

**DELEGATED**

**AGENDA NO**

**REPORT TO PLANNING COMMITTEE**

**DATE 15<sup>th</sup> MARCH 2006**

**REPORT OF CORPORATE DIRECTOR OF  
DEVELOPMENT AND NEIGHBOURHOOD  
SERVICES**

**06/0017/OUT**

**ASHMORE HOUSE, RICHARDSON ROAD, STOCKTON-ON-TEES  
OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT OF UP TO 220 DWELLING  
UNITS.**

**EXPIRY DATE: 5<sup>th</sup> April 2006**

### **Summary**

This application seeks Outline Planning permission for residential development of up to 220 dwelling units. Access, siting, design, external appearance and landscaping being reserved for a future submission.

The proposal is to redevelop the site owned by Aker Kvaerner, which is undertaking an extensive restructuring of its business. At the present time a significant proportion of the site and premises are vacant or under utilised and the business is seeking to relocate to another site within the Borough.

The application proposal is, therefore to establish the principle of residential development of the whole site. However, in order to facilitate the relocation of the business, the intention is to retain an office use on site whilst suitable bespoke premises are identified elsewhere. The application therefore includes a proposal for the residential development of the site in two phases. This provides for the retention of the majority of the existing office buildings within the site in the short term until alternative premises are available for occupation.

Phase 1 of development would include the selective demolition of the older office buildings and facilitate the creation of a temporary car park for the remaining office buildings, in order to replace the informal parking areas displaced by the residential development of phase 1.

Phase 2 will comprise the clearance and residential development of all of the remaining office buildings, and would be progressed once alternative premises for Kvaerner were available for occupation.

The application is supported by a detailed design statement to set out the design principles to be adopted in formulating the reserved matters, and includes an indicative site layout. Also supporting the application is a Transport Assessment, Noise Impact Assessment, Planning Statement and Site Investigation Report.

The proposal is considered to be in line with general planning policies set out in the Development Plan and is recommended for approval with conditions.

## **RECOMMENDATION**

***RECOMMENDED that the application 06/0017/OUT be APPROVED subject to the applicant entering into a Section 106 Agreement in accordance with the Heads of Terms below and the following conditions:***

### **SECTION 106 AGREEMENT**

#### ***Heads of Terms***

##### **School Places**

***The rate of contribution required from developers for school places would be £8,000 x 0.26 = £2,080 per family home. (i.e. homes with two or more bedrooms).***

***Payment of developer contributions should be made at the commencement of each phase of development in accordance with an approved phasing plan.***

***The calculation to reflect a discount of £8,000 per vacant place in St. Cuthberts, Bowesfield and Oxbridge lane Primary Schools as recorded within the Annual School Census current at the time payment is due, subject to a pro-rata allocation of this discount amongst other planned development within the local area (Planned developments being proposed residential developments which has at least reached the planning application stage). Local Authority to provide within one month of a request being made its confirmation of the applicable discount by reference to the Annual School Census and specific details of other developments to benefit from the discount.***

***Contribution to be held in an interest-bearing account. Payment to be used for the purposes identified within 5 years of the final payment being made or otherwise returned together with the interest accrued.***

##### **Public Transport Infrastructure**

***A commuted sum of £30,000 to be paid to Stockton Tees Borough Council to fund the construction of new bus stop facilities on Bowesfield Lane in the immediate vicinity of the site.***

***Sum to be paid to the Council on letting the contracts for the construction of the bus stop facilities. Contribution to be held in interest-bearing account. Payment to be used for the purposes identified within 2 years of the payment being made or otherwise returned together with the interest accrued.***

##### ***Off-site Highway works***

***A contribution shall be paid to the Council of £100,000 for the off site road improvements to the riverside roundabout A1130 on acceptance of the tender for the works. Contribution to be held in interest-bearing account. Payment to be used for the purposes identified within 2 years of the payment being made or otherwise returned together with the interest accrued.***

