

INTERNAL MEMORANDUM
Highways, Transport & Environment

From: Highways, Transport & Environment Manager
To: Planning Development Services Manager
FAO: Mr Simon Grundy
CC: Planning Administration

Proposal: Outline application for the erection of 60 dwellings with all matters reserved.	Date:	23/01/17		
Location: Land West Of Fleet Bridge Road, Chesham Grove, Norton,	Ref:	16/0389/OUT	Rev	2

HTE Consultation		Consultation Other	
Network Safety/ Connect Tees Valley		Consultancy Practice	
Highways Network Management		Community Transport	
		Care for Your Area	

I refer to your memo dated: 25/10/16

Executive Summary

Highways Transport & Environment do not support this application for 60 dwellings on landscape and visual grounds. However, it is considered that a development of lower density and significantly reduced numbers could be accommodated within the constraints of the site.

Based on the number of houses being proposed, 60, it is unlikely that there will be sufficient numbers of bedroom spaces that will require the developer to provide on-site play or allotment provision. However a sum estimated to be in the region of £80,000 would be sought to provide suitable off-site provision within the local area.

The applicant has submitted a Transport Statement (TS) in support of the application demonstrating that the scale of trip generation would be unlikely to have a significantly adverse impact on the highway network and is not considered to be severe within the context of NPPF.

A Construction Management Plan should be agreed prior to construction commencing on the site and this should be secured by condition.

As details of the proposed renewable energy equipment is yet to be submitted this policy requirement should be secured by condition.

The applicant has not provided sufficient detail regarding the management of surface water runoff from the proposed development and this information should be secured by condition.

Detailed comments and conditions are included below in Appendix 1 and 2 respectively.

Approval		Date	Approval		Date	Approval		Date
UD Officer:	SW MJP	25/10/16 23/01/17	Authorised:			Authorised:		

Appendix 1 – Detailed Comments

Highways Comments

All developments should be designed and constructed in accordance with SBC Design Guide and Specification (current edition) (Design Guide) and SPD3: Parking Provision for Developments 2011 (SPD3).

This is an outline application with all matters reserved however the application has stated in the submitted Transport Statement that access will be taken from Chesham Grove and comments are based on this.

Vehicle Access / Traffic Impact

The application is outline all matters reserved and the applicant has submitted a Transport Statement (TS) in support of the application.

All traffic accessing the site would do so from the A139 Billingham Road via Colchester Road; a PICADY assessment of this junction has been carried out and the results show that with 60 additional dwellings the junction would still operate at less than 25% of its theoretical capacity.

Vehicular trip generation from the site has been calculated using the following average trip rates derived from TRICS:

	AM Peak (07:30 – 08:30)		PM Peak (16:30 – 17:30)	
	Arrivals	Departures	Arrivals	Departures
Vehicle Trip Rate	0.156	0.404	0.362	0.210
Vehicle Trips	9	24	22	13

This scale of trip generation would be unlikely to have a significantly adverse impact on the highway network and is not considered to be severe within the context of NPPF.

Access to the site would be taken from Chesham Grove by extending the existing carriageway and footway into the site.

Layout / Parking

Incutilage car parking should be provided in accordance with SPD3. It should be noted that this site would not be considered a 'constrained' site therefore drives should be a minimum of 6m, a single garage should have minimum internal dimensions of 6m x 3m and a double garage 6m x 5.5m.

The layout should be designed to adoptable standards in accordance with the Design Guide and it should be noted that service margins on shared surface roads are no longer accepted, and a wider carriageway encompassing all services should be provided. On any reserved matters or full application it should be made clear which areas are to be offered for adoption. The applicant has stated that a connection to the existing cycleway would be created, this would be welcomed.

A Construction Management Plan should be agreed prior to construction commencing on the site and this should be secured by condition.

Approval		Date	Approval		Date	Approval		Date
UD Officer:	SW MJP	25/10/16 23/01/17	Authorised:			Authorised:		

Landscape & Visual Comments

No additional information has been provided to alleviate any of the landscape and visual concerns raised previously, therefore the original comments raised by Highways Transport & Environment still stand, and have been included below.

The site is open space, and is currently rough grassland with trees and overgrown shrubs on the slopes along the western edge. The site is contained by existing development to the north and west, and by a public footpath and cycleway to the east, which runs parallel to the A19. The topography varies from a flat area to the north and east, rising significantly to the southwest. Properties on Amble View, Ramsay View and Beaumont View are elevated above the site with views of Billingham to the east across the development.

