

DELEGATED

**AGENDA NO
PLANNING COMMITTEE
26 JUNE 2014
REPORT OF CORPORATE DIRECTOR,
DEVELOPMENT AND NEIGHBOURHOOD
SERVICES**

14/0925/REM

**Field at Grid Reference 440817 514442, Urray Nook Road, Eaglescliffe
Application for reserved matters approval (access, appearance, landscaping, layout and scale) for the erection of 145.no dwellings with associated garaging/parking, highways, open space and landscaping.**

Expiry Date: 3 July 2014

SUMMARY

Planning permission is sought for the reserved matters of a residential development which was approved as an outline scheme last year. The principle of development has been established by the earlier outline application and the reserved matters which are considered under this application relate to Access, Appearance, Landscaping, Layout and Scale of development.

The submitted layout shows 145 dwellings being located off a single access taken from Urray Nook Road. Properties are a mix of 2 and 3 storeys, laid out having in curtilage parking and private rear gardens. Perimeter planting is retained around parts of the site with new planting provided in other areas and an area of open space is provided within the centre of the site which properties overlook.

A total of 25 objections have been received to the scheme, some of which relate to the principle of development and the impact of traffic on the surrounding road network which were considerations of the outline permission and are not relevant to this application. Relevant objections include concerns of drainage and flooding, properties being too large and overlooking existing properties, properties drives being too close, noise disturbance, poor architectural style and no exclusivity, and the scheme reneging on plans to designate the ancient settlement site of archaeological remains as the Public Open Space.

The scheme is considered to provide an open, well landscaped development which is adequately set away from existing properties, which adequately provides for future residents in terms of access, parking and amenity space and which is of a suitable scale and quality of development for the area. The proposal is considered to accord with the development plan.

RECOMMENDATION

That planning application 14/0925/REM be approved subject to the following conditions and informatives;

01 *Approved Plans*

The development hereby approved shall be in accordance with the following approved plans;

<i>Plan Reference Number</i>	<i>Date on Plan</i>
SI-001 REV A	3 April 2014
91483/8005 REV B	4 April 2014
91483/8008 REV B	4 April 2014
91483/8006 REV B	4 April 2014
91483/8007 REV B	4 April 2014
91483/8009 REV B	4 April 2014
100802/7002	3 April 2014
PA25/5/PL1	3 April 2014
PA25/5/PL2	3 April 2014
PA411/5/PL1	3 April 2014
PA411/5/PL2	3 April 2014
PA44/5/PL2	3 April 2014
PA44/5/PL1	3 April 2014
PA48/5/PL1	3 April 2014
PA48/5/PL2	3 April 2014
PB35/5/PL1	3 April 2014
PB35/5/PL2	3 April 2014
PD32/5/PL1	3 April 2014
PD32/5/PL2	3 April 2014
PD411/5/PL1	3 April 2014
PD411/5/PL2	3 April 2014
PD49/5/PL1	3 April 2014
PD49/5/PL2	3 April 2014
PT35/5/PL1	3 April 2014
PT35/5/PL2	3 April 2014
PL02 F	9 June 2014
91483/8011	9 June 2014
PL06 A	9 June 2014
PL07	9 June 2014
91483/8010 REV C	9 June 2014
PL05 A	9 June 2014
PL04 F	9 June 2014
PL08	9 June 2014
PL09	9 June 2014
PL10	9 June 2014
PA33_T2/5/PL1	9 June 2014
PA33_T2/5/PL2	9 June 2014
PA34_T2/5/PL1	9 June 2014
PA34_T2/5/PL2	9 June 2014
PL01 REV F	9 June 2014

Reason: To define the consent.

02. Fencing details

All timber fences shall have their horizontal support rails on the internal face of the fence and be positioned within and face the land where the owner has ownership and maintenance responsibility for that fence.

Reason: To ensure a uniform appearance to the development and ensure ease of future maintenance in accordance with Core Strategy Development Plan Policy CS3 (8).

03. Landscaping related details

Notwithstanding the details hereby approved, the following shall be submitted to and approved in writing prior to development on site commencing and the development shall be completed in line with the approved details;

- *Details of path surfacing that cross the open spaces,*
- *Root barriers are required where trees fall within 4 metres of a highway;*
- *Soft works maintenance plan*

Reason: To ensure an appropriate long term quality to the development which is reasonably maintained in accordance with Core Strategy Development Plan Policy CS3 (8).

Informatives

Informative 1: National Planning Policy Framework

The Local Planning Authority has implemented the requirements of the National Planning Policy Framework.

Informative 2: Apparatus in the area

Northern Gas Networks have advised that there may be apparatus in the area which could be at risk and the applicant is recommended to make adequate contact with them prior to commencing on site.

Informative 3: Deter theft of metal

The Police Architectural Liaison Officer has advised that developers should use easily replaced materials instead of valuable metals which will be at high risk of been targeted for metal theft.

BACKGROUND

1. Land adjacent to the site - 08/0241/OUT - Revised Outline application for industrial estate comprising the erection of B2 and B8 use class units and associated means of access. Minded to approve subject to a Section 106 Agreement being signed. (S106 not yet signed).
2. Land at Allens West to the north of this site gained permission for 843 dwellings. Development has not yet commenced.
3. 12/0372/SCO Screening opinion request for proposed residential development of land known as Uray view, Uray Nook, Eaglescliffe. Decision - EIA not required. 28th March 2012
4. 12/2113/SCO Extended Screening opinion request for proposed residential development of land known as Uray view, Uray Nook, Eaglescliffe. Decision - EIA not required. 8th October 2012

5. 12/2047/OUT Outline application for residential development. Refused on the 7th June 2013 due to the limited nature of public transport, uncertainty over school places and insufficient information relating to protected species.
6. 13/2184/OUT Revised Outline application for residential development (C3). Approved on 2nd December 2013.

SITE AND SURROUNDINGS

7. The 8.95ha site is located on the western side of Eaglescliffe and its associated urbanised area. The site is made up of two parts, one being immediately to the south of the A67 and one immediately to the north. The site to the north includes agricultural / scrub land with a footpath running along its southern edge. The northern part of the site is bounded to the north, east and south by a roadside hedge which includes sporadic trees.
8. The part of the site to the south of the A67 not intended to have any development undertaken on it, being semi natural scrub land.
9. An existing residential development lies to the east of the northern part of the site, on the opposing side of Urray Nook Road. The site and surroundings are illustrated at appendix.
 1. Surrounding built development includes;
 - Police tactical training centre to the west, beyond agricultural fields,
 - Small industrial premises to the west
 - Railway line bordering the northern side of Urray Nook Road (Darlington to Teesside stations)
 - Two large Industrial complexes lie to the north of the railway line, Elementis Chromium to the north west and Allens West to the north east of the site. Elementis Chromium has largely been decommissioned and only a few buildings of the former complex remain on site.
10. The site includes a number of service easements.