##### **Conditions:**

- 01. The development shall be implemented in general conformity with the approved "Design Guide" document submitted with the planning application unless otherwise agreed in writing by the Local Planning Authority.***

***Reason: To ensure that the detailed proposals submitted are in accordance with the approved Design Guidance document and to enable the Local Planning Authority to satisfactorily control the development.***

- 02. *The total amount of residential units as authorised by this permission shall not following the issue of the permission hereby granted exceed 220 dwellings.***

***Reason: To ensure a satisfactory form of development.***

- 03. *Application for the approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.***

***Reason: By virtue of the provisions of Section 92 of the Town and Country Planning Act 1990.***

- 04. *Approval of details of the siting, design and external appearance of the buildings, the means of access, and the landscaping of the site, shall be in accordance with the details of the scheme to be submitted to and approved by the Local Planning Authority before the development commences.***

***Reason: To reserve the rights of the Local Planning Authority with regard to these matters.***

- 05. *The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the latest.***

***Reason: By virtue of the provisions of Section 92 of the Town and Country Planning Act 1990.***

- 06. *Development shall not be commenced until the Local Planning Authority has approved in writing the details of arrangements for the setting out of the Public Open Space within the site by the developer, as part of the development, and such arrangements shall address and contain the following matters:***

- A) The delineation of the proposed public open space***
- B) The type and nature of the facilities to be provided within the public open space***
- C) The arrangements the developer shall make to ensure that the Public Open Space is laid out and completed during the course of the development***
- D) The arrangements the developer shall make for the future maintenance of the Public Open Space.***

***Reason: To enable the Local Planning Authority to satisfactorily control the development***

- 07. *Details of all external finishing materials including roads and footpaths shall be agreed with the Local Planning Authority before the development is commenced.***

***Reason: To reserve the rights of the Local Planning Authority with regard to these matters.***

- 08. *Notwithstanding the provisions of classes A, B, C, D and E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order), the buildings hereby approved shall***

**not be extended or altered in any way, nor any ancillary buildings or means of enclosure erected within the curtilage without the written approval of the Local Planning Authority.**

**Reason: To adequately control the level of development on the site to a degree by which the principle of the permission is based.**

- 09. All means of enclosure and street furniture associated with the development hereby approved shall be in accordance with a scheme to be agreed with the Local Planning Authority before the development commences. Such means of enclosure and street furniture as agreed shall be erected before the development hereby approved is occupied.**

**Reason: In the interests of the visual amenities of the locality.**

- 10. No construction/building works shall be carried out except between the hours of 8.00am and 6.00pm on Mondays to Fridays and between 8.00am and 1.00pm on Saturdays. No Sunday working.**

**Reason: To ensure that the development does not prejudice the enjoyment of neighbouring occupiers of their properties.**

- 11. No development approved by this permission shall be commenced until a scheme for the provision and implementation of surface water run-off limitation and drainage works has been submitted to and approved in writing by of the Local Planning Authority. The scheme shall be implemented in accordance with the approved programme and details.**

**Reason: To prevent the increased risk of flooding.**

- 12. No development approved by this permission shall be commenced until:**
- a) A desk top study has been carried out which shall include the identification of previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information. And using this information a diagrammatical representation (Conceptual Model of the geology and hydrogeology) for the site of all potential contaminant sources, pathways and receptors has been produced.**
  - b) A site investigation has been designed for the site using the information obtained from the desktop study and any diagrammatical representations (Conceptual Model of the geology and hydrogeology). This should be submitted to, and approved in writing by the LPA prior to that investigation being carried out on the site. The investigation must be comprehensive enough to enable:  
- A risk assessment to be undertaken relating to ground and surface waters associated on and off the site that may be affected, and - refinement of the Conceptual Model, and  
- The development of a Method Statement detailing the remediation requirements**
  - c) The site investigation has been undertaken in accordance with details approved by the LPA and a risk assessment has been undertaken.**
  - d) A Method Statement detailing the remediation requirements, including measures to minimise the impact on ground and surface waters, using the information obtained from the Site Investigation has been submitted to the LPA. This should be approved in writing by the LPA prior to that remediation being carried out on the site.**

