

DELEGATED

**AGENDA NO
PLANNING COMMITTEE**

29 November 2017

**REPORT OF DIRECTOR,
ECONOMIC GROWTH AND DEVELOPMENT
SERVICES**

17/0919/REM

**Land At Grid Reference 445164 513182, Low Lane, High Leven
Reserved matters application for the appearance, landscaping, layout and scale, for
residential development of 55 no. dwellings.**

Expiry Date 4 July 2017

SUMMARY

The application site lies to the south-east of the existing settlement of Ingleby Barwick and is currently a former agricultural field, with areas of built development (housing & school) directly to the south. The residential properties of Regency Park and Priorwood Gardens bound the site to the west and north-west respectively, with Low Lane situated further to the south and providing access into the site via the spine road.

The site forms part of the site which the Secretary of State granted outline planning permission for the erection of Ingleby Manor Free School and a residential development of 350 dwellings (ref; 12/2517/OUT) and latterly gained separate outline permission for a residential development of approximately 70 dwellings (ref;14/0562/OUT)

Permission is sought under reserved matters for a residential development of 55 properties. The proposed dwellings will consist of a mix of 2, 3 & 4 bedroom terraced, semi-detached and detached properties. 8 of the proposed dwellings are to be affordable units.

Eleven letters of objection have been received to the application, these raise matters of principle such as no need for additional housing, the loss of green wedge/green spaces, the lack of infrastructure within Ingleby Barwick and wider issues such as the impact on traffic and congestion. The report considers these matters in much greater detail, but with outline permission having already been granted the principle of residential development on the site has already been established and the main considerations with respect to this application surround the finer details regarding the design and appearance, layout and landscaping of site.

In these regards, the scheme is considered to be visually acceptable, will provide adequate landscaping and not have any significant impacts on levels of residential amenity or highway safety. The proposed development is therefore considered to be acceptable in planning terms and is recommended for approval subject to those conditions within the report below.

RECOMMENDATION

That planning application 17/0919/REM be approved subject to the following conditions and informative;

01 Approved plans:
The development hereby approved shall be in accordance with the following approved plan(s);

Plan Reference Number	Date on Plan
IB/643/STD/00/001	31 March 2017
IB/643/STD/25/01	31 March 2017
IB/643/STD/25/02	31 March 2017
IB/643/STD/25/03	31 March 2017
IB/643/STD/25/04	31 March 2017
IB/802B/STD/00/001	31 March 2017
IB/802B/STD/25/01	31 March 2017
IB/802B/STD/25/02	31 March 2017
IB/802B/STD/25/03	31 March 2017
IB/802B/STD/25/04	31 March 2017
IB/802C/STD/00/001	31 March 2017
IB/802C/STD/25/01	31 March 2017
IB/802C/STD/25/02	31 March 2017
IB/802C/STD/25/03	31 March 2017
IB/802C/STD/25/04	31 March 2017
IB/1057/STD/00S/001	20 November 2017
IB/1057/STD/25S/01	20 November 2017
IB/1057/STD/25S/02	20 November 2017
IB/1057/STD/25S/03	20 November 2017
IB/1057/STD/25S/04	20 November 2017
IB/1327/STD/00/001	31 March 2017
IB/1327/STD/25/01	31 March 2017
IB/1327/STD/25/02	31 March 2017
IB/1327/STD/25/03	31 March 2017
IB/1327/STD/25/04	31 March 2017
IB/1542/STD/00/001	31 March 2017
IB/1336/STD/25/01	31 March 2017
IB/1336/STD/25/02	31 March 2017
IB/1336/STD/25/03	31 March 2017
IB/1336/STD/25/04	31 March 2017
IB/1546/STD/00/001	31 March 2017
IB/1546/STD/25/01	31 March 2017
IB/1546/STD/25/02	31 March 2017
IB/1546/STD/25/03	31 March 2017
IB/1546/STD/25/04	31 March 2017
IB/1550/STD/00/001	31 March 2017
IB/1550/STD/25/01	31 March 2017
IB/1550/STD/25/02	31 March 2017
IB/1550/STD/25/03	31 March 2017
IB/1550/STD/25/04	31 March 2017
1617-24-P02 REV G	20 November 2017
1617-24-P03 REV G	20 November 2017
1617-24-P01 REV U	20 November 2017
LDS406 01 REV E	8 November 2017
1617-24-P01 REV QA	30 October 2017
001 C	29 June 2017