The application is for all matters reserved, and does not include any site plans to give an indication of layout. It is considered that 60 dwellings on this site would be a very high density in comparison to other developments locally. Dwellings should be of a similar style and character to those found locally and be a maximum of 2 storeys high. Buildings greater than two storeys may overlook the A19 and would not benefit from the vegetated mounding and noise barrier fencing.

As an area of open space, the site currently provides recreational space for local residents, and some separation between the residential areas of Norton and the A19 road corridor. There is evidence of informal footpaths crossing the site in several locations. The public footpath and cycleway along the eastern site boundary currently provides a pleasant green route along the edge of the residential area, with opportunities to link into the area at numerous locations. Should the outline application be approved the development should be offset from the cycleway by a minimum of 5m, so as not to create a narrow enclosed corridor. The corridor should be enhanced through sensitive landscaping to retain a pleasant green route.

An existing mature belt of planting is located along the western edge of the site. An arboricultural survey in accordance with BS5837: 2012 is required to locate and identify the condition of all trees on the site. This survey should be used to inform the development layout. The vegetated belt along the western edge of the site must be retained and enhanced to maintain screening of the site and the A19 beyond, and provide some separation from existing properties, particularly those on Amble Walk who look directly towards the development site.

Highways Transport & Environment do not support this application for 60 dwellings on landscape and visual grounds. However, it is considered that a development of lower density and significantly reduced numbers could be accommodated within the constraints of the site.

Based on the number of houses being proposed, 60, it is unlikely that there will be sufficient numbers of bedroom spaces that will require the developer to provide on-site play or allotment provision. If this is the case the Council should make every effort to secure the relevant off-site provision (estimated to be in the region of £80,000) to support the proposed destination play area at the Former Norton School site south of the development site.

Should the application be approved the following information as outlined in our standard conditions below, would be required, with other details such as hard and soft landscaping resolved as part of any reserved matters application.

Approval		Date	Approval		Date	Approval		Date
UD Officer:	SW MJP	25/10/16 23/01/17	Authorised:			Authorised:		

Environmental Policy

Prior to the commencement of development details of on-site renewable energy equipment shall be submitted to the local planning authority which details how the predicted carbon savings emissions of the development will be reduced by at least 10%, above and beyond what is required to comply with Part L Building Regulations.

Before the development is occupied the renewable energy equipment as approved shall have been installed and brought into use to the written satisfaction of the local planning authority. The approved scheme shall be maintained in perpetuity thereafter unless otherwise agreed in writing by the local planning authority.

As details of the proposed renewable energy equipment is yet to be submitted and this should be secured by condition.

Flood Risk Management

The proposed development falls within both Flood Zone 1 and Flood Zone 2, (50% of the site is located within flood zone 2, this is to the North and East of the site) and the Environment Agency's flood maps also highlight that there is a high risk of surface water flooding on the Eastern boundary of the site, with a larger area to the east of the site affected by medium to low level risk of surface water flooding.

The applicant has submitted a revised Flood Risk & Drainage Assessment 8951/TW/001/06 December 2015 (revised Jan 17) (FRA) in support of the application which highlights a number of mitigation measures that will be taken to ensure the proposed development is protected against surface water flooding. The measures identified within the FRA involve raising the site and directing surface water runoff away from properties, although these proposals will provide protection to the properties within the proposed development, it is not clear what affect this may have on the surrounding properties and land.

The applicant has therefore not provided sufficient information regarding the management and disposal of surface water runoff from the proposed development site and this information should be secured by condition.

Approval		Date	Approval		Date	Approval		Date
UD Officer:	SW MJP	25/10/16 23/01/17	Authorised:			Authorised:		