**Reason: To protect Controlled Waters and ensure that the remediated site is reclaimed to an appropriate standard.**

13. **If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing by the LPA) shall be carried out until the applicant has submitted, and obtained written approval from the LPA for, an addendum to the Method Statement. This addendum must detail how this unsuspected contamination shall be dealt with.**

**Reason: To ensure that the development complies with the approved details in the interests of protection of Controlled Waters.**

14. **Upon completion of the remediation detailed in the Method Statement a report shall be submitted to the LPA that provides verification that the required works regarding contamination have been carried out in accordance with the approved method Statement(s). Post remediation sampling and monitoring results shall be included in the report to demonstrate that the required remediation has been fully met. Future monitoring proposals and reporting shall also be detailed in the report.**

**Reason: To protect Controlled Waters by ensuring that the remediated site has been reclaimed to an appropriate standard.**

15. **Development approved by this permission shall not be commenced unless the method for piling foundations has been submitted to and approved in writing by the Local Planning Authority. The piling shall thereafter be undertaken only in accordance with the approved details.**

**Reason: The site is contaminated/potentially contaminated and piling could lead to the contamination of groundwater in the underlying aquifer.**

16. **Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through an oil interceptor installed in accordance with a scheme previously submitted to and approved in writing by the LPA. Roof water shall not pass through the interceptor.**

**Reason: To prevent pollution of the water environment.**

17. **Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the banded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankages, the compound should be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.**

**Reason: To prevent pollution of the water environment.**

18. **5% of the residential units hereby approved shall be affordable and provided in the form of shared ownership and/or shared equity. As part of an application for reserved matters, details shall be submitted for approval of the Local Planning**

**Authority of a scheme for the provision of affordable housing on the site. The submitted scheme shall include details of the following, as appropriate:**

- i) The delineation of the area or areas of the site upon which the affordable dwellings will be constructed;**
- ii) The type and size of affordable dwellings to be provided;**
- iii) The arrangements the developer shall make to ensure that such provision is affordable for both initial and successive occupiers;**
- iv) The phasing of the affordable housing provision in relation to the provision of open market housing on the site;**
- v) Occupancy criteria and nomination rights in relation to identified housing need.**

**Reason: To achieve a satisfactory form of development.**

- 19. A detailed scheme for landscaping and tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before the development authorised or required by this permission is commenced. Such a scheme shall specify types and species, layout contouring and surfacing of all open space areas. The works shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development whichever is the sooner and any trees or plants which within a period of five years from the date of planting die, are removed, become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species unless the Local Planning Authority gives written consent to any variation.**

**Reason: To ensure satisfactory landscaping to improve the appearance of the site in the interests of visual amenity.**

- 20. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed with the Local Planning Authority.**

**Reason: In the interests of amenity and the maintenance of landscaping features on the site.**

- 21. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small privately owned domestic gardens, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.**

**Reason: To ensure satisfactory landscaping to improve the appearance of the site in the interests of visual amenity.**

- 22. Notwithstanding any description of the materials in the application no development shall be commenced until precise details of the materials to be used in the construction of the external walls and roofs of the buildings have been approved in writing by the Local Planning Authority.**

**Reason: To enable the Local Planning Authority to control details of the proposed development.**

- 23. Prior to development commencing, a study shall be commissioned and submitted for approval to determine the following: surveys of existing buildings for the presence of bat roosts, so that potential disturbance impacts can be assessed. Mitigation and enhancement measures contained within the submitted report will be implemented to the satisfaction of the Local Planning Authority.**