PROPOSAL

11. Planning permission is sought for the reserved matters associated with the housing development approved at an outline stage under application 13/2184/OUT. The submission is seeking reserved matters approval for all reserved matters of Access, Appearance, Landscaping, Layout and Scale, having had the principle of the development established under the earlier application.
12. The details submitted in respect to the application include;
 - Site layout,
 - House types, layouts and elevations
 - Refuse lorry tracking plan
 - Landscape soft works plan
 - Boundary Treatments plan
 - Materials
 - Hard Surfacing for footpaths and highways
13. The application site includes areas on both sides of the A67. The outline permission gained approval for residential development on the northern part and ecological enhancement works on the southern part and this remains to be the case.

14. The proposal details a single vehicular access into the site off Urlay Nook Road with an internal highway arrangement consisting of several cul-de-sac's. An existing landscape corridor and public footpath along the southern side of the area proposed for residential development are retained, as would be the hedges to the northern and eastern site boundaries. The residential development which comprises of 2 and 3 storey properties would be laid out in a horseshoe shape, having an area of open space in the centre. The scheme proposes a landscape buffer to the western boundary. See appendix ref. 2.

CONSULTATIONS

The following Consultees were notified and comments received are set out below:-

SBC - Head of Technical Services

Having reviewed the latest plans, the Head of Technical Services has no objections to the proposals.

Highways Comments

Layout

All new developments must be designed and constructed in accordance with the Council's Design Guide and Specification (Residential and Industrial Estates Development) and Supplementary Planning Document 3: Parking Provision for New Developments.

One vehicular access into the development is proposed. This will take the form of a priority T-junction on Urlay Nook Road. The access location is located between the two existing access points to the residential development opposite (Grassholme Way). This section of Urlay Nook Road is subject to a 30mph speed limit and therefore unobstructed visibility from the site access should be provided for 43m (minimum stopping sight distance) in either direction. A plan provided demonstrates that a 56m visibility splay can be achieved. This distance is the stopping sight distance given in *Manual for Streets (DfT, 2007)* for a vehicle travelling at 37mph / 60km/hr. No obstructions should be permitted within the visibility splay of the access to ensure vehicles can emerge from the site safely.

A Stage 1 Road Safety Audit has been commissioned which confirms the access junction is acceptable subject to minor amendments required as part of the detailed design. While the access is acceptable in principle, the detailed design will be subject to a Section 278 Agreement for the proposed access works onto the adopted highway.

The main route through the site meets the necessary Design Guide standard and provides a 2m wide footway on both sides of the carriageway. From the main access road there are shared surface routes as shown on Drawing PL02 Rev F – Surface Finishes Plan. Within shared surface areas there must be sufficient space for pedestrians on the outside of the main vehicle running track to maintain a safe walking route. The Design Guide recommends a carriageway width of 4.1m within shared surface areas and this has been achieved within the development layout.

The applicant will need to enter into a Section 38 Agreement for the highway and footpaths which will become highway maintainable at the public expense as shown on Drawing PL06 Rev A – Adoptable Roads and POS.

The landscape plan (Drawing 91483/8010 Rev C) shows trees located within the highway verges and visibility splay of some junctions within the site. It must be ensured that all junctions have at least 2.4m by 43m visibility splay and any vegetation or boundary treatment within a drivers visibility splay must be below 0.6m in height.

Drawing PL04 Rev F shows the proposed boundary treatments and the proposals are acceptable as they provide the necessary visibility splays at junctions within the site and at the back of driveways. The property boundaries as shown do however leave areas of garden / road that are not within the highway; it is assumed these areas would be privately managed or title transferred.

Auto-tracking has been provided for the routes that are expected to become public highway which illustrate that there is sufficient space for a large vehicle to manoeuvre around the site.

In accordance with the Design Guide, no more than five properties may be served from a private access. The minimum distance from the public highway to the point of refuse collection must not exceed 25 metres. Some of the plots located on the private driveways are located more than 25 from the adopted highway but bin collection points have been provided on the driveways at a suitable location within 25m of the public highway.

An existing Public Rights of Way (PRoW) runs through the site and is incorporated within the open space to the south of the proposed residential properties. It should be noted that granting of planning permission does not entitle the developer to obstruct the Public Right of Way and permission will need to be granted if a temporary closure is required to upgrade the footway. Enforcement action may be taken against any person who obstructs or damages a Public Right of Way.

Footway links to Urlay Nook Road have been accommodated at four locations along the eastern boundary. This provides sufficient pedestrian permeability through the site. Off-site highway works that are required, including an additional pedestrian crossing on Urlay Nook Road and cycleway improvements, are detailed within the Section 106 Agreement for the outline planning application (13/2184/OUT).

Parking Provision

Car parking must be provided in accordance with Supplementary Planning Document 3 (SPD3): Parking Provision for New Developments. Accordingly, the residential parking standards are:

- Four bedroom dwellings – three parking spaces per dwelling; and
- Three and two bedroom dwellings – two parking spaces per dwelling.

In accordance with SPD3, incurtilage parking should be 6m in length and a garage will only be counted as a parking space if it meets the minimum internal dimensions of 6m x 3m (and 6m x 5.5m for a double garage). Details have been provided illustrating the garage dimensions and these are acceptable.

The integral garages do not meet the minimum standards to be classified as a parking space however on most plots the driveway is sufficiently wide to provide the necessary parking provision. All four bedroom units with an integral garage (Bradenham, Downham and Haddenham) must have a driveway sufficiently sized to accommodate three cars. Drawing PL01 Rev F – Proposed Site Layout has been reviewed and the driveways have been lengthened from 5m to 6m on all plots which is acceptable.

Landscape & Visual Comments

The revised masterplan Drawing 91483/8010 rev C and the accompanying section Drawing 91483/8011 shows buffer planting on the western site boundary which would be considered acceptable as a visual buffer and is supplemented by a proposed mound and planting for the proposed industrial site. This western side of this buffer planting should be defined by the existing hedge (which should be gapped up as indicated on the detailed planting plans

received recently as part of the planning application for reserved matters) with small gaps allowing for maintenance of this planting from the site to the west which is also in the applicant's ownership. The eastern boundary should be defined by the acoustic garden fence detail as shown on the boundary treatment plan. Details of the planting buffer should be provided using native tree/shrub species.

The enclosures proposed are generally acceptable but a more resilient 450mm high kick rail fence made of metal would be preferable to a timber kick rail as these fences tend not to last. Alternatively, the 450mm low timber rail could be removed and the grassed areas left open.

The details of path surfacing that cross the open spaces should be conditioned.

The landscape master plan showing the revised reduced areas of wildflower grassland are acceptable. Technical Services accept the need to keep the open grass space to the north open for natural surveillance and hence no planted buffer along the road edge is required. It is noted that no amended detailed planting plans were received so we are unable to comment on details relating to the following items:

- Root barriers are required where trees fall within 4 metres of a highway;
- The planting mix for shrubs (shrub mix) should be split into two mixes with the mix near the houses containing less vigorous species such as the Cornus, Hazel, Holly and Viburnums that will not cause a nuisance to house owners. The second 'wilder' mix should be used around the edges of the open spaces and Bramble should not be used in either mix as it can cause maintenance issues and is likely to develop naturally within the edges of the site anyway.
- No details have been received regarding specification and maintenance.

More specimen trees should be located to the front of the houses where gardens are located or small verges exist between the parking areas. It is also felt that a line of specimen trees planting should fringe the southern and eastern boundaries of the large central open space.