Appendix 2 – Conditions

UDHC06d	Discharge of Surface Water	<p>The development hereby approved shall not be commenced on site, until a scheme of 'Surface Water Drainage and Management' for the implementation, maintenance and management of the sustainable drainage scheme has first been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details, The scheme shall include but not be restricted to providing the following details;</p> <ol style="list-style-type: none"> I. Detailed design of the surface water management system II. A build program and timetable for the provision of the critical surface water drainage infrastructure III. A management plan detailing how surface water runoff from the site will be managed during construction Phase IV. Details of adoption responsibilities; V. Management plan for the Surface Water Drainage scheme and any maintenance and funding arrangement; <p>The building hereby approved shall not be brought into use until the approved 'Surface Water Drainage' scheme has been implemented and the approved scheme shall be maintained in accordance with the Surface Water Management scheme for the lifetime of the development.</p> <p>Reason: To ensure the site is developed in a manner that will not increase the risk of surface water flooding to site or surrounding area, in accordance with the guidance within Core Strategy Development Plan Policy CS10 and the National Planning Policy Framework.</p>
UDHC06e	Discharge of Surface Water	<p>The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk (FR) & Drainage Assessment (DA) 8951/TW/001/06 dated December 2015 (revised Jan 17), and the following mitigation measures detailed within the FR & DA.</p> <p>Limiting the surface water run-off generated by the impermeable areas of the development up to and including the 100 year critical storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site. This will be achieved by limiting surface water runoff from the site to 7l/sec</p> <p>Due to the location of the area shown to be at risk of surface water flooding at the north eastern area of the site. Maintenance access should be maintained upon implementation of a development to ensure future maintenance work can continue to be undertaken.</p> <p>In the area of surface water flooding shown on Appendix I of the Stockton on Tees report 'Local Flood Risk Management Strategy' and on Environment Agency flood mapping to the north east of the site.</p>

Approval		Date	Approval		Date	Approval		Date
UD Officer:	SW MJP	25/10/16 23/01/17	Authorised:			Authorised:		

		<p>Development in this location should be limited to site access and garden/open green areas to ensure development does not impede this at risk area and that surface water is not displaced to adjacent properties. Proposed site levels in this location should be kept to that of the existing ground or below again to ensure the stored storm water is not displaced and is accommodated.</p> <p>The mitigation measures shall be fully implemented prior to the occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any period as may subsequently be agreed, in writing, by the local planning authority.</p> <p>Reason: To prevent flooding by ensuring the satisfactory storage of / disposal of surface water from the site and to reduce the risk of flooding to the proposed development and future occupants.</p>
UDHC18b	Construction Management Plan	<p>No development shall take place, until a Construction Management Plan has been submitted to, and approved in writing by, the local planning authority. The Construction Management Plan shall provide details of:</p> <ul style="list-style-type: none"> (i) the site construction access(es) (ii) the parking of vehicles of site operatives and visitors; (iii) loading and unloading of plant and materials; (iv) storage of plant and materials used in constructing the development; (v) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, (vi) measures to be taken to minimise the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site; (vii) measures to control and monitor the emission of dust and dirt during construction; (viii) a Site Waste Management Plan; (ix) details of the routing of associated HGVs; (x) measures to protect existing footpaths and verges; and a means of communication with local residents. <p>The approved Construction Management Plan shall be adhered to throughout the construction period.</p> <p>Reason: In the interests of highway safety and visual amenity.</p>
UDHC26	Travel Plans	<p>Prior to the development being brought into use, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. This shall include:</p> <ul style="list-style-type: none"> (i) the appointment of a travel co-ordinator (ii) a partnership approach to influence travel behaviour (iii) measures to encourage the use of alternative modes of transport other than the private car by persons associated with the site (iv) provision of up-to-date details of public transport services (v) continual appraisal of travel patterns and measures provided

Approval		Date	Approval		Date	Approval		Date
UD Officer:	SW MJP	25/10/16 23/01/17	Authorised:			Authorised:		

		<p>through the travel plan</p> <ul style="list-style-type: none"> (vi) improved safety for vulnerable road users (vii) a reduction in all vehicle trips and mileage (viii) a programme for the implementation of such measures and any proposed physical works (ix) procedures for monitoring the uptake of such modes of transport and for providing evidence of compliance. <p>The approved Travel Plan shall be implemented and the development shall thereafter be carried out and operated in accordance with the approved Travel Plan.</p> <p>Reason: To establish measures to encourage more sustainable non-car modes of transport.</p>
UDEP01	10% Renewables	<p>Prior to the commencement of any of the development hereby approved a written scheme shall be submitted to and approved in writing by the local planning authority which details how the predicted CO2 emissions of the development will be reduced by at least 10% through the use of on-site renewable energy equipment. The carbon savings which result from this will be above and beyond what is required to comply with Part L Building Regulations. Before the development is occupied the renewable energy equipment as approved shall have been installed and brought into use to the written satisfaction of the local planning authority. The approved scheme shall be maintained in perpetuity thereafter unless otherwise agreed in writing by the local planning authority.</p> <p>Reason: In the interests of promoting sustainable development in accordance with Stockton on Tees Core Strategy Policy CS3 (Sustainable living and climate change).</p>
UDLV07	Tree Assessment	<p>Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans (whichever is applicable) .All trees on site and within 10m of its external boundary shall be indicated on the Site Survey Plan. These trees shall be assessed in accordance with BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations section 4.</p> <p>The assessment should concur with the latest site plans and include for the following information:</p> <ul style="list-style-type: none"> (i) A plan to scale and level of accuracy appropriate to the proposal showing the position of every tree on and adjacent to the site with a stem diameter over the bark measured at 1.5 metres above ground level at 75mm and all root protection areas. (ii) A tree schedule as detailed in BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations (iii) A schedule of all tree works specifying those to be removed, pruning and other remedial or preventative work. (iv) Details of any ground level changes or excavations within 5 metres of

