

DELEGATED

**AGENDA NO
PLANNING COMMITTEE**

21 March 2018

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

17/2735/REM

**Summerville Farm, Durham Road, Stockton-on-Tees
Reserved matters application for access, appearance, landscaping, layout and scale of
residential development of 340 dwellings.**

Expiry Date 28 February 2018

SUMMARY

The application site lies to the north-west of Stockton and is currently outside the defined settlement limits. To the south of the site lies Harrowgate Lane with the residential dwellings of Hardwick, while to the west of the site lies properties forming Letch Lane and a large substation. To the east/south-east of the site lies Durham Road/Tesco Extra superstore and the Horse and Jockey, respectively.

Approval is sought under a reserved matters application for the provision of 340 dwellings. The proposed dwellings will consist of a mix of 2, 3 & 4 bedroom properties which include a range of terraced, semi-detached and detached properties.

Outline planning approval has been granted for the provision of up to 350 residential dwellings and associated access (ref; 13/2387/OUT).

A total of ten letters of objection have been received with those comments set out within the main body of the report below. The main objections raised include; the impact on the highway network and increased traffic; impact on air quality; impact on privacy and residential amenity; flooding and impacts on wildlife.

The main planning considerations in the determination of this application include the impacts of the development on the visual amenity of the area, levels of residential amenity, highway safety, and other matters arising out of consultation. These are detailed within the report below;

Whilst acknowledging those objections received, the principle of residential development on the site has been established as part of the outline planning applications. This scheme is considered to be visually acceptable and is in keeping with the characteristics of the surrounding area. 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 curtilage parking is provided.

RECOMMENDATION

That planning application 17/2735/REM be approved subject to the following conditions and informatives;

Approved Plans:

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

Plan Reference Number

PB:SF:01 REV A	5 February 2018
963-AVA-SD-00.01	3 November 2017
963-AVA-SD-00.02	3 November 2017
963-AVA-SD-10.05 rev E	13 March 2018
963-AVA-SD-10.06 rev E	13 March 2018
963-AVA-SD-10.07 rev E	13 March 2018
963-AVA-SD-10.11 rev E	13 March 2018
963-AVA-SD-10.12 rev E	13 March 2018
963-AVA-SD-10.13 rev E	13 March 2018
TPMA1010-001 B	3 November 2017
SD-10.02 N	13 March 2018
SUMM/NEW/001	9 November 2017
SUMM/NEN/001	9 November 2017
SUMM/ROY/001 A	9 November 2017
SUMM/PEY/001	9 November 2017
SUMM/PEM/001	9 November 2017
SUMM/NOY/001	9 November 2017
SUMM/MAN/001	9 November 2017
SUMM/KNI/001	9 November 2017
SUMM/STO/001	9 November 2017
SUMM/HRY/001	9 November 2017
SUMM/GLY/001 E	9 November 2017
SUMM/DAY/001	9 November 2017
SUMM/CRD/001	14 November
	2017
-/SUN/001	9 November 2017
SUMM/CAM/001	9 November 2017
SUMM/BAM/001	9 November 2017
SUMM/ASB/001	14 November
	2017
BD_001	12 February 2018
BD_003	12 February 2018
BD_020	12 February 2018
BD_020A	12 February 2018
1059_01 REV B	6 March 2018

Reason: To define the consent.

Materials:

02 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.

Planting details;

- 03 A detailed planting scheme in accordance with those landscaping principles submitted and agreed as part of this application (drawing 1059_01 Rev B), 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.

Lighting;

- 04 Full details of all street lighting for the development along with the siting, colour and luminance levels shall be submitted to and agreed in writing with the Local Planning Authority before such lighting is erected. The lighting shall be installed in accordance with the agreed details and be in place prior to the first occupation of the corresponding phase of the development.**

Reason: To avoid light pollution in the interests of the visual amenities of the area

Noise attenuation measures;

- 04 The hereby approved development shall be carried out in full accordance with those findings and recommendations contained with the submitted Noise Levels and Noise Amelioration Measures report (LA Environmental Consultants; AH/SF/001/R2; 1st February 2018). All works shall be completed before any of the hereby approved dwellings within the identified phase 4 of the development are occupied.**

Reason: In the interests of the residential amenity of the future occupiers of the development.

Acoustic fencing;

- 06 Notwithstanding the submitted boundary treatment details, full details of the external appearance and materials of all acoustic fencing shall be submitted to and be agreed in writing with the Local Planning Authority prior to occupation of any dwelling. Such means of enclosure as agreed shall be erected before the occupation of the relevant dwellings which have been identified for acoustic fencing. All acoustic fencing shall be maintained or replaced on a like for like basis for the lifetime of the development.**

Reason: To ensure that the details do not adversely impact up the visual amenities of the locality.