**Reason: To ensure that appropriate safeguards are in place for bat species on the site and that necessary mitigation/enhancement measures are included and specified for the development of the site.**

- 24. Before the commencement of the development hereby permitted, a scheme for the protection of the proposed residential dwellings from noise from adjacent uses and works, which form a part of such a scheme, shall be completed before any of the permitted dwellings are occupied. Within such a scheme, an assessment by a noise consultant shall be provided to establish where acoustic protection is required. Where boundaries require acoustic fencing and mounding, the height and acoustic quality shall be justified in relation to potential noise source from the immediately adjacent industrial units. Where appropriate, acoustic double-glazing and mechanical ventilation to first floor bedrooms shall be provided.**

**Reason: To avoid excessive noise and disturbance adversely affecting the amenities of neighbouring occupiers.**

- 25. A cycleway shall be provided and implemented through the site to the satisfaction of the Local Planning Authority before the development hereby approved is occupied.**

**Reason: To ensure a satisfactory form of development.**

- 26. Wherever any changes in levels that are greater or lesser than one metre AOD throughout the development are proposed, details of the existing and finished levels shall be submitted to and approved by the Local Planning Authority before any relevant work is commenced.**

**Reason: To ensure that earth-moving operations and the final landforms resulting are such as to compliment and not detract from the visual amenity or integrity of existing natural features and habitats.**

## **THE PROPOSAL**

1. The site is located to the north of the A66 and adjacent railway line. It is bounded by Gladstone Street to the north and by further existing dwellings on Sadberge Road and Richardson Road to the west. Bowesfield Lane delineates the extent of the site to the east (a site location plan is attached at Appendix 1).
2. The site itself occupies an area of approximately 5.44 hectares and currently comprises a mix of office buildings and a number of disused industrial buildings with large areas of hard standing presently used for car parking.
3. This application seeks Outline planning permission for the site with all matters reserved for the demolition of all existing buildings and its redevelopment for residential purposes.

4. The application is accompanied by a detailed Design Statement and proposes a total of up to 220 dwellings with a mix of units including detached, semi detached, town houses and apartments (an indicative site layout and urban design principles are attached at Appendix 2 and 3).
5. The proposal at this stage, does not set out a detailed design solution for the site as the application is in outline with all matters reserved for future consideration. However, in order to address the Local Planning Authority's concerns on the potential form and quality of the development, a detailed Design Statement and indicative layout has been included with the application.
6. The aim of the Design Guide is to provide a planning and design framework for development on the site. It is not intended as a prescriptive document but does establish standards of design that future developers of the individual development plots would be expected to meet. It sets out a number of urban design principles including the provision of public open space and equipped children's play area.
7. It also provides guidance on road, footpaths, and access design, parking and hard and soft landscaping. Attention is given to the site layout principles with typical plot layouts for key areas described and illustrated.
8. A high quality of building design will be required and the guide recognises that heights of building may vary but will be generally two storeys except for the form of blocks of apartments which are located at the most sensitive boundary of the site, to mitigate the noise generated by the railway and the road beyond, and thus improve the residential environment within the site, but also to introduce a prominent design feature to utilise views into and out of the site. Other design principles considered in the guide are separation distances, road hierarchy, design of the new built development, pedestrian links, use of public art and the use of high quality landscaping.
9. The application is accompanied by a Highway Assessment in order to satisfy the Council that the principle of the development and the subsequent movement of future traffic can be accommodated in and around the site on the surrounding road network.
10. Residential development of the site provides an opportunity to rationalise the existing access arrangements onto Bowesfield Lane and Richardson Road, with a single access proposed on each. New bus shelters with CCTV are proposed and a cycleway linking Richardson Road to the proposed bus shelters on Bowesfield Lane is also proposed.
11. An acoustic assessment has been prepared to assess the existing noise environment, the capacity of the site to accommodate the proposed development, and the mitigation measures that will be required in a residential scheme.
12. The site is located within an almost exclusive residential area and the wider area is currently the subject of a Parkfield regeneration masterplan, including proposals for selective clearance and new build, together with significant environmental enhancements. This site has the potential to make a direct and positive contribution to this strategy, and the design concept recognise the need to integrate and enhance the local environment.
13. The scheme incorporates a public open space for walking, informal ball games and active and creative play and will serve the needs of residents within the scheme and the wider community, together with informal areas of landscaping. This provision will also deliver one of the wider community objectives of the Parkfield regeneration Masterplan