02 Materials:
Notwithstanding the submitted details in the application, the external walls and roofs shall not be commenced until precise details of the materials to be used in the

construction of the external walls and roofs of the hereby approved dwellings have been approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved detail.

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

Existing and Proposed Site levels:

- 03 Notwithstanding the information submitted as part of the application details of the existing and proposed site levels and finished floor levels shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development.

Reason: To define the consent and in the interests of the amenity of the neighbouring occupiers

Landscaping of open space

- 04 Notwithstanding the information submitted within this application, the requirements of the open space strategy (Condition 5 of planning application 14/0562/OUT) shall include full details of the landscaping and maintenance arrangements for the area to the immediate south of the development hereby approved development. Such a scheme shall be in full accordance with the agreed planting principles plan (drawing 1835_53 Rev D; received 8 November 2017)

Reason: In the interests of the visual amenity of the locality.

Planting details:

- 05 A detailed planting scheme in accordance with those landscaping principles submitted and agreed as part of this application (drawing LDS406-01E), shall be submitted to and be approved in writing by the Local Planning Authority prior to the commencement of the first dwelling. Such a scheme shall specify final tree/shrub types and species, stock size, numbers and densities and the associated long term maintenance arrangements. The works shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development whichever is the sooner and any trees or plants which within a period of five years from the date of planting die, are removed, become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species unless the Local Planning Authority gives written consent to any variation.

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

Hard Landscaping:

- 06 Notwithstanding any description contained within this application, prior to the first occupation of the hereby approved development full details of hard landscape works shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details. These details shall include car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials and construction methods; minor artefacts and structures (e.g. incidental buildings and street furniture); and the associated maintenance of any street furniture or related structures.

Reason: In the interests of visual amenity.

- Removal of PD Rights - All Householder**
- 07 Notwithstanding the provisions of classes A, B, C, D & E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (No.2) (England) Order 2015 (or any order revoking and re-enacting that Order), the buildings hereby approved shall not be extended or altered in any way, nor any ancillary buildings or means of enclosure erected within the curtilage without the written approval of the Local Planning Authority.

Reason: To adequately control the level of development on the site to ensure that the amenity of neighbouring properties is not adversely affected or undermines the required parking provisions.

INFORMATIVE OF REASON FOR PLANNING APPROVAL

Informative: Working Practices

The Local Planning Authority has worked in a positive and proactive manner and sought solutions to problems arising in dealing with the planning application by seeking a revised scheme to overcome issues and by the identification and imposition of appropriate planning conditions

BACKGROUND

1. The application site has a relatively long and varied site history, with two applications for outline planning permission originally being sought in the mid 1970's for residential development, with the later application being refused (refs; S1626/74 & S1629/75). A further application for residential and ancillary development was also refused and the subsequent appeal dismissed by the secretary of state (ref; S1389/88). The land forming the application site was also envisaged as being part of village 7 of Ingleby Barwick although this village was removed from the master plan and Ingleby Barwick as a whole proceeded as 6 'villages'.
2. Planning approval was then granted for an 18-hole golf course and driving range (ref; 90/1965/P) with a further application in 1994 seeking the provision of a golf driving range, new access and service building (ref; 94/0385/P). These planning consents were re-established in 1997 and renewed in 2000 and 2003, with the later consent expiring in September 2006. A mixed-use development (ref; 06/2593/OUT) comprising of a family pub, play barn, lodge and children's nursery was also submitted but withdrawn.
3. More recently a planning permission was obtained on appeal for the erection of Ingleby Manor Free School and a residential development of 350 dwellings (ref; 12/2517/OUT) to which this site forms part of. A further separate outline application for an additional 70 dwellings was also won on appeal for this application site (14/0562/OUT)
4. Development on the wider site has now commenced with the Ingleby Manor Free School now built and occupied and the first phase of housing largely built and also occupied. A separate application for two dwellings is also under consideration as two of the plots fall outside the red line boundary (ref; 17/1704/FUL).

