proposal would be harmful to the supply of housing in the Standish area which is a primary aim of Policy SP 4.
44. I acknowledge that there is some conflict with total adherence with Policy SP 4 of the WLPCS and Policy H1 of the SNP. However, the proposed development would nevertheless deliver on large parts of these policies including their foremost directions to direct development which can contribute to the supply of housing towards safeguarded areas in Standish and ensure developments integrate well

with local community and not compromise infrastructure capacity. I therefore find that the proposal would comply with Policies SP 4 and H1 as taken as a whole. I have not found that the proposed development would fundamentally conflict with any other policies of the WLPCS, SNP, PfE and UDP.

45. Accordingly, the proposed development would not conflict with the development plans as a whole and there are no other considerations, including the provisions of the Framework, which outweighs this finding. As I have found that the proposal accords with the development plans as a whole, it is not necessary for me to reach a position on the disputed housing land supply figure.
46. For the reasons given above, I conclude that the appeal should be allowed subject to the appropriate conditions and the relevant terms of the submitted section 106 legal agreement.

Chris Baxter

INSPECTOR

APPEARANCES

FOR THE APPELLANT:

G Cannock KC	Kings Chambers
P Williams	Mosaic Town Planning
R Meachin	Persimmon Homes
J Powell	Alfredson York Associates
C Kirkshaw	Persimmon Homes

FOR THE LOCAL PLANNING AUTHORITY:

J Jaques	Wigan Council
C Thompson	Wigan Council
D Kearsley	Wigan Council
J Kerry	NHS Greater Manchester

INTERESTED PERSONS:

G Foster	Standish Voice (Standish Neighbourhood Forum)
Cllr R Whittingham	Councillor
Cllr Parkinson	Councillor

DOCUMENTS SUBMITTED AT THE HEARING:

1. Notification letters of the appeal hearing
2. Plan showing built development in proximity to Pepper Lane site
3. Copy of Cllr R Whittingham's statement
4. Wigan Council's Interim Five-Year Supply Position Statement
5. Copies of Planning Layout plans – drawing nos PH:PL:001 Rev F and Rev G

DOCUMENTS SUBMITTED AFTER THE HEARING:

1. Section 106 legal agreement
2. Position statements – discharge of conditions applications / development trajectory on various sites

Schedule of Conditions

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following plans:
 - Location Plan (drawing no. LP/CF/A); Planning Layout (drawing no. PH:PL:001 Rev G); Landscape General Arrangement Plan (drawing no. UG_707_LAN_GA_DRW_01 P06); Soft Landscaping Plan 1 of 4 (drawing no. UG_707_LAN_SL_DRW_03 P07); Soft Landscaping Plan 2 of 4 (drawing no. UG_707_LAN_SL_DRW_04 P07); Soft Landscaping Plan 3 of 4 (drawing no. UG_707_LAN_SL_DRW_05 P07); Soft Landscaping Plan 4 of 4 (drawing no. UG_707_LAN_SL_DRW_06 P07); Proposed Site Access Arrangement (drawing no. 3394-F02 Rev. C); The Barnwood Elevation – Traditional (drawing no. Bw_MA_Det_R21G – 903); The Burnham Elevation – Traditional (drawing no. Bu_MA_Det_R21E – 903 Rev B); The Dallington Elevation – Traditional (drawing no. Dg_MA_Det_R25G T001); The Danbury Elevation – Traditional (drawing no. Da_MA_End_R21G – 903); The Deepdale Elevation – Traditional (drawing no. Dp_MA_End_R21E – 903 Rev B); The Galloway Elevation – Traditional (drawing no. Ga_MA_Det_R25G T001); The Haldon Elevation – Traditional (drawing no. Ha_MA_Det_R25G T001); The Heartwood Elevation – Traditional (drawing no. He_MA_End_R21G – 903); The Kielder Elevation – Traditional (drawing no. Ki_MA_Det_R25G T001); The Lambridge Elevation – Traditional (drawing no. Lb_MA_Det_R25G T001); The Sherwood Elevation – Traditional (drawing no. Sh_MA_Det_R25G T201); The Wareham Mid Elevation – Traditional (drawing no. Wa_MA_Det_R25G T001); The Wareham End Elevation – Traditional (drawing no. Wa_MA_Det_R25G T001); The Wentwood Elevation – Traditional (drawing no. We_MA_End_R21G – 903); The Winterfold Elevation – Traditional (drawing no. Wi_MA_Det_R25G T001); The Barnwood (drawing no. Bw_Det_R25 – 901); The Burnham (drawing no. Bu_Det_R25 – 901); The Dallington (drawing no. Dg_End_R25 – 901); The Danbury (drawing no. Da_End_R25 – 901); The Deepdale (drawing no. Dp_MA_End_R21E – 901 Rev A); The Galloway (drawing no. Ga_End_R25 – 901); The Haldon End (drawing no. Hd_End_R25 – 901); The Haldon Mid (drawing no. Hd_Mid_R25 – 901); The Heartwood (drawing no. He_End_R25); The Kielder (drawing no. Ki_Det_R25 – 901); The Lambridge (drawing no. LB_Det_R25 – 901); The Sherwood (drawing no. Sh_Det_R25 – 901); The Wareham (drawing no. Wa_End_R25 – 901); The Wareham Mid (drawing no. Wa_Mid_R25 – 901); The Wentwood End (drawing no. We_End_R25); The Winterfold End (drawing no. Re_End_R25 – 901); Pumping Station (drawing no. PH:PS:001); Construction Details for Substation (drawing no. GTC-E-SS-0027_R1-2_1_of_1); Boundary Treatment Plan (drawing no. BT/BH/01 Rev. A); Surface Treatment Plan (drawing no. PHNW/ST/01 Rev. A); 1.8m Full Screen Wall (drawing no. PHNW-W-01); 1.8m Timber Screen Fence (drawing no. PHNW-F-01); Proposed Site Access Arrangement (drawing no. 3394-F02 Rev. C).