Environmental Policy

At outline planning stage it was noted that there would be no environmental policy objections subject to the development meeting Core Strategy Policy 3 (CS3 – Sustainable Living and Climate Change). It was specified that details of the proposed means of achieving carbon reduction would be required as part of a Reserved Matters application.

Details are therefore required on compliance with CS3, in particular Code for Sustainable Homes Level 4 minimum and 10% embedded renewables as stated against prior outline planning application.

SBC - Private Sector Housing

No comments.

SBC - Head of Housing

It is noted from the Planning Compliance Statement that the applicant will deliver the following, in line with the signed Section 106 Agreement:

20% (29No) of the total number of units will be provided as affordable housing, of which; 75% (21No) will be 2 bedroom houses and 25% (8No) will be 3 bedroom houses; 90% of the 2 bedroom properties will be for affordable rent and 10% will be intermediate tenure;

100% of the 3 bedroom properties will be intermediate tenure.

The above is within Council policy target range and will make a contribution towards addressing affordable housing provision for people in the locality. In light of this Housing Services would have no objections to this application.

Space standards - the Council would expect all affordable housing units to comply with Homes and Communities Agency space/quality standards.

This proposal greatly exceeds Council policy target range and will make a significant contribution towards addressing much needed housing provision for people in the Borough. In light of this Housing Services would very much support this application.

Tees Archaeology

The applicant acknowledges in the supporting documentation that there is still an outstanding archaeological condition and that this is not addressed in the current application. I have been in discussion with the archaeological contractor who is working on behalf of the developer to submit a suitable scheme in the near future.

I presume that the original outline condition will still be valid. If the current application is to supersede the outline I would be grateful if the archaeological could be transferred across.

Further comment

We had not realised that the open space had been moved away from the archaeological sites, however we are of the view that the level of preservation and significance of the archaeological remains means that they can be appropriately dealt with by a scheme of investigation. We have on file a 'Written Scheme of Investigation' provided by the consultant to the developer (URS) dated April 2014 and are happy with the main content of this, however we would ask that this WSI is reviewed by the Developer and their consultant to ensure that it takes into account the change in the proposed location of the housing. Once they have confirmed that this is the case and provided a WSI with any revisions, if necessary, We are happy for this to proceed.

Northern Gas Networks

No objections but there may be apparatus at risk which need due consideration.

The Environment Agency

No comments in relation to the reserved matters for the above application. However, please note that the condition and advice set out in our previous letters dated 23 October and 23 September 2013 (Ref: NA/2013/109785/01-L01 and NA/2013/109785/02-L01) are still applicable.

Natural England

Statutory nature conservation sites - no objection based upon the information provided, Natural England advises the Council that the proposal is unlikely to affect any statutorily protected sites or landscapes.

Protected species we have not assessed this application and associated documents for impacts on protected species.

Natural England has published Standing Advice on protected species. The Standing Advice includes a habitat decision tree which provides advice to planners on deciding if there is a 'reasonable likelihood' of protected species being present. It also provides detailed advice on the protected species most often affected by development, including flow charts for individual species to enable an assessment to be made of a protected species survey and

mitigation strategy. You should apply our Standing Advice to this application as it is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation. The Standing Advice should not be treated as giving any indication or providing any assurance in respect of European Protected Species (EPS) that the proposed development is unlikely to affect the EPS present on the site; nor should it be interpreted as meaning that Natural England has reached any views as to whether a licence may be granted. If you have any specific questions on aspects that are not covered by our Standing Advice for European Protected Species or have difficulty in applying it to this application please contact us with details at consultations@naturalengland.org.uk. Local sites

If the proposal site is on or adjacent to a local site, e.g. Local Wildlife Site, Regionally Important Geological/Geomorphological Site (RIGS) or Local Nature Reserve (LNR) the authority should ensure it has sufficient information to fully understand the impact of the proposal on the local site before it determines the application. Biodiversity enhancements

This application may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. The authority should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application. This is in accordance with Paragraph 118 of the National Planning Policy Framework. Additionally, we would draw your attention to Section 40 of the Natural Environment and Rural Communities Act (2006) which states that 'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'. Section 40(3) of the same Act also states that 'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'. Landscape enhancements This application may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment; use natural resources more sustainably; and bring benefits for the local community, for example through green space provision and access to and contact with nature. Landscape characterisation and townscape assessments, and associated sensitivity and capacity assessments provide tools for planners and developers to consider new development and ensure that it makes a positive contribution in terms of design, form and location, to the character and functions of the landscape and avoids any unacceptable impacts. We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

National Grid

No record of apparatus in the immediate vicinity and therefore have no objection.

Northumbrian Water Limited

Having assessed the proposed development against the context outlined above I can confirm that we would have no further comments to make. The drainage details have been agreed with NWL and the protection of our asset crossing the site has also been agreed.

Stockton Police Station

National Planning Guidance states that designing out crime and designing in Community Safety should be central to the planning and delivery of new developments. Section 17 of the Crime and Disorder Act 1998 requires all Local Authorities to exercise their functions with due regard to their likely effect on crime and disorder and do all they reasonably can to prevent crime and disorder

Secured by Design

Secured by Design is a Police initiative to guide and encourage those engaged within the specification, design and build of new homes and commercial premises to adopt crime prevention measures in these new developments.

The principles of Secured by Design have been proven to achieve a reduction of crime risk by up to 75% by combining minimum standards of physical security and well tested principles of natural surveillance and defensible space.

Crime Pattern Analysis

A crime pattern analysis was carried out over the past 12 months within a radius of 500m of the location of the development which revealed a total of 354 incidents reported to Police of these 121 related to anti-social behaviour, 76 related to criminal incidents the remaining related to non-crime related incidents. The crime related incidents are as follows violence 16, vehicle crime 3, theft 9, criminal damage 18, drug offences 5, burglary dwelling 5, and burglary non dwelling 4.

Access and Movement

The aim is to create places with well-defined routes, spaces and entrances that provide for convenient movement without compromising security.

Any boundary that backs onto open ground should have 200mm boxed trellis fitted to the boundary fence. Any such fencing should be a minimum of 2.0m any horizontal support rails should be fitted to the private side of the fence. Horizontal wire fixed to fence will help to deter damage to fence.

Access to rear gardens should be restricted side gates should be fitted as close to front building line as possible and capable of being securely locked.

Rear Access Footpaths these are best avoided but if essential must be securely gated. The gates must be placed at the entrance to the footpath and where possible street lighting designed to ensure there are well illuminated. The gates must have a key operated lock, operable from both sides. No climbing aids to be present. Footpaths to the rear of plots 20,30,58,75,101,104,111 must comply with above to deter unauthorised entry to rear of dwellings.

Structure

The structure of a development is in a way it is laid out, to minimise conflict between different uses and avoids creating "dead spaces" that can be under used or ill cared for.

The Development meets this requirement

Surveillance

Crime and anti-social behaviour are more likely to occur if criminals can operate, including travelling to and from a location, without the fear of being seen.

No apparent problems with surveillance ensure any proposed tree planting and shrub planting does not conflict with street lighting and reduces natural surveillance.