SITE AND SURROUNDINGS

5. The application site lies to the south-east of the existing settlement of Ingleby Barwick and is currently a series of open fields bounded by hedgerows. The residential properties of Regency Park and Priorwood Gardens bound the site to the west and north-west respectively. Immediately to the south is the Ingleby Manor Free School while the neighbouring residential development (Manor Gardens) lies to the south east.
6. Low Lane is situated further to the south and provides the access into the site via the spine road which serves the rest of the development.

PROPOSAL

7. Permission is sought under reserved matters for a residential development of 55 properties. The proposed dwellings will consist of a mix of 2, 3 & 4 bedroom terraced, semi-detached and detached properties.
8. The proposal will be served by a single spine road with properties facing out onto it and the main road serving the wider development. The submitted landscaping plan details a series of hedges and trees which will help to provide a green and attractive street scene.

CONSULTATIONS

9. The following Consultations responses have been received and are set out below (in summary):-

SBC Highways Transport and Environment – This is a Reserved Matters application for the appearance, landscaping, layout and scale, for residential development of 55 no. dwellings.

The applicant has submitted the following drawings in support of the application:

- 1617-24-P01 Rev U – Site Layout Plan;
- 1617-24-P03 Rev G – Adoption Plan;
- 1617-24-P02 Rev G – Boundary Treatment Plan;
- LDS406-01 Rev E – Planting Plan;
- 1835_53 Rev D – Detailed Landscape Proposals – OS2A.

This application forms one of the residential plots which benefits from an extant approval. The principles for the provision of housing on the site being previously established through the outline planning approvals for the Low Lane developments (12/2517/OUT, 14/0562/OUT and 15/0497/OUT). This approval was supported by a Masterplan which set out the development parameters for the wider site including public open space and strategic landscape provision.

This current application requires a water main which currently runs through the proposed development plot to be diverted to enable housing to come forward. The proposed diversion route is located on land outside of the red line boundary but within the approved masterplan for retained and enhanced landscaping along the Bassleton Beck corridor. The corridor is noted in the Masterplan as an important corridor for biodiversity enhancement and to retain a separation between the new village at Little Maltby and existing settlements at Ingleby Barrack.

Bassleton Beck is an ordinary watercourse, it is not a main river, therefore Stockton Borough Council as the Lead Local Flood Authority are responsible for consenting any works that may affect or have an impact on the natural flow of the watercourse.

As the water main diversion is required for this application, details must be provided on the easement as these could affect the implementation of the approved Masterplan, with specific reference to the retention of existing trees, landscape enhancement of the corridor (necessary to enhance and improve the separation of the two settlements) development and usage of the informal footway. As the Lead Flood Authority, Stockton Borough Council must also be satisfied that the proposed division will not adversely impact on the landowner's riparian maintenance responsibilities.

The Highways, Transport and Design Manager, for the reasons set out in greater detail below, currently objects to the proposals and requests that clarification of outstanding matters is confirmed by the applicant to enable the Local Authority to fully consider the details of the latest submitted information prior to determination of the application. (Further comments are contained in appendix 1)

Environmental Health Unit – No objections

Northumbrian Water Limited – No comments

Tees Archaeology – Earlier advice (as detailed in the response to the outline application 14/0562/OUT) with regards to archaeological interest at the site remain and are still valid.

