

Yorke Drive Combined Planning Conditions Tracker - Outline and Reserved Matters Permissions

Key

-  **Completed** The planning condition has been discharged
-  **In progress** This is where we are working to discharge the planning condition
-  **Yes** Pre-commencement condition. These must be discharged before a start on site is allowed. The other conditions must be completed before certain stages in the construction programme or occupation.

Permission	Condition No.	Summarised condition	Status	Pre-commencement?	Notes
Outline	4	Legal agreement Before most building starts, the landowners and the Council need to complete a legal agreement called a Section 106 and a Unilateral Undertaking. This helps make sure promises linked to the development are legally secured.	 In progress	 Yes	
Outline	11	Pavilion The design for the pavilion, including the community hall and changing rooms, has to be approved by the Council before it is built.	 Completed	 Yes	
Outline	12	Archaeology Archaeologists need to check the site for important historic remains before building starts in certain areas. The Council is waiting for final confirmation that the archive evidence is sorted.	 In progress	 Yes	Confirmation of archive deposition following archaeological works required and awaiting confirmation that this condition can be discharged.
Outline	16	Construction Environmental Management Plan The builders must send in a plan explaining how they will manage the building works safely, including construction traffic, dust, noise and air quality measures.	 In progress	 Yes	Highways comments 30/01/2026. Response to highways comments was submitted on 06/07/2026. It took some time to prepare our response as we had to review the build plan and produce a health and safety assessment to support our case. Following a productive meeting with highways on 16/07, we are preparing a final response to discharge the condition.
Outline	19	Foul drainage The team must show how wastewater from the homes and buildings will be safely removed before the phase is used.	 Completed	 Yes	
Outline	22	Public rights of way If public footpaths or routes are affected, the team must explain whether they will be temporarily moved, permanently changed, or stopped up.	 In progress	 Yes	Temporary route changes will be dealt with through a TTRO as agreed with PROW officers. Permanent changes are being dealt with through a stopping up order which is currently being prepared.
Outline	27	Construction traffic A traffic plan is needed to show where construction vehicles will enter, leave and travel, so building traffic can be managed safely.	 In progress	 Yes	Highways comments 30/01/2026. Response to highways comments was submitted on 06/07/2026. It took some time to prepare our response as we had to review the build plan and produce a health and safety assessment to support our case. Following a productive meeting with highways on 16/07, we are preparing a final response to discharge the condition.
Outline	17	Contamination and ground safety The land needs to be checked for pollution or contamination. If anything unexpected is found, work may need to stop in that area until it is made safe.	 In progress	 Yes	Partial discharge of this condition has been sought to enable development to commence on the playing fields. Once the demolition works have been completed, it will be possible to undertake the necessary tests to inform a remediation strategy. Environmental Services 14/10/2025 - recommend that Part 1 of the contamination condition for Phases 0, 0/1 and 1 only can be discharged. The remediation statement has been expanded and re-submitted to enable parts 1 and 2 of the condition to be discharged. This is under review by the planning team.
Outline	18	Ecological enhancements The development should include improvements for wildlife, such as bird boxes or bat boxes, and these should be provided at the right time.	 Completed	 Yes	
Outline	8	Playing field phasing If work affects existing playing fields, replacement playing field space must be ready first, or temporary alternative arrangements must be agreed.	 Completed	No	Complied with through RM
Outline	10	Playing field management Before the improved playing fields are used, there must be a clear plan showing who will look after them and how often maintenance will happen.	 Completed	No	Complied with through RM
Outline	20	Bird nesting season Trees and hedges should not be removed during bird nesting season unless an ecologist checks them first and the Council accepts the report.	Compliance	No	No further information required - operational rule to follow during works.
Outline	23	Roads, parking and lighting Before relevant work starts, the Council must approve details like parking spaces, road layout, access widths, street lighting, surfaces and drainage.	 In progress	No	This is being dealt with through a S38/278 technical approval which is ongoing.
Outline	24	Lincoln Road access Only a limited number of homes can be occupied before a suitable new access from Lincoln Road is provided.	Compliance	No	
Outline	25	Visibility at junction The new Lincoln Road junction must not have planting which blocks visibility.	Compliance	No	