## **CONSULTATIONS**

14. Local residents have been individually notified of the application and it has also been advertised on site and in the local press.

### **Engineers And Transportation**

I have serious concerns about the impact of this development on the adjacent highway network and in particular the Bridge Road/Parkfield Road/Riverside Road/Churchyard Link Roundabout. I have conducted a major assessment of the impact of this development on this junction and concluded that there is a material impact. The assessment suggests that the impact is between 9 and 12% in traffic terms.

The operating capacity of this junction is under constant review with a 'no development' scenario. The inclusion of traffic as a result of this development will lead to modifications being required to deal with the material impact of the traffic. The Council will need to prepare a scheme to remodel this junction to take into account the additional traffic from this development and give further consideration to other development scenarios that exist and also impact on the junction. The estimated cost of the remodelling is in the region of £1,000,000.00 (£1M). On this basis a contribution from this development should be secured in the region of £90K to £120K. The developer has assessed that the impact at a value in the region of £100K. In light of the ongoing development work of the junction remodelling, a section 106 contribution of £100K would be an acceptable absolute minimum.

The developer will need to provide additional public transport infrastructure to support sustainable links from the development to local facilities. Two new bus stops (one in each direction) are required to enable the development to be served adequately. The stops will need to comprise of new poles, shelters with CCTV, low floor kerbing and paving and realtime bus infrastructure. The cost of this is £15,000.00 per location.

A cycleway link needs to be provided from Bowesfield Lane through the development to Yarm Road.

The new access onto Bowesfield Lane can only achieve a sight line of 4.5m by 75m, which falls short of the required 4.5m by 90m. I note that the applicant is carrying out speed surveys to demonstrate that 4.5m by 75m is an acceptable reduction. A departure from standard will have to be submitted for my final consideration on this matter. However given the current information available to me at this point in time, the applicant's assumptions seem acceptable.

The development will need to comply with the Design Guide and Specification (Residential & Industrial Estates Development), edition number 1.

The Council has no specific information regarding any flooding of this site. The applicant is advised to make local inquiries

### **Environmental Health Unit**

No objection in principle subject to conditions covering contaminated land and noise control measures.

### **Landscape Officer**

Housing numbers shall be agreed at this outline stage to prevent over development of the site and potential encroachment into the proposed open space which may occur at the submission of a full planning application;

Design quality to conform to PPS1. The design guide that supports the application is acceptable in principle but is lacking in detail with respect to quality. If permission is granted for this site the housing must be undertaken in a layout where the scale and massing complements the housing renewal schemes and fully integrates this site into the wider Parkfield community;

Any submission for full planning approval shall be shown in context with its surrounding and include site levels that allow the full extent of the development to be visually assessed from both the immediate surroundings and longer distance views. For example, the site is prominent in views afforded to travellers in vehicles on the A88(T);

Cycleways shall be provided that fully integrate with those currently being proposed as part of the wider Parkfield housing renewal initiative;

Full landscape planting plans together with planting and maintenance specifications will be required to be approved. These plans should include a schedule of plant species, stock sizes and planting density where appropriate;

Public Open Space (POS). The scheme shall deliver at least 1 hectare (ha) of open space with a least 0.6ha being designed to allow for informal active recreation. This 0.6ha area needs to be flat, square and reasonably well drained. Planting will also be required to act as a buffer zone between the POS and nearby properties. Where Title Transfer of the land is to be offered to the Local Authority the open space shall be undertaken in accordance with the: "*Design Guidance Notes For Open Space To Be Transferred To The Council For Future Maintenance (March 2003)*". A commuted lump sum is required for any Title Transfer to cover long-term maintenance by the Local Authority. The title transfer being included in any Section 106 Agreement for the site;

There is an opportunity to enhance the quality of boundary walls and fences to provide a sense of place. Provision for artistic enhancement of such features should be secured as part of the percent for art contribution that is noted in the Design Guide.