Ingleby Barwick Town Council – No comments

Northern Gas Networks – No objections

Highways England - No objection

Spatial Planning & Regeneration – The principle of this development was accepted under the original outline planning application (14/0562/OUT). Therefore the Economic Strategy and Spatial Planning Team have no comments to make and the determination of the application should consider planning policies and material considerations relating to the design of the development, amenity of residents, amongst other things

SBC Housing Services Manager – The Strategic Housing Market Assessment (SHMA) 2016 has identified an annual affordable housing need in the borough of 240 units, with the majority of need being for 2 and 3 bedroom properties. We note from the Design and Access Statement that the developer is proposing 55no units which will consist of 2, 3 and 4 bedroomed houses, we note from the Design and Access Statement that no mention of affordable housing units is made. Based on a market scheme of 55 units, 9 affordable units equates to 15%, without such provision is unacceptable and is not in line with the need identified in the SHMA 2016 and is not compliant with Policy CS8

The mix of affordable housing currently required to be provided is 30% intermediate and 70% rented tenures. Tenure for the above would then be split as follows:

No. of units	Size	Tenure
3 Units	2 bed	2 x Rented 1 x Intermediate Tenure
4 units	3 bed	3 x Rented 1 x Intermediate Tenure
1 units	4 bed	1 x Rented 0 x Intermediate Tenure

PUBLICITY

10. Neighbours were notified and a total of 11 objections to the proposal have been received. These are set out below. An administrative error has led to a neighbour notification of 21 days being carried out (as opposed to a 7 day amendment letter) this will expire on the 21st November.

Objections

- No need for new housing within Ingleby
- New housing on green field site
- Open and green spaces are at a premium in Ingleby Barwick
- Bring empty properties back into use

- Housing should be built on sites elsewhere such as Stockton and Thornaby
- Transport and highway infrastructure is not capable of supporting any further vehicle movements
- Existing traffic problems being created by the new school with parents dropping children off
- Loss of green wedge/areas/trees and woodlands
- Impact on wildlife
- Lack of infrastructure including school places/doctors/dentist
- Impacts on drainage system

Objectors

1. Mr Chris Burnett - 8 Hidcote Gardens Ingleby Barwick
2. Mr Richard Clements - 20 Regency Park Ingleby Barwick
3. Mrs Christine Nicholson - 21 Regency Park Ingleby Barwick
4. Mr Charles Clarke - Glen Coe Low Lane
5. Mr Cecil Logan - 18 Brendon Grove Ingleby Barwick
6. Mr Brian Thompson - 43 Thornwood Avenue Ingleby Barwick
7. Mr Julian Hockney - 40 Regency Park Ingleby Barwick
8. Mr Chris Taylor - 31 Priorwood Gardens Ingleby Barwick
9. Mr Paul Newton - 42 Priorwood Gardens Ingleby Barwick
10. MC Singh - 6 Regency Park Ingleby Barwick
11. Mr Neil Cawthorne - 39 Mastiles Close Ingleby Barwick

PLANNING POLICY

11. 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

National Planning Policy Framework

12. 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.

Local Planning Policy

13. The following planning policies are considered to be relevant to the consideration of this application.

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

1. 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.

2. 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.

3. 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.

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

1. 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.

5. 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.

8. 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.

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

1. 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).

3. 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.

5. 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.

6. 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.

Core Strategy Policy 10 (CS10) - Environmental Protection and Enhancement

3. 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:

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

ii) 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.

iii) Urban open space and play space.

4. 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.

Saved Policy EN28 of the Local Plan

Development which if likely to detract from the setting of a listed building will not be permitted.

Saved policy EN30 of the Local Plan

Development, which affects sites of archaeological interest, will not be permitted unless:

(i) An investigation of the site has been undertaken; and

(ii) An assessment has been made of the impact of the development upon the remains; and where appropriate;

(iii) Provision has been made for preservation 'in site'.

Where preservation is not appropriate, the Local Planning Authority will require the applicant to make proper provision for the investigation and recording of the site before and during development.

Saved Policy HO3 of the Local Plan

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

(i) The land is not specifically allocated for another use; and

(ii) The land is not underneath electricity lines; and

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

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

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

(vi) Satisfactory arrangements can be made for access and parking.