Street Lighting

All Street Lighting for highways and footpaths must comply with BS5489:2013. The proposed shared driveways will also require being adequately lit.

Ownership

Clear demarcation between private and public space gives people the opportunity to personalize their own space. Crime and anti social behaviour are more likely to occur if it is unclear whether the space is public or private Plots 16, 22,27,45,46,66,67,87 in addition to boxed trellis fitted to side boundary fence would also benefit from low thorny bushes planned to the outside of the fence to deter boundary fence being used as a possible football goal. I understand there is extensive proposed landscaping for the development it is important that boundaries between public and private areas to the front and side of dwellings are clearly indicated any shrub planting to the front of dwellings should be to a maximum height of 1.0m

Physical Protection

Crime and anti-social behaviour are more likely to occur if the target hardening measures such as doors, windows and gates set out by Secured by Design are not selected to be appropriate to the security of the building and to the crime risk faced

Door Security

Should be certified to PAS24:2012, STS201 issue4:2012, LPS1175 Issue7:2010 Security Rating 2 or STS 202 Issue 3:2011 Burglary Rating 2. Any glazing within the door must have one laminated pane meeting the requirements of BS EN356:2000 class PIA. A door chain or limiter should be fitted along with door viewer between 1200mm and 1500mm from the bottom of the door.

Window Security

All ground floor windows and easily accessible windows should be certified to PAS24:2012

Security Lighting to Dwellings

Lighting is required to illuminate all external doors, car parking and garage areas. Lighting must be provided by using a photo electric cell with a manual override.

Intruder Alarms a 13amp non fused switched spur, suitable for an alarm system must be installed. If the full system is installed it shall comply with BS EN50131&PD6662 wired system or BS6799 wire free system

Sheds

I am not aware if sheds are to be provided these can be vulnerable to attack. I would recommend no windows and use of coach bolts and a good close shackled padlock. If cycle storage is to be within the sheds then it must be fitted with a Sold Secure Silver Standard Padlock. I would recommend sheds are positioned at least 1metre away from any boundary fence with the door facing towards the dwelling.

Garage Doors

Vehicle access doors must comply with one of the following standards

LPS 1175 Issue 7:2010 Security 1 or STS 202 Issue 3:2011 Burglary Rating 1 alternatively a door that is not certified to one of these standards may be deemed satisfactory if an external garage door defender type security product is fitted. Such products must be certified to a minimum of Sold Secure Bronze level.

Activity

Places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times

The development meets this requirement

Management

Places that are designed with management and maintenance in mind to discourage crime in the present and the future.

Landscaping in public areas should be maintained and the area kept free from litter to give the impression is cared for.

Valuable Metal Theft

Although not an Secured by Design requirement I would recommend where possible to use replacement materials instead of valuable metals particular easily accessible copper and lead which will be at high risk of been targeted.

If the above recommendations are implemented I see no reason why this development cannot achieve Secured by Design Accreditation

The Ramblers Association

No further comments to add to those made at the outline application.

Network Rail

No further comments to make on the above application other than those returned in response to the original application as detailed below which still apply.

Teesmouth Bird Club

Objects to this application on the basis of the requirement of NPPF to protect and enhance biodiversity. We agree that an Ecological Impact Assessment is probably not necessary as the site is an arable field with little avian significance other than at "Local Level". Never the less, the plans submitted show no opportunity for landscaping or planting to enhance the sites biodiversity. The density of housing and the associated small garden sizes do nothing to enhance biodiversity. The application requires resubmission with appropriate landscaping, plantings and SUDS to mitigate this requirement. The "green space" in the centre is no compensation.

PUBLICITY

Neighbours were notified and comments received are summarised below:-

Comments of objection from the following;

Mr Graham Hall, 17 Dalmuir Close, Eaglescliffe
Mr Kevin Smith, 6 Baliol Croft Long Newton
Howard Meek, 4 Eastbourne Avenue, Egglescliffe,
Mr Harry Beau, 60 Croft Road Eaglescliffe
Mrs Amanda Marshall, The Gables Urray Nook Road Eaglescliffe
Mrs J. Phillips, 20 Cotherstone Close Eaglescliffe
Miss Joanne Lambert, 4 Swinburne Road Eaglescliffe
Mr Kenneth Roberts, 3 Hatfield Close Eaglescliffe
Mr Douglas Wilson, 21 Mount Leven Road Yarm
Mr Andrew Gibbings, 16 Turnberry Avenue Eaglescliffe
Ms Tracey Dowson, 49 Burnmoor Drive Eaglescliffe
Mrs Janice Graham, 10 Battersby Close Yarm
Jacqueline Bright, 23 Roundhay Drive Eaglescliffe
Julie Stokes, 14 Cotherstone Close Eaglescliffe
N H St C Tadd, 19 Monreith Avenue Eaglescliffe
Carole Jones, Greenabella Bentley Wynd Yarm
John & Linda Badcock, 10 Finchfield Close Eaglescliffe
David Nixon, 2 Orchard Mews Eaglescliffe
Mrs G Bashford, 80 Mayfield Crescent Eaglescliffe
Mr Brian Hurst, 5 Orchard Mews Eaglescliffe
F Armstrong, 86 Greenfield Drive Eaglescliffe
Mrs N P Greenstreet, 7 Manor Gate Long Newton
C M Elliott, 20 The Yew Walk Long Newton
Mr and Miss Booth and Watson, 1 The Green Egglescliffe

Objections summarised;

The impact of the development on traffic with objectors considering that Eaglescliffe is at saturation point already with the roads grid locked at times trying to get through Yarm...extra houses, residents and cars will only add to this problem. It's time to call a halt at any further expansion of Eaglescliffe and the surrounding area.

It is constant traffic jams in the mornings, and between 3 and 6 at night....

A by-pass (I know, I have lived here all my life, I know the problems) is the ideal solution ...Aislaby over the river to the tall trees area of Yarm is a solution, but to have more cars is ridiculous.

The size and placement of this development is not appropriate for the local road network and amenities.

No thought has been given to improving routes/ access, as happened at Ingleby Barwick etc. New routes were added to allow developments to grow there.

The lack of and need for school places with some residents suggesting children in the area are currently unable to get a place in their catchment area school due to demand for places the situation will only deteriorate if further housing is approved.

Drainage concerns, with current concerns for flooding, for any further developments to be approved on open field land, which provides a valuable source of drainage, would be irresponsible and unnecessary given housing provision in the surrounding area.

Concerned in particular over loss of privacy, with 3 storey houses, plots 140/141 in particular and 143 proposed directly behind my property with full view over the back garden. Why would 3 storey buildings be deemed appropriate, overlooking an existing development comprising solely of 2 storey dwellings?

With the plots facing the main road the access road is too near our existing properties increasing the likelihood of disturbance from the noise of cars pulling on and off driveways and slamming doors late at night or early in the morning.

Having been asked for resident's opinions by Taylor Wimpey in their "Have your Say" initiative, when given, certainly no notice appears to have been taken of my concerns, or suggestions, that 3 storey properties may be better placed where they will not overlook existing 2 storey properties e.g. to the north end of the site.