Pre-commencement

- 3) Before the development hereby approved is commenced particulars or samples of all materials (including their colours and finishes) to be used in the external elevations and roofs of all buildings shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.
- 4) Before the development hereby approved is commenced (except for demolition and clearance works) a lighting strategy shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.
- 5) Before the development hereby approved is commenced (except for demolition works) a Reasonable Avoidance Measures Method Statement (RAMMS) to protect amphibians, bats, birds, hedgehogs, foxes, deer and other wildlife including using the site, shall be submitted to, and approved in writing by, the Local Planning Authority. This shall include details setting out how construction site fencing shall allow larger mammals to escape from the site if required, and confirmation that any (suspected) fox earths will not be destroyed at a time of year when foxes will have dependent young (between 1st March and 30th June). The development shall be constructed in accordance with the approved details.
- 6) Before the development hereby approved is commenced an updated site survey for badgers (which shall be carried out immediately prior to any site clearance works commencing) and if recorded, a mitigation strategy to avoid harm to them, shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be constructed in accordance with the approved details.
- 7) Before the development hereby approved is commenced a Method Statement to ensure the spread of invasive species (rhododendron, Himalayan balsam and montbretia) is avoided, shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be constructed in accordance with the approved details.
- 8) Before the development hereby approved is commenced an Operational Method Statement shall be submitted to and approved in writing by the Local Planning Authority. This shall identify the order in which operations will be undertaken, including tree works, erection of protective fencing, site remediation works, location of site compound and material storage, routes of existing and proposed services, specific tree protection and special procedures and materials where development and excavation is within the sphere of influence of trees. It shall identify all tree work which must meet current BS3998 and be carried out by an appropriately qualified arboricultural contractor. It shall include a list of contacts during development. All works shall be carried out in accordance with the approved Operational Method Statement.
- 9) Before the development hereby approved is commenced, including site clearance, excavation or construction works or the entry of vehicles or plant into the site, all existing retained trees and hedges on and adjacent to the site, other than those indicated for removal on the approved plans (as approved under condition 10 above), have been physically protected from

damage by plant, equipment, vehicles, excavation, deposit of excavated material and any other cause. This shall be achieved by the erection of fencing in accordance with BS5837:2005, outside the canopy. The fencing shall be maintained for the duration of the development operations and no operations or storage whatsoever shall take place within the fenced protection areas.