MATERIAL PLANNING CONSIDERATIONS

14. The main planning considerations in the determination of this application include its compliance with established planning policies and the impacts of the development on the visual amenity of the area, levels of residential amenity, highway safety, features of archaeological interest and other matters arising out of consultation.

Principle of development;

15. The site already benefits from outline planning permission for residential development under two separate outline planning approvals and this application is seeking reserved matters approval under application which permitted a residential development of circa 70 houses on the site. Although it is noted that a number of residents have raised concerns with regarding the loss of green wedge, lack of infrastructure/school places and there being no need for further housing, the principle of residential development has already been established and cannot be re-considered. The relevant considerations of this application therefore relate solely to the acceptability of the reserved matters.
16. The proposal provides 8 affordable housing units, whilst this will fall marginally below the 15% affordable housing threshold (equating to 8.25 units), this requirement is considered to be appropriate, and the Council's housing officers are satisfied that the level of provision is acceptable in this instance.
17. In view of the extant outline planning consent the principle of residential development on the site remains acceptable subject to those material planning considerations outlined below,

Visual Impact;

18. The NPPF places a strong importance on achieving good design and it is seen as being a key aspect of sustainable development and should contribute to making attractive places. In assessing the context of the surrounding area, it is noted that the application site is currently a green field although it forms part of a wider residential development, including a new school to the south and housing development to the south east. Further residential developments are situated to the west. Generally the dwellings within the immediate area are two storeys and consist of brick, render and roof tiles
19. The proposed dwellings are all two storey in scale and whilst the frontage size and overall scale of the dwellings will vary with the size of the property, they are all considered to be of an appropriate scale to those properties which both part of the development and also those within the surrounding area. The proposed design of the house type are therefore considered to be acceptable and will fit into the existing character of Ingleby Barwick and the wider surrounding area.

Landscaping;

20. In terms of landscaping, provision is made for hedge and tree planting within the site and particularly adjacent to the main highway, such arrangements are considered to be visually acceptable and will help to provide an attractive frontage.
21. A planting scheme has also been provided for the area to the south of the residential development which has been accompanied by a drawing showing the location of the associated drainage infrastructure to demonstrate that such works can be accommodated and be retained in perpetuity. A condition is recommended to ensure that such works are carried forward through the masterplan and implemented in accordance with the relevant details.
22. Concerns raised with respect to the potential diversion of a water main through a 'buffer zone' adjacent to Bassleton Beck which currently runs through the site area noted. However, the diversion of the water main is not a material planning consideration. The buffer zone is provided for ecological reasons and its purpose is to provide some separation between the beck, any associated habitats or species and pedestrians who may use the route rather than to protect specific species that are currently present.
23. It is accepted that any diversion may have implications for existing and future associated landscaping within this area. However, none of the trees are currently protected by a Tree Preservation Order and could be removed without consent. Although and future landscaping

would be desirable, alternatives landscaping treatments could be used, such as grass or wildflower planting. On balance this issue alone is not considered to be so essential in planning terms that it would warrant a refusal in its own right.

Amenity;

24. With regards to the proposed site layout, the internal separation distances from the main elevations of the proposed dwellings predominately meet or exceed the minimum separation distance of 21 metres between habitable rooms or 11 metres between non-habitable rooms or blank elevations. Where there are exceptions, this is as a result of front elevations facing one another to achieve a better form of development or as a result of a difference in orientation which would limit the potential for overlooking in any case. Consequently the proposed layout is considered to be acceptable and will ensure that future residents of the proposed development will have a satisfactory level of residential amenity.
25. Externally the rear of the proposed dwellings at the western edge of the site would be over 21 metres from the rear gardens of the properties on Regency Park which back onto the site. A small wooden area exists along Bassleton Beck which will provide some screening although this is likely to be greater in the late spring and summer months. Such separation distances are considered to be sufficient to ensure that these existing residents retain satisfactory levels of privacy and general amenity.
26. The proposed plots also allow of some formal (front garden) and informal (rear garden) space to ensure that future residents have some outdoor space to enjoy. In view of the separation distances, areas of private amenity space and associated landscaping, it is considered that the level of proposed development can be adequately accommodated and would not be considered an over-development of the site. Matters relating to construction activity are controlled under the outline application.