Reneging on plans to designate the ancient settlement site of archaeological remains as the Public Open Space, as indicated at the planning meeting, I note that this area is now to be desecrated and the open space designated in another area. How can this deeply sensitive issue have been over looked? Is this site seriously to be destroyed?

What happened to the "executive "homes that were proposed? All of the properties on Hunters Green are exclusively detached and I feel this proposal de-values our properties. I question the notable absence also of any bungalows. Is this not more the housing style and mix envisaged on the MOD site?

The scheme shows no imagination in architectural design, with no variety, detailing, interest, innovation or style and shows a complete lack of regard for, or empathy with, its neighbours.

Is this the best that Taylor Wimpey can produce? Perhaps the brief was more concerned with cutting costs. What has happened to innovative British architecture? I cannot believe that in 2014, this is the epitome of architectural design leaving Taylor Wimpey's offices! Aren't they embarrassed to submit such featureless boxes? We have seen no new housing for a number of years in the area, so come on - let's see something that has some architectural merit and redeeming features.

Having approved planning on this Greenfield site I would hope the council will now ensure that only a scheme of a very high calibre would be allowed which will sit well alongside its neighbours.

Object again on the grounds of too many developments have been approved for Yarm & Eaglescliffe creating major traffic problems, use of more farm land and overall impact on schools to cope.

This application cannot be considered without consideration of the cumulative impact of the others housing plans approved by this the Labour council.

This development will NOT stop at 145 dwellings. Builders will then add more and more houses.

There are currently only enough doctors/ dentists/ police/ fire services/ schools for existing numbers. No new services have been planned, and some have been cut.
This is a greenfield site.

New developments such as this should be built on derelict/ brown field sites. There is plenty of this in Stockton and there may be some in Eaglescliffe. Developers should not be allowed to take the easy route of a greenfield site: maximising profit is not the only reason for choosing a site.

This development is taking over good agricultural land with consequent loss of habitat for wildlife.

It further expands the boundary of the Yarm area to the West and will obviously increase traffic through Yarm which is already a notorious bottleneck.

Impact on the local amenities, e.g. Schools and Health care Services. There are no provisions for increasing local medical, dentist, veterinary services or public recreational amenities for the new residents.

I am particularly worried about the ageing level crossings which are in a poor state of repair and do not provide sufficient safety controls for young people crossing on foot. The root cause of the problem which is at the Cleveland Bay Traffic lights is not being addressed.

The bird populations in the area are in decline and the further loss of habitat and increases in people will only further worsen this problem.

The land as it is at the moment provides a valuable source of natural drainage. With the current concern over climate change & flooding this should be taken into consideration. I therefore please ask that you refuse this planning application.

Has the soil been thoroughly tested for contamination.

Concerns over speeding along Uray Nook Road and the potential risk to highway safety and would like to see traffic calming measures in place.

There is no infrastructure in place, no bus route, what will happen after the 5 year sweetener,

There will be additional pollution form the additional cars which will build up due to existing traffic congestion.

Consideration should be given to upgrading Long Newton Lane including the bridge over the stream, improving T junction at Darlington Road and providing related improvements in Long Newton Village.

PLANNING POLICY

Where an adopted or approved development plan contains relevant policies, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for

planning permissions shall be determined in accordance with the Development Plan(s) for the area, unless material considerations indicate otherwise. In this case the relevant Development Plan is the Core Strategy Development Plan Document and saved policies of the Stockton on Tees Local Plan

Section 143 of the Localism Act came into force on the 15 Jan 2012 and requires the Local Planning Authority to take local finance considerations into account, this section s70(2) Town and Country Planning Act 1990 as amended requires in dealing with such an application [planning application] the authority shall have regard to a) the provisions of the development plan, so far as material to the application, b) any local finance considerations, so far as material to the application and c) any other material considerations

The following planning policies are considered to be relevant to the consideration of this application:-

National Planning Policy Framework

Paragraph 14. At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking;

For decision-taking this means:

approving development proposals that accord with the development without delay; and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:

-any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or -specific policies in this Framework indicate development should be restricted.

Policy EN13

Development outside the limits to development may be permitted where:

- a. It is necessary for a farming or forestry operation; or
- b. It falls within policies EN20 (reuse of buildings) or Tour 4 (Hotel conversions); or

In all the remaining cases and provided that it does not harm the character or appearance of the countryside; where:

- b. (iii) It contributes to the diversification of the rural economy; or
- c. (iv) It is for sport or recreation; or
- d. (v) It is a small scale facility for tourism.

Stockton on Tees Local Plan Policy HO3

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

The land is not specifically allocated for another use; and

The land is not underneath electricity lines; and

It does not result in the loss of a site which is used for recreational purposes; and

It is sympathetic to the character of the locality and takes account of and accommodates important features within the site; and

It does not result in an unacceptable loss of amenity to adjacent land users; and

Satisfactory arrangements can be made for access and parking.

Stockton on Tees Core Strategy Policy 1 (CS1) – The Spatial Strategy

Priority will be given to previously developed land in the Core Area to meet the Borough's housing requirement. Particular emphasis will be given to projects that will help to deliver the Stockton Middlesbrough Initiative and support Stockton Town Centre.

The remainder of housing development will be located elsewhere within the conurbation, with priority given to sites that support the regeneration of Stockton, Billingham and Thornaby. The role of Yarm as a historic town and a destination for more specialist shopping needs will be protected.

Stockton on Tees Core Strategy Policy 2 (CS2) - Sustainable Transport and Travel

Accessibility will be improved and transport choice widened, by ensuring that all new development is well serviced by an attractive choice of transport modes, including public transport, footpaths and cycle routes, fully integrated into existing networks, to provide alternatives to the use of all private vehicles and promote healthier lifestyles.

All major development proposals that are likely to generate significant additional journeys will be accompanied by a Transport Assessment in accordance with the 'Guidance on Transport Assessment' (Department for Transport 2007) and the provisions of DfT Circular 02/2007, 'Planning and the Strategic Road Network', and a Travel Plan, in accordance with the Council's 'Travel Plan Frameworks: Guidance for Developers'. The Transport Assessment will need to demonstrate that the strategic road network will be no worse off as a result of development. Where the measures proposed in the Travel Plan will be insufficient to fully mitigate the impact of increased trip generation on the secondary highway network, infrastructure improvements will be required.

The number of parking spaces provided in new developments will be in accordance with standards set out in the Tees Valley Highway Design Guide.

Further guidance will be set out in a new Supplementary Planning Document.

Initiatives related to the improvement of public transport both within the Borough and within the Tees Valley sub-region will be promoted, including proposals for:

The Tees Valley Metro;

The Core Route Corridors proposed within the Tees Valley Bus Network Improvement Scheme;

Improved interchange facilities at the existing stations of Thornaby and Eaglescliffe, including the introduction or expansion of park and ride facilities on adjacent sites; and

Pedestrian and cycle routes linking the communities in the south of the Borough, together with other necessary sustainable transport infrastructure.

Improvements to the road network will be required, as follows:

In the vicinity of Stockton, Billingham and Thornaby town centres, to support the regeneration of these areas;

To the east of Billingham (the East Billingham Transport Corridor) to remove heavy goods vehicles from residential areas;

Across the Borough, to support regeneration proposals, including the Stockton Middlesbrough Initiative and to improve access within and beyond the City Region; and

To support sustainable development in Ingleby Barwick.