- 10) Before the development hereby approved is commenced a Demolition and Construction Environmental Management Plan (DCEMP) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include as a minimum the following:
- Measures to be taken to avoid water pollution;
 - Methods to be employed to control and monitor noise, dust (based on a risk assessment in accordance with the IAQM document “Guidance on the assessment of dust from demolition and construction – 2014”) and vibration impacts;
 - Schedule of demolition, construction and delivery hours;
 - Demolition and construction traffic routes;
 - Details of how the wheels of vehicles will be cleaned before leaving the site;
 - Management plan to control surface water run-off and measures to mitigate the risk from contaminated surface water run-off, including specific measures to be taken to avoid water pollution;
 - Location of on-site staff and contractor parking;
 - Details of the provision for the storage of building materials, equipment and plant, and the placement of site cabins, site offices and storage containers; and
 - Waste strategy for managing and disposing of waste generated during construction.

The approved scheme shall thereafter be implemented in full for the duration of the construction works.

- 11) Before the development hereby approved is commenced, excluding demolition and site clearance works, details of a sustainable surface water drainage scheme and a foul water drainage scheme for the development shall be submitted to, and approved in writing by, the Local Planning Authority. The drainage schemes must include:
- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
 - (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
 - (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;

(iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and

(v) Foul and surface water shall drain on separate systems.

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

12) Before the development hereby approved is commenced, with the exception of demolition and clearance works, details of a finished floor levels for the approved buildings and levels of external parking and hard and soft landscaped areas within the development site shall be submitted to, and approved in writing by, the Local Planning Authority. The proposed level(s) shall be defined relative to a datum or datum points. The development shall be constructed in accordance with the approved details.

13) Before the development hereby approved is commenced, details of a Construction Training and Employment Management Plan (CT&EMP) shall be submitted to, and approved in writing by, the Local Planning Authority. The CT&EMP will aim to promote training and employment opportunities for local people and include:

- Measures to ensure the owner and contractors work directly with local employment and training agencies;
- Targets for employing local labour;
- Targets for work experience opportunities;
- Measures to provide training opportunities in respect of any new jobs created; and
- Requirements to submit monitoring information on the plan at regular intervals to the Local Planning Authority.

The development shall be carried out in accordance with the agreed CT&EMP(s) and any amendments to the CT&EMP(s) shall be agreed in writing with the Local Planning Authority.

Pre-occupation

14) Before the development hereby approved is occupied, a scheme for the provision of solar PV panels and air-source heat pumps shall be made available on the site, in full accordance with a scheme which has been previously submitted to, and approved in writing by, the Local Planning Authority. Once implemented the scheme shall be maintained and retained thereafter to ensure the provision is fully operational.

15) Before the development hereby approved is occupied, the visibility splays and the vehicular access as shown on the Proposed Site Access Arrangement (drawing no. 3394-F02 Rev. C), including tactile paving shall be completed to the satisfaction of the Local Planning Authority. The vehicular

access shall be retained thereafter and be kept clear of obstructions to visibility at or above a height of 0.6 metres at all times.

- 16) Before the development hereby approved is occupied, a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to and agreed in writing by the Local Planning Authority. The sustainable drainage management and maintenance plan shall include as a minimum:
- (i) Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
 - (ii) Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Other

- 17) No removal of or works to any hedgerows, trees or shrubs shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site and written confirmation provided that no active bird nests are present which has been submitted to and approved in writing by the Local Planning Authority.
- 18) During the first available planting season following the completion of the development hereby approved, the soft landscaping scheme shown on the approved plans shall be fully implemented. All planting within the approved scheme shall be maintained for a period of 30 years from the agreed date of planting. Any trees or plants which die, become diseased, or are removed during the maintenance period shall be replaced with specimens of an equivalent species and size.
- 19) Works to address contamination shall be carried out in complete accordance with the details below:-
- Enabling works and build phase:
- The development shall be undertaken in full accordance with the approved Remediation Strategy (report reference 14-985-R3 revision R1-RevC dated 5 August 2024).
- Prior to the occupation of the development:
- Prior to any part of the permitted development being occupied a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

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

- 20) The car parking provision shown on the approved plans Planning Layout (drawing no. PH:PL:001 Rev G) shall be fully implemented in accordance with the approved details prior to the occupation of each dwelling it serves. The car parking shall be retained as such thereafter.
- 21) Prior to the commencement of laying of any final hard surfaces within the development, particulars or samples of the materials (including their colours and finishes) to be used for the hard surfaced areas shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be constructed only in full accordance with the approved details.
- 22) Crime prevention measures as set out in the recommendations in section 4 relating to the security of the site of the Crime Impact Statement (Version V0.3) shall be implemented within the hereby approved development, in accordance with the stated recommendations, and retained as appropriate thereafter.