#### **Northumbrian Water**

Water mains and public sewer located on site must be protected with an easment strip 3m either side or diverted.

#### **The Environment Agency**

The Environment Agency has no objections, in principle, to the proposed development but recommends that if planning permission is granted the following planning conditions be imposed: a desk top study on potential contaminants, a site investigation to enable a risk assessment to be undertaken relating to ground and surface waters associated on and off the site that may be affected, a Method Statement detailing the remediation requirements, including measures to minimise the impact on ground and surface waters. Installation of Oil interceptors to treat surface water from parking areas and hardstandings and a scheme for surface water and drainage works.

#### **CE Electric**

Standard mains records shown.

#### **Northern Gas Networks**

No objection and standard mains record shown.

#### **One North East**

The intention of the applicant, Aker Kvaerner, to maintain a presence within the Borough and the company's need to relocate to more appropriate accommodation is recognised and welcome by the Agency.

It is noted that the application site, currently occupied for industrial use, is not allocated as employment land in the adopted Stockton on Tees Local Plan. In the context of a portfolio of

strategically important employment land allocations within the Stockton area, the Agency has no objection to the loss of this site for employment use and its redevelopment for residential purposes particularly given the nature of the land use immediately surrounding the application site which is now predominantly residential.

I note that the application site lies within the area of the Parkfield/Mill Lane Masterplan commissioned by the Council, although it is not the subject of any specific regeneration proposals. I confirm that the Agency supports the broad regeneration objectives established by the masterplan for the area and would encourage an integrated development that complements and enhances the existing stock in terms of type, tenure and design quality. The Agency considers that the provision of housing on this site will accord with the Council's Housing Market Renewal objectives.

### **North East Assembly**

This proposal for reuse of previously developed land within a major urban area is welcomed and conforms with RPG1 and the Submission Draft RSS. The Assembly would welcome the local authority ensuring that the lack of affordable housing is tackled as appropriate through any consent. Similarly the Assembly would support measure to conserve/generate renewable energy and incorporate SUDS as part of this proposal.

### **Network Rail**

No objection in principle to requirements in respect of boundary treatment, construction, building and planting works within close proximity to boundary being met.

15. Neighbours were notified and any comments received are below: -

#### **Mrs D. Thomas – 14, Castleton Road**

Object as the proposed development would generate extra traffic exacerbating problems on riverside roundabout and concerns with speeding traffic, which occurred on Richardson Road when the offices were in use.

#### **Mr & Mrs Blair – 36, Richardson Road**

Object on grounds of increase in traffic; length of time the proposed plans will take; entrances/exits from the proposed development; mud, slurry and dust; noise; possible affect on house prices and inconvenience and disruption during the building work.

#### **Mr & Mrs Rylander – 39, Gladstone Street**

Have concerns that the land adjacent to our home has numerous trees, which give a pleasant view. We request that these trees remain and are incorporated into the scheme. Would suggest a walled fence of some kind along the length of Gladstone Street.

### **PLANNING POLICY CONSIDERATION**

16. Where an adopted or approved development plan contains relevant policies, section 54A of the Town and Country planning Act requires that an application for planning permission shall be determined in accordance with the Plan, unless material planning considerations indicate otherwise.

17. The relevant Development Plans in this case are the Tees Valley Structure Plan (TVSP) and the Stockton on Tees Local Plan (STLP).