The Tees Valley Demand Management Framework will be supported through the restriction of long stay parking provision in town centres.

The retention of essential infrastructure that will facilitate sustainable passenger and freight movements by rail and water will be supported.

This transport strategy will be underpinned by partnership working with the Highways Agency, Network Rail, other public transport providers, the Port Authority, and neighbouring Local Authorities to improve accessibility within and beyond the Borough, to develop a sustainable

Core Strategy Policy 3 (CS3) - Sustainable Living and Climate Change

All new residential developments will achieve a minimum of Level 3 of the Code for Sustainable Homes up to 2013, and thereafter a minimum of Code Level 4.

The minimum carbon reduction targets will remain in line with Part L of the Building Regulations, achieving carbon neutral domestic properties by 2016, and non-domestic

properties by 2019, although it is expected that developers will aspire to meet targets prior to these dates.

To meet carbon reduction targets, energy efficiency measures should be embedded in all new buildings. If this is not possible, or the targets are not met, then on-site district renewable and low carbon energy schemes will be used. Where it can be demonstrated that neither of these options is suitable, micro renewable, micro carbon energy technologies or a contribution towards an off-site renewable energy scheme will be considered.

For all major developments, including residential developments comprising 10 or more units, and non-residential developments exceeding 1000 square metres gross floor space, at least 10% of total predicted energy requirements will be provided, on site, from renewable energy sources.

All major development proposals will be encouraged to make use of renewable and low carbon decentralised energy systems to support the sustainable development of major growth locations within the Borough.

Where suitable proposals come forward for medium to small scale renewable energy generation, which meet the criteria set out in Policy 40 of the Regional Spatial Strategy, these will be supported. Broad locations for renewable energy generation may be identified in the Regeneration Development Plan Document.

Additionally, in designing new development, proposals will:

- _ Make a positive contribution to the local area, by protecting and enhancing important environmental assets, biodiversity and geodiversity, responding positively to existing features of natural, historic, archaeological or local character, including hedges and trees, and including the provision of high quality public open space;
 - _ Be designed with safety in mind, incorporating Secure by Design and Park Mark standards, as appropriate;
 - _ Incorporate 'long life and loose fit' buildings, allowing buildings to be adaptable to changing needs. By 2013, all new homes will be built to Lifetime Homes Standards;
 - _ Seek to safeguard the diverse cultural heritage of the Borough, including buildings, features, sites and areas of national importance and local significance.
- Opportunities will be taken to constructively and imaginatively incorporate heritage assets in redevelopment schemes, employing where appropriate contemporary design solutions.

The reduction, reuse, sorting, recovery and recycling of waste will be encouraged, and details will be set out in the Joint Tees Valley Minerals and Waste Development Plan Documents.

Core Strategy Policy 6 (CS6) – Community Facilities

Priority will be given to the provision of facilities that contribute towards the sustainability of communities. In particular, the needs of the growing population of Ingleby Barwick should be catered for.

The quantity and quality of open space, sport and recreation facilities throughout the Borough will be protected and enhanced. Guidance on standards will be set out as part of the Open Space, Recreation and Landscaping Supplementary Planning Document.

Core Strategy Policy 7 (CS7) - Housing Distribution and Phasing

The distribution and phasing of housing delivery to meet the Borough's housing needs will be managed through the release of land consistent with:

- Achieving the Regional Spatial Strategy requirement to 2024 of 11,140;
- The maintenance of a 'rolling' 5-year supply of deliverable housing land as required by Planning Policy Statement 3: Housing;
- The priority accorded to the Core Area;
- Seeking to achieve the target of 75% of dwelling completions on previously developed land.

No additional housing sites will be allocated before 2016 as the Regional Spatial Strategy allocation has been met through existing housing permissions. This will be kept under

review in accordance with the principles of 'plan, monitor and manage'. Planning applications that come forward for unallocated sites will be assessed in relation to the spatial strategy.

Areas where land will be allocated for housing in the period 2016 to 2021:

Housing Sub-Area Approximate number of dwellings (net)

Core Area 500 - 700

Stockton 300 - 400

Billingham 50 - 100

Yarm, Eaglescliffe and Preston 50 - 100

Areas where land will be allocated for housing in the period 2021 to 2024:

Housing Sub Area Approximate number of dwellings (net)

Core Area 450 - 550

Stockton 100 - 200

Funding has been secured for the Tees Valley Growth Point Programme of Development and consequently the delivery of housing may be accelerated.

Proposals for small sites will be assessed against the Plans spatial strategy.

There will be no site allocations in the rural parts of the Borough

Core Strategy Policy 8 (CS8) - Housing Mix and Affordable Housing Provision

Sustainable residential communities will be created by requiring developers to provide a mix and balance of good quality housing of all types and tenure in line with the Strategic Housing Market Assessment (incorporating the 2008 Local Housing Assessment update).

A more balanced mix of housing types will be required. In particular:

_ Proposals for 2 and 3-bedroomed bungalows will be supported throughout the Borough;

_ Executive housing will be supported as part of housing schemes offering a range of housing types, particularly in Eaglescliffe;

_ In the Core Area, the focus will be on town houses and other high density properties.

Developers will be expected to achieve an average density range of 30 to 50 dwellings per hectare in the Core Area and in other locations with good transport links. In locations with a particularly high level of public transport accessibility, such as Stockton, Billingham and Thornaby town centres, higher densities may be appropriate subject to considerations of character. In other locations such as parts of Yarm, Eaglescliffe and Norton, which are characterised by mature dwellings and large gardens, a density lower than 30 dwellings per hectare may be appropriate. Higher density development will not be appropriate in Ingleby Barwick.

The average annual target for the delivery of affordable housing is 100 affordable homes per year to 2016, 90 affordable homes per year for the period 2016 to 2021 and 80 affordable homes per year for the period 2021 to 2024. These targets are minimums, not ceilings.

Affordable housing provision within a target range of 15-20% will be required on schemes of 15 dwellings or more and on development sites of 0.5 hectares or more. Affordable housing provision at a rate lower than the standard target will only be acceptable where robust justification is provided. This must demonstrate that provision at the standard target would make the development economically unviable.

Off-site provision or financial contributions instead of on-site provision may be made where the Council considers that there is robust evidence that the achievement of mixed communities is better served by making provision elsewhere.

The mix of affordable housing to be provided will be 20% intermediate and 80% social rented tenures with a high priority accorded to the delivery of two and three bedroom houses and bungalows. Affordable housing provision with a tenure mix different from the standard target will only be acceptable where robust justification is provided. This must demonstrate either that provision at the standard target would make the development

economically unviable or that the resultant tenure mix would be detrimental to the achievement of sustainable, mixed communities.

Where a development site is sub-divided into separate development parcels below the affordable housing threshold, the developer will be required to make a proportionate affordable housing contribution.

The requirement for affordable housing in the rural parts of the Borough will be identified through detailed assessments of rural housing need. The requirement will be met through the delivery of a 'rural exception' site or sites for people in identified housing need with a local connection. These homes will be affordable in perpetuity.