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.

Feature Squares:

- 07 Notwithstanding any description contained within this application, prior to the first occupation of the hereby approved development full details of all hard landscape and planting works for the feature squares shall be submitted to and be approved in writing by the Local Planning Authority. These details shall include layouts; hard surfacing materials; planting details (tree/shrub types and species, stock size, numbers and densities); construction methods including tree pits; minor structures (e.g. street furniture); and, a phasing plan for implementation. The feature squares shall be implemented in full accordance with the approved details and agreed phasing plan. Any landscaping works 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 or an alternative long term maintenance arrangement.

Reason: In the interests of visual amenity.

Removal of PD Rights - All Householder:

- 08 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.

Removal of PD rights – no integral garage conversions:

- 08 Notwithstanding the provisions 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), no integral garages shall be converted into part of the house without the prior written consent of the Local Planning Authority.

Reason: To adequately control the level of development on the site to ensure adequate garaging and parking spaces are made available.

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.

Informative: Northumbrian Water trunk mains

The applicant is informed that trunk mains cross the site and may be affected by the proposed development. Northumbrian Water do not permit a building over or close to their apparatus and advise that you will need to liaise with Northumbrian Water to establish the exact location of their assets and ensure any necessary diversion, relocation or protection measures required are in place prior to the commencement of the development.

BACKGROUND

1. As Members may be aware the application site was originally identified as a potential site for housing within the preferred options of the Regeneration and Environment Local Development Document, forming part of the wider Harrowgate lane housing allocation.
2. Outline planning approval was however granted ahead of any policy position being finalised in 2014 for the provision of up to 350 residential dwellings and associated access (ref; 13/2387/OUT). A further outline application for a residential development of 350 houses (ref; 15/1821/OUT) sought to change the originally agreed planning obligations and this application was refused due the applicant failing to satisfactorily mitigate its impacts, with regards to education provision and highway infrastructure.
3. Following the decision to form a new Local Plan and as a result of the outline planning approval the site features as a housing commitment under the publication draft of the emerging Local Plan (Policy H1 (S1)).

SITE AND SURROUNDINGS

4. The application site lies to the north-west of Stockton and is currently outside the defined settlement limits. The site is a present agricultural land and measures a total of 17.3 hectares.
5. To the south of the site lies Harrowgate Lane with the residential dwellings of Hardwick which incorporates the recently redeveloped 'Meadow Rise', while to the west of the site lie properties forming Letch Lane and a large substation and associated structures. To the south-east of the site lies the Horse and Jockey, with Durham Road and the Tesco Extra superstore beyond. To the north of the site lies an area of green land which will act as a buffer between the site and the railway line which runs from (east to west). Further agricultural land lies beyond the railway also to the north.

PROPOSAL

6. Approval is sought under a reserved matters application for the provision of 340 dwellings. The proposed dwellings will consist of a mix of 2, 3 & 4 bedroom properties which include a range of terraced, semi-detached and detached properties.
7. The submitted scheme incorporates the retention of existing hedgerows to Harrowgate Lane and Durham Road with additional tree and hedge planting throughout the development. A centre area of open space provides a green corridor with relevant pylon easement. The residential dwellings will be served by a single access off Harrowgate Lane with the main highway crossing the open space area to the northern part of the site.

CONSULTATIONS

8. The following Consultations were notified and any comments received are set out below:-

Environmental Health Unit – following the submission of a noise report (dated 1st February 2018 (AH/SF/001/R2)) which addresses the impact of noise (traffic, rail and the sub-station) upon future residents and provides acoustic mitigation measures, have no objection to the reserved matters proposal providing that the mitigation scheme outlined in the Noise Report

(Feb 2018, AH/SF/001/R2), are implemented. All works which form a part of the scheme shall be completed before any of the permitted dwellings in Phase 4 (as identified in PB: SF: 1 Rev A) are occupied.

Additionally, a condition is recommended to control construction and demolition noise to minimise the short term impact upon residents in close vicinity to the development.

Tees Archaeology - All archaeological aspects of the development have been dealt with under application 13/2387/OUT and I have no comments on this reserved matters application.

Northern Gas Networks – No objection

The Ramblers Association – object to the scheme and suggest that y approval should be conditional on the provision of a footpath connecting to the local public right of way network and that the development should follow Council guidance which encourages integration with the surrounding network of carriageways, bridleways, footways and cycleways.

Highway England – No objections

Environment Agency - No comments as the conditions originally put on at the outline stage related to Surface Water which the Lead Local Flood Authority now deals with.

