

Notes relating to Outline Planning Approval Reference DC: 19/00416/OUT

Outline - Erection of a residential development (all matters reserved) Land East Of 8, Sproatley Road, Preston, East Riding Of Yorkshire, HU12 8TT.

Condition 1 Statement of Fact

Condition 2 Statement of Fact

Condition 3 Statement of Fact

Condition 4 Statement of Fact

Condition 5 Affordable Housing Statement. A Viability Assessment was submitted as part of the REM Application which established a provision of 2 no Adstock House Types on plots 13 and 14. Please see approved site plan 3190/09f.

Condition 6 Housing Mix. Approved as part of REM application. Please see approved site plan 3190/09f.

Condition 7 Public Open Space. Approved as part of REM application. Please see approved site plan 3190/09f.

Condition 8 Education Contribution. Please see comments from Committee Report. [“As there are expected to be more surplus mainstream primary and surplus mainstream secondary school places in the relevant areas than the likely demand as a result of the development, there is no requirement for a developer contribution for mainstream primary or secondary school places.”](#)

Condition 9 Finished Floor Levels. Approved as part of REM application. Please see approved site plan 3190/09f.

Condition 10 Pedestrian and Cycle Link to Ness Lane Please see officers comments in Committee Report. [“A footpath link \(location amended during the course of the application to address concerns raised that it led onto a private drive\) will be provided in the south-east of the site up to the border with the adjacent part of the allocation, providing a potential and adoptable pedestrian link to improve permeability of the overall allocation, in line with policy PRES-B \(Criteria B\) which states that the proposals should provide a pedestrian/cycle link through the allocation between Sproatley Road and Ness Lane.”](#) Please see approved site plan 3190/09f.

Condition 11 Link to remaining allocation land (PRES-B) . Please see officers comments in Committee Report. [“The plans as originally submitted did show a road spur to link to the adjacent site to the east, though has been subsequently removed following dialogue between the developer of this and the adjacent site as not being necessary.”](#) Please see approved site plan 3190/09f.

Condition 12 Landscaping. A Tree Report and Landscaping Masterplan was approved as part of the REM Approval. Please see drawing R/2415/1C by FDA Landscaping.

Condition 13 Archaeology. Please see WSI for Archaeological Works.

- Condition 14 Statement of Fact.
- Condition 15 Statement of Fact.
- Condition 16 Drainage Design. To be dealt with as separate CONDET.
- Condition 17 Drainage Design. To be dealt with as separate CONDET.
- Condition 18 Ecology. Please see EEMP.
- Condition 19 Ecology. Please see WEP.
- Condition 20 Statement of Fact.
- Condition 21 Site Set Up. Please see drawing 3190/100 and statement.
- Condition 22 Wheel Cleaning. Please see drawing 3190/100 and statement.
- Condition 23 Construction Emission Management Plan. Please see CEMP.
- Condition 24 Working Practices. Please see Code of Practice by Ward Homes Yorkshire.
- Condition 25 Statement of Fact.