18. In respect of housing, the Tees Valley Structure Plan reflects national and regional guidance. The strategy adopted in the Tees Valley Structure Plan is one of sustainable urban growth with the majority of new development taking place on previously developed land within urban areas or along public transport corridors on the edge of the main built-up areas. The Structure Plan also

supports the need for increased residential densities and the provision of affordable housing as appropriate.

19. The relevant development plan in this case is the adopted Stockton on Tees Local Plan.

#### Policy GP1

Proposals for development will be assessed in relation to the policies of the Cleveland Structure Plan and the following criteria as appropriate:

- (i) The external appearance of the development and its relationship with the surrounding area;
- (ii) The effect on the amenities of the occupiers of nearby properties;
- (iii) The provision of satisfactory access and parking arrangements;
- (iv) The contribution of existing trees and landscape features;
- (v) The need for a high standard of landscaping;
- (vi) The desire to reduce opportunities for crime;
- (vii) The intention to make development as accessible as possible to everyone;
- (viii) The quality, character and sensitivity of existing landscapes and buildings;
- (ix) The effect upon wildlife habitats;
- (x) The effect upon the public rights of way network.

#### Policy HO3

Within the limits of development, residential development may be permitted provided that:

- (i) The land is not specifically allocated for another use; and
- (ii) The land is not underneath electricity lines; and
- (iii) It does not result in the loss of a site which is used for recreational purposes; and
- (iv) It is sympathetic to the character of the locality and takes account of and accommodates important features within the site; and
- (v) It does not result in an unacceptable loss of amenity to adjacent land users; and
- (vi) Satisfactory arrangements can be made for access and parking.

#### Policy HO4

In housing developments exceeding 2 hectares (5 acres), affordable housing shall be provided to an extent agreed between the council and the developer as appropriate to help meet any local need. There shall be arrangements to ensure that the benefits will be passed on to subsequent, as well as initial occupiers.

#### Policy HO11

New residential development should be designed and laid out to:

- (i) Provide a high quality of built environment, which is in keeping with its surroundings;
- (ii) Incorporate open space for both formal and informal use;
- (iii) Ensure that residents of the new dwellings would have a satisfactory degree of privacy and amenity;
- (iv) Avoid any unacceptable effect on the privacy and amenity of the occupiers of nearby properties;
- (v) Pay due regard to existing features and ground levels on the site;
- (vi) Provide adequate access, parking and servicing;
- (vii) Subject to the above factors, to incorporate features to assist in crime prevention.

Planning Policy Guidance Note 3 "Housing" advises that most additional new housing should be on previously developed land within urban areas to minimise the amount of greenfield land developed. PPG3 states: Local planning authorities should therefore:

- Avoid developments, which make inefficient use of land (those of less than 30 dwellings per hectare net)
- Encourage housing development which makes more efficient use of land (between 30 and 50 dwellings per hectare net); and

- Seek greater intensity of development at places with good public transport accessibility such as city, town, district and local centres or around major nodes along good quality public transport corridors

### **MATERIAL PLANNING CONSIDERATIONS**

20. The main considerations of this application relate to the impact of the proposed development on the locality in terms of residential amenity, vehicular access and highway safety and whether it satisfies the requirements of the Local Plan Policies and Government Guidance.

#### **Planning Policy and Guidance**

21. The North East Assembly has provided comments that take account of the existing Regional Planning Guidance (RPG1), as well as the Submission Draft Regional Spatial Strategy and together with the adopted Tees Valley Structure Plan, there are no strategic objections to the proposals.

22. The existing site has no particular Local Plan policies applying to it, since the business was (and still is) in active use. Whilst the site is currently used for employment purposes, policy IN10 permits the release of existing industrial land and buildings if it can be demonstrated that suitable other sites and buildings are available both in the short term and to satisfy the long term requirements over the plan period in the immediate locality and the wider area.