Highways Transport & Design Manager – The principle of housing on the site has previously been established through the outline planning application 13/2387/OUT.

This application is for Reserved matters approval for access, appearance, landscaping, layout and scale of a residential development of 350 dwellings and the following drawings have been considered:

- SD-10.02 Rev N – Site Plan as Proposed;
- SD-10.11 Rev E – Site Plan as Proposed Northern Parcel;
- SD-10.12 Rev E – Site Plan as Proposed South Western Parcel;
- SD-10.13 Rev E – Site Plan as Proposed South Eastern Parcel;
- SD-10.05 Rev E – Boundary Treatment Plan

Having reviewed the latest drawings the Highways, Transport and Design Manager considers that the proposals submitted are broadly acceptable however, further detailed information, which can be secured by condition attached to the Reserved Matters approval, is required in relation to the following:

- Full details of hard and soft landscaping for the site;
- Details of the 'squares' including hard and soft landscaping and street furniture;
- Details of the proposed acoustic fencing;
- Details of the Street Lighting.

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

Local Ward Councillors Mr N Cooke and Mrs N Stephenson - no comments to make at this stage.

Northumbrian Water Limited – request further details for surface and foul water be secured and submitted by condition. Also comment that trunk mains cross the site and may be affected by the proposed development and that Northumbrian Water do not permit a building over or close to our apparatus.

Natural England – No comments to make on the Reserved Matters although comment that the response does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. They do however encourage using the Natural England standing advice to assess impacts on protected species.

National Grid – National Grid has no objections to the above proposal which is in close proximity to a High Voltage Transmission Overhead Line and an Underground Electricity Cable.

PUBLICITY

9. Neighbours were notified of the application and the required press notice and site adverts were displayed. A total of ten letters of objection have been received with those comment set out below (in summary);

Objections

- Surrounding area and particularly Junction Road/Harrowgate Lane suffer from significant traffic problems and cannot cope with additional traffic
- Concerns over vehicular access and safety during and after construction
- General area is already busy with traffic going to and from the Tesco supermarket and North Tees hospital which will be added to by other surrounding developments (Lidl/Crematorium).
- Effect privacy, light and place communal car parking spaces only 5 meters from Harrowgate Cottage
- The effects of additional traffic on the large number of emergency services vehicles that use the surrounding roads.
- Lack of general infrastructure to support development
- Air quality – impact of traffic fumes from stationary traffic
- Previous refusal due to traffic and required infrastructure / why being considered again?
- Impact on privacy, particularly three storey homes adjacent to Letch Lane
- Lack of landscape buffer to Harrowgate Cottage
- "affordable" housing is likely to mean younger people and increase in noise
- Cycle track will make property target for burglaries and antisocial behaviour
- Siting paths alongside existing properties will lead to anti-social behaviour
- The proposed access to the cycle track/walkway next to a drive opening would be dangerous.
- Flooding/surface water drainage issues
- Impact on wildlife
- Trees adjacent to rear boundaries of properties on Letch Lane need to be retained. Apple and pear trees in communal areas will encourage fruits to be thrown.
- Impact of the noise from the adjacent substation, particularly to garden areas
- Devaluation of property

Objectors

1. C Wardle - 24 Sorrel Close Stockton-on-Tees
2. Mr Brian Marcus - 1 Junction Road Norton
3. Mrs N Cashman - Tor Beau Letch Lane
4. Mr Wayne Hall - Beverley Lodge Harrowgate Lane
5. Simon Peter Gibbon - Letchwood Letch Lane
6. Dr Andrew Cook - Four Winds Letch Lane
7. D Mansell - Manstead Letch Lane
8. Kathleen Ryan - 7 Roecliffe Grove Stockton-on-Tees

9. Dr Julie Neary - Harrowgate Cottage, Harrowgate Lane
10. Catherine Sunley - The Paddock, Letch Lane

PLANNING POLICY

10. 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

11. 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

12. 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

13. 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;

14. The site already benefits from outline planning permission for residential development and this application seeks reserved matters approval for 340 dwellings. Although it is noted that a number of residents have raised concerns with regarding the impacts of the additional traffic, lack of infrastructure, air quality from standing traffic and the 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 with regards to its layout, the external appearance of the development and landscaping.

15. The scheme itself proposal provides 53 affordable housing units (48 two bed and 5 three bed), and the Council's housing officers have confirmed that they are satisfied with the mix and breakdown particularly given that there is no significant demand for three and four bed properties in the area.