Core Strategy Policy 10 (CS10) Environmental Protection and Enhancement

Development throughout the Borough and particularly in the Billingham, Saltholme and Seal Sands area, will be integrated with the protection and enhancement of biodiversity, geodiversity and landscape.

The separation between settlements, together with the quality of the urban environment, will be maintained through the protection and enhancement of the openness and amenity value of:

Strategic gaps between the conurbation and the surrounding towns and villages, and between Eaglescliffe and Middleton St George.

Green wedges within the conurbation, including:

- _ River Tees Valley from Surtees Bridge, Stockton to Yarm;
- _ Leven Valley between Yarm and Ingleby Barwick;
- _ Bassleton Beck Valley between Ingleby Barwick and Thornaby;
- _ Stainsby Beck Valley, Thornaby;
- _ Billingham Beck Valley;
- _ Between North Billingham and Cowpen Lane Industrial Estate.

Urban open space and play space.

The integrity of designated sites will be protected and enhanced, and the biodiversity and geodiversity of sites of local interest improved in accordance with Planning Policy Statement 9: Biodiversity and Geological Conservation, ODPM Circular 06/2005 (also known as DEFRA Circular 01/2005) and the Habitats Regulations.

Habitats will be created and managed in line with objectives of the Tees Valley Biodiversity Action Plan as part of development, and linked to existing wildlife corridors wherever possible.

Joint working with partners and developers will ensure the successful creation of an integrated network of green infrastructure.

Initiatives to improve the quality of the environment in key areas where this may contribute towards strengthening habitat networks, the robustness of designated wildlife sites, the tourism offer and biodiversity will be supported, including:

Haverton Hill and Seal Sands corridor, as an important gateway to the Tees-mouth National Nature Reserve and Saltholme RSPB Nature Reserve;
Tees Heritage Park.

The enhancement of forestry and increase of tree cover will be supported where appropriate in line with the Tees Valley Biodiversity Action Plan (BAP).

New development will be directed towards areas of low flood risk that is Flood Zone 1, as identified by the Borough's Strategic Flood Risk Assessment (SFRA). In considering sites elsewhere, the sequential and exceptions tests will be applied, as set out in Planning Policy Statement 25: Development and Flood Risk, and applicants will be expected to carry out a flood risk assessment.

When redevelopment of previously developed land is proposed, assessments will be required to establish:

- _ the risks associated with previous contaminative uses;
- _ the biodiversity and geological conservation value; and
- _ the advantages of bringing land back into more beneficial use.

MATERIAL PLANNING CONSIDERATIONS

15. Outline planning permission has already been granted for up to 145 dwellings on this site which established the principle of development. This is a reserved matters application and if permission is granted for this, the development would still need to be undertaken in accordance with the requirements, conditions and S106 agreement association with the outline permission as well as any requirements imposed on this permission. Therefore, the only matters needing consideration with this application are those relating to the access, appearance, landscaping, layout and scale of the development. These are considered as follows;

Access

16. The application proposes a single access point into the site off Urlay Nook Road approximately midway between the junctions of Urlay Nook Road and the A67 to the south and the junction of Urlay Nook Road and Grassholme Way to the north. The second access to Grassholme Way lies 85m to the south of the proposed access for this estate on the opposing side of Urlay Nook Road. Visibility splays are demonstrated at the access which then leads into an internal road layout of cul-de-sacs.
17. The Head of Technical Services considers that the site access and road layout are acceptable which is considered to adequately provide for movement of vehicles and pedestrians.
18. The Highways Agency offers no objection to the application which was anticipated as impacts of traffic on the Trunk Road and Local Road network has already been taken account of within the outline permission.

Layout

19. The site is laid out with the central access into the estate which then loops round in an north – south direction around a central area of open space. Smaller cul-de-sacs and private drives feed of the main highway in the estate and provide for properties to front onto the open space in the centre of the site as well as face out onto other areas of open space and Urlay Nook Road. This will provide a welcoming feel to the estate and allow properties to interact with the adjoining open space rather than turn its back onto it and will allow these to be pleasant areas which will continue to benefit the appearance of the adjoining highway corridors.
20. The existing hedge planting around the northern and eastern parts of the site will be retained as will the landscape corridor to the south, all of which will give a positive landscaped aspect to the estate on the periphery with the public open space in the centre. The proposed layout gains visible connections to existing footpaths which are wide open and provide a safe environment.
21. A landscape buffer is proposed along the western boundary which would consist of a tree planting and a hedge. It is considered that this will be adequate to break up the appearance of the properties along this edge of the development.
22. Although parking will dominate the frontage of some plots within the estate, it is considered that there is adequate landscaping opportunity within gardens and within the more open areas to green the street scene. Private rear gardens are provided to all properties which vary significantly in size and will therefore provide a wide offer for potential occupiers.

23. It is considered that the proposed layout would allow for a well detailed estate which interacts with the immediate surroundings and has regard to existing landscape features in accordance with policy requirements.
24. The Police Architectural Liaison Officer has advised on matters of secure by design principles with the intention to design out crime and designing in Community Safety. Advice has been given on matters of boundary types and specifications, the need to avoid rear access paths and other similar matters. The applicant is aware of these and some amendments have been made to the scheme, although the majority of points have been left to the applicant to develop into the scheme such as locks to gates, door types and window types.
25. Network Rail have reiterated their comments in response to the original application in relation to a construction management plan and lighting for the scheme, which were dealt with by imposing conditions and which will remain in place.
26. The Council's Head of Housing has considered the submitted layout which shows total of 29 affordable units within the estate which is in line with the Council's policy requirement for 15 to 20%. It was advised that the properties should comply with Homes and Communities Agency space/quality standards and this was relayed to the applicant. The applicant advised that this is a requirement where funding is being sought and that they are satisfied that they can deliver these properties without that type of funding. In view of this, the size of the affordable units is considered to be acceptable which are the same sizes as the open market housing units of the same type.
27. It has been suggested that the proposal may provide opportunity to enhance the character and local distinctiveness of the surrounding natural and built environment. In this regard, it is considered that the introduction of the public open space within the site and the retention of green space around the perimeter of the site, including the retention of the footway along the southern site boundary will positively characterise the site and provide for the benefits of the wider area.
28. Objectors have raised issue that the area of open space has moved and that housing is now proposed on the area of land where archaeological remains exist. Tees Archaeology indicated that they are satisfied with the submission and the revised layout to the detailed indicatively at outline stage. Archaeology would remain to be properly recorded. Tees Archaeology have requested an amendment to the Written scheme of Investigation that the applicant has which would be addressed when discharging the relevant condition attached to the outline permission. In view of this, there is no requirement to add further control in respect to this reserved matters application.

Landscaping

29. Landscaping details submitted show the retention of the existing hedgerows around the site perimeter and the creation of a new western landscape buffer which would allow for hedge and tree planting. Additional shrub planting is proposed along the southern boundary to strengthen the existing landscaping corridor. Gaps in the western hedge will be left with planting being provided behind to reinforce habitat corridors. Domestic landscaping is provided in front and rear gardens which will add to this and break up the layout whilst the open space area in the centre of the estate will be mainly grass for recreation purposes, with some landscaping around the periphery and a path across it which will provide connectivity through the estate.
30. The landscaping is considered to positively provide for the estate achieving openness around key locations and retaining a green street scene to Urry Nook Road and in view of

these matters is considered to be in accordance with Core Strategy Policy CS3(8) which requires quality developments to be provided.