Outline	26	Travel Plan A Travel Plan is needed to encourage people to use more sustainable travel, like walking, cycling, buses and car sharing.	✔ Completed	No	
Outline	28	Bat Mitigation Strategy Because bats may use parts of the site, a plan is needed to protect them before demolition or building happens.	✔ Completed	No	
Outline	29	Noise Assessment The team needs to check whether noise could affect new homes and, if needed, provide measures to reduce noise before people move in.	✔ Completed	No	
Outline	1	Development start date The development must begin within the allowed legal time limit, based on the planning permission and reserved matters approvals.	Compliance	No	No further info required - timing rule.
Outline	2	Reserved matters Detailed plans for appearance, landscaping, layout and scale must be approved before development begins and then followed.	✔ Completed	No	
Outline	3	Phasing plan The site must be built in agreed phases, with each phase following the latest approved phasing plan and programme.	✔ Completed	No	
Outline	5	Masterplan The detailed designs should follow the approved masterplan and design documents unless the Council agrees otherwise.	Compliance	No	Submitted as compliance for Reserved Matters; plans listed on decision notice.
Outline	6	Number of homes The whole development is allowed to include no more than 320 homes.	Compliance	No	
Outline	7	Building height Buildings next to Lincoln Road must not be higher than 3 storeys.	Compliance	No	Submitted as compliance for Reserved Matters; plans listed on decision notice.
Outline	9	Pitch improvement strategy Where playing fields are affected, there must be a plan to improve the sports pitches and deliver the works in the right order.	✔ Completed	No	
Outline	14	Landscaping The team must show where planting, grass, paths, hard surfaces and other landscape features will go, and when the work will be done.	✔ Completed	No	
Outline	15	Working hours Construction work and deliveries can only happen during the approved hours, unless the Council agrees something different.	Compliance	No	
Outline	21	Rehousing residents Where homes are demolished or new homes are built, there must be a schedule explaining the housing mix, tenure and how existing residents will be rehoused.	Compliance	No	
Outline	13	Trees and hedgerows The application must explain how existing trees and hedges will be protected, and why any removals are needed.	✔ Completed	No	
Reserved Matters	3	Bricks and roof tiles The bricks and roof tiles are not fully approved yet. Before bricks are laid above damp-proof course, or roof tiles are put on, the team must send details like the maker, colour and material to the Council.	✔ Completed	★ Yes	
Reserved Matters	14	Public rights of way surfaces Before development starts, the Council must approve details for public paths, including their surface, width and how they will be looked after.	📁 In progress	★ Yes	Proposed to be amended under Non Material Amendment (NMA)* submitted 18/06/2026, to allow demolition and pavilion construction.
Reserved Matters	16	Surface water drainage Before development starts, the team must provide a detailed drainage plan showing how rainwater will be managed safely, including SuDS, calculations, outfalls, maintenance and flood-risk controls.	✔ Completed	★ Yes	
Reserved Matters	21	Pumping station noise Before the pumping station is built, the team must check whether it could be noisy and provide a plan to reduce noise if needed.	📁 In progress	★ Yes	The noise assessment has been submitted. The planning officer will seek confirmation from EHO that the submitted assessment is acceptable.
Reserved Matters	23	Ecological enhancements Before each phase starts, the team must provide a wildlife improvement plan, such as bird boxes or bat boxes, and say when the improvements will happen.	✔ Completed	★ Yes	
Reserved Matters	2	Street furniture and public area items Before anyone moves into the first home, the Council must approve items in public areas, like benches, bins, signs, safety fencing, lighting and lifebuoys near ponds.	📁 In progress	No	Confirmation requested from the Planning Officer that this can become a compliance condition under the live Non Material Amendment (NMA).
Reserved Matters	4	Boundary treatments Before first occupation, the Council must approve boundary details such as fences, walls, heights, materials and hedgehog highways.	📁 In progress	No	Confirmation requested from the Planning Officer that this can become a compliance condition under the live Non Material Amendment (NMA).
Reserved Matters	6	Drives and parking surfaces Homes cannot be occupied until drives and parking areas are properly surfaced, not loose gravel, and water is stopped from running onto the highway.	Compliance	No	

Reserved Matters	7	Private drives management Before any home is occupied, the future management and maintenance arrangements for private drives and drainage must be approved.	 In progress	No	
Reserved Matters	10	Visibility splays for plots 141 and 150 Plots 141 and 150 cannot be occupied until the Council approves how the land within the visibility splays will be managed and maintained.	 In progress	No	Proposed to be amended under Non Material Amendment (NMA) submitted 18/06/2026, to update the plan reference.
Reserved Matters	11	Bus route parking controls Homes in phases 3, 4 and 5 cannot be built above damp-proof course until measures are agreed to stop parking at junctions along the future bus route.	 In progress	No	
Reserved Matters	12	Road-side planting Before homes are occupied in a phase or sub-phase, the Council must approve the planting in road-side verges and agree when it will be planted.	 In progress	No	
Reserved Matters	13	Parking surveys After the 74th home in Phase 1 is occupied and the sports grounds are in use, parking surveys must be done. The results and any fixes must then be sent to the Council.	 In progress	No	
Reserved Matters	22	Biodiversity monitoring Before biodiversity improvements are made, the team must explain how they will be monitored after construction and who will be responsible for them.	 Completed	No	
Reserved Matters	1	Approved plans The development must be built in line with the approved plans and documents.	Compliance	No	
Reserved Matters	5	Stopping-Up Order The development needs a Stopping-Up Order. The public highway must not be blocked until the order has been secured.	Compliance	No	
Reserved Matters	8	Pedestrian visibility splays Visibility splays on the route from Lincoln Road to the sports ground must be created and kept clear of obstructions over 0.6m high.	Compliance	No	Proposed to be amended under Non Material Amendment (NMA) submitted 18/06/2026, to update the plan reference.
Reserved Matters	9	No hedges near visibility splays Hedges must not be planted within 1 metre of the rear of any junction or visibility splay.	Compliance	No	
Reserved Matters	15	Public Rights of Way diversion The public rights of way need to be permanently diverted. They must not be blocked until the diversion order is approved by the Department for Transport.	Compliance	No	
Reserved Matters	17	Playing fields and pavilion delivery The playing fields, pavilion and parking must be provided in line with the approved specifications and phasing plans.	Compliance	No	
Reserved Matters	18	Pitch improvement and maintenance The pitches must be built using the approved Pitch Improvement Strategy and then maintained using the Pitch Maintenance Guidelines.	Compliance	No	
Reserved Matters	19	Ball stop fencing Playing pitches cannot be used until the ball stop fencing is fully put up and it must be maintained for the life of the development.	Compliance	No	
Reserved Matters	20	Noise mitigation for homes The development must follow the submitted noise assessment. Homes affected by noise cannot be occupied until the required noise-reduction measures are installed and working.	Compliance	No	