Approval		Date	Approval		Date	Approval		Date
UD Officer:	SW MJP	25/10/16 23/01/17	Authorised:			Authorised:		

		<p>the Root Protection Area of any tree to be retained including those on adjacent land.</p> <p>(v) A statement setting out long term future of the trees in terms of aesthetic quality and including post development pressure.</p> <p>(vi) Details of any statutory of domestic services shall be designed in accordance with Volume 4: NJUG Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2) – Operatives Handbook 19th November 2007</p> <p>Reason: To assess the existing trees on site that the Local Planning Authority consider to be an important visual amenity in the locality and should be appropriately maintained.</p>
UDLV08	Retention of existing trees shrubs hedge	<p>Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans (whichever is applicable) a plan shall be submitted identifying the trees to be retained on the site all trees indicated for retention shall be retained and maintained for a minimum period of 25 years from practical completion of the development. No tree, shrub or hedge shall be cut down, uprooted or destroyed, topped or lopped other than in accordance with the approved plans Any tree, shrub or hedge or any tree/shrub or hedge planted as a replacement that dies or is removed, uprooted or destroyed or becomes seriously damaged or defective must be replaced by another of the same size and species unless directed in writing by the Local Planning Authority</p> <p>Reason: To protect the existing trees/shrubs and hedges on site that the Local Planning Authority consider to be an important visual amenity in the locality and should be appropriately maintained</p>
UDLV09	Tree Protection	<p>No development shall commence until full details of proposed tree protection has been submitted to and approved in writing by the Local Planning Authority. Such protection shall comply with (Section 7, BS 5837:2005 and Volume 4: NJUG Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2) Operatives Handbook 19th November 2007). The requirements of Stockton on Tees Borough Council in relation to the British Standard are summarised in the technical note ref INFLS 1 (Tree Protection), which is available upon request.</p> <p>Any such scheme agreed in writing by the Local Planning Authority shall be implemented prior to any equipment, machinery or materials being brought to site for use in the development and be maintained until all the equipment, machinery or surplus materials connected with the development have been removed from the site.</p> <p>Reason: To protect the existing trees on site that the Local Planning Authority consider to be an important visual amenity in the locality that should be appropriately maintained and protected.</p>
UDLV11	Maintenance Softworks	<p>No development shall commence until full details of proposed soft landscape management has been submitted to and approved in writing by the Local Planning Authority.) The soft landscape management plan shall include long term design objectives, management responsibilities and</p>

Approval		Date	Approval		Date	Approval		Date
UD Officer:	SW MJP	25/10/16 23/01/17	Authorised:			Authorised:		

		<p>maintenance schedules for all landscape areas/ retained vegetation, other than small privately owned domestic garden [delete as required] shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved plan prior to the occupation of the</p> <p>(i) Development ; (ii) or approved phases.</p> <p>Any vegetation within a period of 5 years from the date of from the date of completion of the total works that is dying, damaged, diseased or in the opinion of the LPA is failing to thrive shall be replaced by the same species of a size at least equal to that of the adjacent successful planting in the next planting season.</p> <p>Landscape maintenance shall be detailed for the initial 5 year establishment from date of completion of the total scheme regardless of any phased development period followed by a long-term management plan for a period of 20 years. The landscape management plan shall be carried out as approved</p> <p>Reason: To ensure satisfactory landscaping to improve the appearance of the site in the interests of visual amenity.</p>
--	--	---

Approval		Date	Approval		Date	Approval		Date
UD Officer:	SW MJP	25/10/16 23/01/17	Authorised:			Authorised:		