16. 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 appearance and layout;

17. 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 lies adjacent to residential developments which are situated to the west (Letch Lane) and South (Hardwick). The general character of the surrounding area is one where there are a wide range of dwelling styles although the scale of the properties mainly consist of two storey dwellings of a variety of materials including brickwork and render.
18. The proposed dwellings themselves are two or two and a half storeys (with rooms in the roof space) and whilst the frontage size and overall scale of the dwellings will vary with the size of the plot/property, they are all considered to be of an appropriate scale to those properties within the surrounding area and will not adversely affect the character of the area.
19. With regards to the comments made by the ramblers the revised layout plan makes provision for a connection to PRoW which lies to the north of the site. However both the PRoW and area of land to connect to it lie outside of developers control, although a future connection can be made. Additionally various connections are provided to the existing footpaths and road crossings to allow connectivity out to the surrounding area(s).

Landscaping;

20. In terms of landscaping, provision is made for hedge and tree planting within the site and particularly adjacent to the highways of Harrogate Lane/Durham Road and the main highways within the development itself, such arrangements are considered to be visually acceptable and will help to provide an attractive frontage, although it is acknowledged that some gapping up of the hedges will be required. The landscape strategy drawing (1059.01 Rev B) and indicative planting is therefore considered to be acceptable, although a detailed planting scheme and long term management plan for the development is still required and secured through a planning condition as can details of the acoustic fencing and feature squares.
21. Sufficient public open space is provided across the development to meet the needs of the future population although the final details with regards to level changes, locations of the play area and type of equipment, street furniture and other landscape elements should be provided. These are however secured under the outline planning approval and no further condition is required.

Amenity;

22. 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 between rear elevations which would limit the potential for overlooking. 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. However, in many cases the separation distances are at the limits of the Council's accepted guidance and therefore there is greater potential for more significant impacts arising from the permitted development allowances, as such it is deemed necessary to impose planning conditions limiting householder extensions and for the conversion of integral garages.
23. Externally the proposed dwellings will be over 21 metres from those properties either on Harrogate Lane or Letch Lane. The proposed dwellings nearest to any of the existing residential properties are those adjacent to Harrogate Cottage and Beverley Lodge, with plots 231 and 232 being to the immediate west and at closest 9 metres away from the main rear elevation of Harrogate Cottage. Plots 231 and 232 are also orientated in a different direction and given these factors the relationship between these properties will not allow for any direct

overlooking or significant overbearing impacts. In all other instances the separation distances are considered to be sufficient and accord with Council guidance, with distances of over 47m from the proposals to the rear of properties on Letch Lane. This will ensure that the existing surrounding residents retain satisfactory levels of privacy and general amenity.

24. 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;

25. Although many of the objections received raise concerns around the increase in traffic and congestion within the surrounding area, the principle of residential development on this site (for 350 houses) has already been established as part of the outline planning application and as such, this cannot be revisited or be given any significant weight in the determination of this application.
26. Access to the dwellings is via Harrowgate Lane and an additional arm being added to the existing signalised junction to feed into the main spine road. Such arrangements were accepted as part of the outline approval and the Highways, Transportation and Design Manager has confirmed that they are satisfied that the proposed layout and parking provision of each property is acceptable.
27. The proposed layout is 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 and provides a central square and other areas of shared surfacing where a change in surfacing materials helps reinforce a sense of place. The final details of those areas including street furniture and planting will be agreed as part of the s38 (highway adoption) agreement. The proposed pedestrian and cycle routes are in accordance with the requirements of the approved Framework Masterplan as are therefore also acceptable.

Features of Archaeological Interest;

28. As part of the outline planning permission archaeological protection conditions were imposed to secure the recording of Summerville Farm and for the protection of the World War II pillbox. Tees Archaeology remain satisfied that they consider that the existing conditions of the outline application addresses such matters and consequently this development does not pose any significant impacts on features of archaeological interest.

Residual Matters

29. Whilst comments regarding a desire for planning conditions to be imposed on this application to cover drainage and construction noise are noted, these matters have already been addressed and covered by condition under the outline application (conditions 25, 26; and 12).
30. Northumbrian Water have commented that they have a trunk main which runs through the site and state that they won't allow development to be built over the pipe without satisfactory arrangements. Tests are currently being undertaken to establish whether there are any impacts on their assets. Nevertheless, such matters are a civil issue although an informative is recommended to make the developer aware.
31. Matters relating to a loss of property value are not a material planning and can be given no weight in the determination of this application.

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 and also those characteristics from the surrounding area.
34. 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 curtilage parking is provided.

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

WARD AND WARD COUNCILLORS

Ward **Hardwick and Salters Lane**
Ward Councillor(s) **Councillor Nigel Cooke**
Ward Councillor(s) **Councillor Norma Stephenson O.B.E.**

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
Publication Draft of the Local Plan - 2017

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