31. Teesmouth Bird Club has objected, considering that the plans submitted show no opportunity for landscaping or planting to enhance the sites biodiversity and that the density of housing and the associated small garden sizes do nothing to enhance biodiversity. They have suggested that changes should be made to achieve appropriate landscaping and a SUDS scheme. Whilst these comments are noted, there is a reasonable number of large gardens within the development, a landscape buffer along the entire western boundary, retention of the hedges along the northern and eastern boundaries and retention of the existing structural landscaping to the south of the site, along with a large area of open space to the centre of the site. In view of this, it is considered that there is ample landscaping within the site in this regard. A SUDS scheme was considered as part of the initial outline application which was refused and the re-submission opted for underground piped storage of surface water. The outline scheme was approved on this basis.
32. The Head of Technical Services has requested some changes to landscaping details which the applicant has indicated will be provided although should these not be received then this would not be a matter which would warrant the refusal of the application as these are minor details.

Appearance

33. Properties include a small number of feature details which will assist in creating a character area to the estate although it is considered that the greater positive character and appearance will come from the landscaping within the site, the properties interaction with the surrounding open space and the detailing of boundaries onto the open space. There is a hierarchy of boundary treatments and landscaping within front gardens will be achieved to break up the elevations of the built form. It is considered that the proposal will accord with Core Strategy Development Plan Policy CS3(8) in this regard.

Scale

34. The proposal details 145 houses on the site, each with parking, private gardens and public open space throughout. Properties proposed are a mix of 2 and 3 stories, although any third stories are within the roof space. Two storey properties range up to 8.1 m in height to ridge and the 3 storey properties extend up to approximately 10.1m. The scale of properties is considered to be sufficiently in keeping with the surrounding area and nearby development in Grassholme Way.

Ecology and Biodiversity

35. The main considerations in respect to the developments impact on protected species were made in the determination of the outline application whereby it was considered that the development of the application site would be unlikely to have any significant adverse impacts on protected species.
36. This proposal retains perimeter green space and will provide an area of open space relatively central within the site. Additional planting throughout will assist in creating link corridors and general foraging for animals and birds and as such is considered to adequately provide in this regard. Natural England have suggested that the scheme has the ability to make biodiversity enhancements which are beneficial to wildlife such as the incorporation of roosting opportunities for bats and or the installation of bird nest boxes.

Condition 9 of the outline approval already requires a 'species mitigation scheme' to be provided to and agreed with the council which will address this point.

37. Natural England has indicated that the proposal is unlikely to affect any statutory nature conservation sites or landscapes and have suggested that the scheme take the opportunity to incorporate features beneficial to wildlife. In view of the extent of open space, landscaping and more wilder grassed areas that are proposed as part of the scheme, it is considered that the residential development has taken this opportunity.
38. Natural England has raised no objection in respect to statutory nature conservation sites and has advised that the proposal is unlikely to affect any statutorily protected sites or landscapes. They have indicated that they have not assessed the application and associated documents for impacts on protected species and have referred the council to its standing advice. The potential impacts on protected species were part of the considerations for the outline permission and species mitigation was conditioned as part of that approval. No additional concerns are raised in respect to protected species, notwithstanding objectors raising their own concerns about the impact of the development of the site generally in respect to this matter.

Impact on nearby properties

39. Nearby residents have raised concerns and objections over the loss of privacy to their properties, due to overlooking from 3 storey houses, the impacts of noise and disturbance from the movement of vehicles and car doors slamming in the early and late hours. Whilst noted, the proposed layout achieves over 20m between the front of properties proposed and residents gardens on the opposing side of Uray Nook Road and in most cases over 30m between opposing elevations. In view of these distances and there being a road between the existing and proposed properties, it is considered that adequately privacy and amenity would be retained for existing properties whilst noise disturbance should be no different to what would normally be expected in an urban or residential environment.

Other Matters

40. Northern Gas Networks (NGN) have raised no objection to the scheme but have advised they may have apparatus in the area. An informative is recommended suggesting the applicant gets in contact with NGN prior to commencing on site.
41. The Environment Agency have no comments to make in respect to the reserved matters application although highlight that the surface water management condition (no.12) recommended by them in respect to the outline permission is still applicable. This and other matters previously raised by the Environment Agency are dealt with under the outline application and no further considerations are required in determining this current application.
42. The Ramblers Association have raised no comments to the reserved matters application.
43. Northumbrian Water has advised that they have agreed details with the applicant relating to the protection of Northumbrian Water assets which cross the site.
44. Objectors have raised issues in respect to highway capacity, lack of school places, drainage concerns, impacts on the rail crossing, impacts on bird populations, pollution, road improvements, soil contamination, retention of the area without the development taking place and lack of amenities which are matters which were considered at outline stage and do not require consideration as part of this application as the principle of development has already been established.

45. Residents have questioned the quality of homes and the lack of bungalows within the site. Whilst noted, the scheme as submitted is considered to be of a quality and layout which would fit with its surroundings. Although there are no bungalows within the site which is a provision supported by the Core Strategy, this is considered to be insufficient reason to justify refusal of the scheme.

CONCLUSION

46. The proposed development is considered to be of an appropriate scale and layout to provide a residential state on the periphery of Eaglescliffe. The development will provide adequate access and parking for as well as both private and public amenity space for its users. Existing landscaping will be retained in part and new landscaping will also be provided. There are no significant adverse impacts on the surroundings or on nearby properties and their associated amenity. The proposal is considered to accord with the relevant parts of the Development Plan and it is recommended that the application be Approved with Conditions for the reasons specified above.

Corporate Director of Development and Neighbourhood Services
Contact Officer Mr Andrew Glossop Telephone No 01642 527796

WARD AND WARD COUNCILLORS

Ward Eaglescliffe
Ward Councillors Councillor A L Lewis, Councillor Mrs M. Rigg, Councillor Phillip Dennis

IMPLICATIONS

Financial Implications:

There are no known financial implications in determining this application.

Legal Implications:

There are no known Legal Implications associated with the determination of this application.

Environmental Implications:

The application has been considered against its impacts on the environment. It is considered that opportunities for wildlife and biodiversity will be created within the scheme and that the surrounding environment has been adequately taken into account through the retention of some landscape features such as hedgerows.

Human Rights Implications:

The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report. The report has detailed and taken into account the matters raised through the consultation process. It is considered that suitable levels of amenity and privacy can be maintained for surrounding residents.

Community Safety Implications:

The provisions of Section 17 of the Crime and Disorder Act 1998 have been taken into account in the preparation of this report. Consideration has been given to the movement of pedestrians and the benefits of secure by design principles. These have been factored in where it is felt justifiable.

Background Papers:

Application 13/2184/OUT
National Planning Policy Framework
Stockton on Tees Local Plan
Stockton on Tees Core Strategy Development Plan

Supplementary Planning Document 3. Parking Provision for new developments
Supplementary Planning Document: Open Space, Recreation and Landscaping