23. Given the provision of suitable employment land available elsewhere in the Borough and the immediate surrounding land use is predominantly residential it is considered that support can be given for the use of this industrial site for residential development.

24. It is considered that residential development would be compatible with neighbouring uses and subject to careful layout and design in latter stages, would not have an undue adverse impact on the amenity of adjacent land uses. In this respect the development accords with Local Plan policies GP1 and HO3

#### **Site Characteristics, Detailed Design and Residential Amenity**

25. The site is located within the development limits. Policy HO3 of the local plan indicates that residential development within the limits of development is acceptable provided it meets a number of criteria.

26. The indicative residential layout incorporates a mix of houses and apartments and has been designed to be in keeping with the surrounding residential area.

27. The site is approximately 5.44 hectares and with the proposed 220 dwellings equates to a density of approximately 40 within the guidelines of 30-50 dwellings advocated by Planning Policy Guidance Note 3: Housing (PPG3). The proposal involves the re-use of existing brownfield land for housing to provide a mix of dwellings including social housing and fully accords with national policy, which encourages the reuse of previously, developed land.

28. The indicative layout has been designed to ensure that adequate distances are met and designed to negate any overlooking and it is considered that the proposal would not impinge on the privacy or amenity of surrounding residential properties.

29. The site is located within an almost exclusive residential area and the wider area is currently the subject of a Parkfield regeneration masterplan, including proposals for selective clearance and new build, together with significant environmental enhancements. This site has the potential to

make a direct and positive contribution to this strategy, and the design concept recognise the need to integrate and enhance the local environment.

30. The scheme incorporates a public open space for walking, informal ball games and active and creative play and will serve the needs of residents within the scheme and the wider community, together with informal areas of landscaping. This provision will also deliver one of the wider community objectives of the Parkfield regeneration Masterplan

31. The proposed development also includes the provision of an element of social/affordable housing in accordance with Policy HO4.

### **Means of Access, Parking and Traffic Issues**

31. The application is accompanied by a Highway Assessment in order to satisfy the Council that the principle of the development and the subsequent movement of future traffic can be accommodated in and around the site on the surrounding road network. The Head of Engineering and Transportation has considered the proposal and concluded that there would be an impact on the adjacent highway network and in particular the Riverside Roundabout. Given the material impact of the associated traffic the applicant has agreed to enter into a Section 106 Agreement to ensure that the off-site highway works would be implemented.

32. Access is indicated via Bowesfield Lane with a secondary access via Richardson Road. The redevelopment for residential purposes provides an opportunity to rationalise and reduce the number of existing access arrangements onto Bowesfield Lane. Whilst the access arrangement is a reserved matter for future consideration, the applicant has provided information to demonstrate the feasibility of a new access. This has been examined by the Head of Engineering and Transportation and the assumptions are considered to be acceptable.

33. The applicant has agreed to provide additional public transport infrastructure to support sustainable links from the development to local facilities. These comprise two new bus stops including shelters with CCTV and a cycleway will also feature within the site from Bowesfield Lane through the development to Yarm Road.

### **Educational Requirements**

34. The applicant has indicated that they will enter into a Section 106 Agreement to provide a financial contribution for the additional primary school places should they be required which is acceptable to the Planning and Policy Officer in Education.

### **Noise**

35. The applicant has prepared an assessment of the likely noise impact of surrounding uses on the proposed residential development

36. The Environmental Health Manager has considered the noise assessment and is satisfied with the findings and proposed measures. A planning condition to provide sound attenuation to the properties likely to be affected has been attached. Given the controls available, it is considered that the proposal does not conflict with STLP policies GP1 and HO3 in this respect.

### **Contamination**

37. The Environment Agency and the Environmental Health Unit have raised both these issues given the past uses of the site. These matters are addressed in the Site Investigation Report. Planning conditions are attached requiring remediation works and to implement any engineering measures to facilitate development of the site based upon those findings. The Environment