Highways matters;

27. Although many of the objections received raise concerns around the increase in traffic and congestion, the principle of residential development on this site (for 70 houses) along with the scale of the wider development (a free school and 350 dwellings) has already been established as part of the outline planning application and as such, cannot be given any significant weight in the determination of this application.
28. Access to the dwellings is via the main spine road and the Highways, Transportation and Design Manager has considered the information supplied as part of the application and is satisfied that the proposed layout and parking provision of each property is acceptable. Comments about a construction management plan are noted, however this is a condition of the outline application.
29. Whilst comments in relation to the bridleway and a more desirable alternative route are noted, whether any diversion of the bridleway is acceptable or not is a separate issue from planning. With regards to the proposed bridleway route through the estate, the overall context of the surrounding area is to change through the residential planning consents and the proposed route is not considered to be fundamentally different to other bridleways elsewhere in the surrounding area. Whilst the potential for conflict between various users of the highway/bridleway are noted the proposed route is not considered to be dissimilar to other routes within the surrounding area and is designed to the appropriate standards/guidance. In the absence of any significant highway safety risk/objection it is not considered that these are sufficient enough to justify a reason for refusal.

Features of Archaeological Interest;

30. As part of the outline planning permission an archaeological assessment and geophysical survey were submitted which highlighted that the site had the potential for archaeological

remains to be present on the site, although they would not preclude development of the site. Consequently the Planning Inspector imposed a condition requiring a written scheme of investigation and programme for archaeological works. This condition remains to be discharged and as a result it is not considered that the details of this reserved matters application significantly changes this position or poses any significant impacts on features of archaeological interest.

Residual Matters

31. Any required diversions of a water main are not a material planning consideration as this is a civil matter between the pipeline operator and the developer.

CONCLUSION

32. In view of the above considerations and whilst acknowledging those objections received, the principle of residential development on the site has been established as part of the outline planning applications.
33. This scheme is considered to be visually acceptable and is in keeping with the characteristics that can be expected from a modern housing estate. Provision for adequate landscaping including trees and hedging is also made and the separation distances provided will ensure that acceptable standards of residential amenity for both neighbouring occupiers as well as future residents of the development are delivered. The access arrangements remain acceptable and sufficient incurtilage parking is provided.
34. Whilst the potential diversion of a water main may mean that some desirable landscaping adjacent to Bassleton Beck may not be provided, on balance this issue alone is not considered to be so essential in planning terms that it would warrant a refusal of the application. The proposed development is therefore considered to be acceptable in planning terms and is recommended for approval subject to those conditions set out in this report and the expiry of the consultation period.

Director of Economic Growth and Development Services
Contact Officer Mr Simon Grundy Telephone No 01642 528550

WARD AND WARD COUNCILLORS

Ward	Ingleby Barwick East
Ward Councillor(s)	Councillor Kevin Faulks
Ward Councillor(s)	Councillor Gillian Corr
Ward Councillor(s)	Councillor Sally Ann Watson

IMPLICATIONS

Financial Implications:

There are no known financial implications in determining this application

Environmental Implications:

The assessment of the application has taken into account the impacts on the character and appearance of the area as well as impacts on adjoining properties and it is considered that there would be no significant impacts as detailed within the report.

Human Rights Implications:

The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report.

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

Background Papers

Stockton on Tees Local Plan Adopted 1997
Alteration Number 1 to the Adopted Local Plan – 2006
Core Strategy – 2010

Supplementary Planning Documents

SPD1 – Sustainable Design Guide
SPD2 – Open Space, Recreation and Landscaping
SPD3 – Parking Provision for Developments
SPD6 – Planning Obligations
SPD8 – Affordable Housing