

Big plans for an outstanding Borough

INTERNAL MEMORANDUM
Highways, Transport and Design

From: Highways, Transport and Design Manager
To: Planning Development Services Manager
FAO: Simon Grundy
CC: Planning Administration

Proposal: Reserved matters application for access, appearance, landscaping, layout and scale of residential development of 350 dwellings	Date:	14/03/18		
Location: Summerville Farm, Durham Road, Stockton-on-Tees	Ref:	17/2735/REM	Rev	4

HTD Consultation		Consultation Other	
Network Safety/ Connect Tees Valley		Community Transport	
Highways Network Management		Care for Your Area	
Design Services			

I refer to your memo dated 06/03/2018 and additional drawings provided on 13/03/18.

General Summary

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.

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Appendix 1 – Detailed Comments

Highways Comments

This is a Reserved Matters application for access, appearance, landscaping, layout and scale of residential development of 350 dwellings.

Traffic Impact

The trip generation, distribution and assignment for the full quantum of residential development for 350 dwellings and the subsequent operational impacts, on both the local and strategic road networks, have been assessed and agreed as a part of the outline planning application (13/2387/OUT).

Therefore the impact on both the local and strategic highways network, which has previously been considered and accepted as a part of extant approval 13/2387/OUT, is not a material consideration of this current application.

Vehicle Access

The site access, which will be taken from Harrowgate Lane, was considered and accepted as a part of the outline planning application for the development (13/2387/OUT).

The access, as shown on drawing reference SD-10.02 Rev N, will add a 4th arm to the existing signalised junction at the junction of Harrowgate Lane and Einstein Way is therefore considered to be acceptable.

The works to form the site access junction, which will be subject to detailed design and secured via a s278 Agreement, has been secured through the s106 Agreement attached to the previously approved outline application 13/2387/OUT.

Pedestrian / Cycle Routes

The Framework Masterplan, drawing number P-01-002 approved as a part of the outline planning application for the development (13/2387/OUT), indicates a network of footway and cycleway routes within the development that link to various points on the existing network.

The proposed development, as shown on drawing SD-10.02 Rev N – Site Plan as Proposed, is in accordance with the requirements of the approved Framework Masterplan as is therefore acceptable.

Layout/Parking

The proposed development, as shown on the drawings listed below, is broadly in accordance with the Council's Design Guide and Specification (Residential and Industrial Estates Development) and Supplementary Planning Document 3: Parking Provision for New.

- 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.

The applicant will need to enter into a Section 38 Agreement for the highway; footpaths shared spaces, verges and highway trees which will become highway maintainable at the public expense.

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No details have been provided, at this stage, in relation to Street Lighting which should be agreed prior to construction commencing on the site and this information should be secured by condition attached to the Reserved Matters approval.

Central Square and Shared surfaces

A central square is provided that forms a focus for the development. This is highlighted in the Design and Access Statement as being defined through a change in surface material. The Landscape Strategy plan (1059.01 Rev A) and Surface Treatment plans (963-AVA SD-10.06 Rev B) shows distinction between the general highway and shared surfaces to create a contrasting hard surface material as defined in the Design and Access statement.

Whilst the principle of the ‘squares’ is supported the details of these areas are not considered to be acceptable at this stage, as set out in the Landscape and visual comments below, therefore this information, including hard and soft landscaping and street furniture, will be secured by condition attached to the Reserved Matters approval.

It should be noted that as part of the s38 agreement highway works must be constructed to adoptable standards and subject to the payment of commuted lump sums for the maintenance of the future highway trees.

Construction Management Plan

A Construction Management Plan (CTMP) should be agreed, should the application be approved, prior to construction commencing on the site. The requirement to provide a CTMP has been secured by controlling condition attached to the previously approved outline application 13/2387/OUT.

Landscape & Visual Comments

Soft Landscaping

The landscape strategy drawing (1059.01 Rev B) and indicative planting is generally acceptable, however a detailed planting scheme, establishment and long term management plan for the development is still required. This may be agreed prior to construction commencing on the site and this information should be secured by condition attached to the Reserved Matters approval.

The final landscape scheme must demonstrate that there are no conflicts between soft landscaping, services and street lighting. Details of street tree planting on the adopted highway, including pits, staking and where necessary root direction must comply with SBC s38 requirements and SBC design guidance Drawing UL_HUD_G12. Details of street lighting may be conditioned.

On the A177 frontage there are currently some gaps in the existing hedgerow and a large section is missing where the farm buildings are currently located. This hedgerow must be gapped up to present an attractive and unified frontage to the A177, and to limit opportunities for unauthorised access through the boundary for short cuts to the retail outlets east of the A177.

A 25 year management plan for the open space is also required, but this may be conditioned.

Boundary Treatments

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The enclosure drawing provided (963 AVA SD10.05 Rev C) indicates detailed layout of boundary types. Details of the boundary treatments have also been provided. The proposed acoustic fencing detail provided is a simple butt jointed vertical panel timber fence. Clarification is sought that this will function as an acoustic fence, and this information should be secured by condition attached to the Reserved Matters approval.

Central Square and Shared Surfaces

Whilst the principle of the 'squares' is supported the final details of these areas including street furniture and planting are still to be confirmed, and must also be agreed as part of the s38 agreement. i.e. highway works must be constructed to adoptable standards and subject to the payment of commuted lump sums for the maintenance of the future highway trees. The current landscape strategy states that these elements are to be confirmed. Therefore full details are still required and this information should be secured by condition attached to the Reserved Matters approval.

Public Open Space

The scheme provides for a large central area suitable to meet the needs of this development's public open space requirements. Details of all level changes, locations of the play area and type of equipment, street furniture and other landscape elements should be provided

Public Open Space treatment will be required to be approved under the condition attached to the Outline Consent (13/2387/OUT).

Flood Risk Management

The proposed development is in a Flood Zone 1 and the Environment Agency's flood maps highlights flooding in the southern corner of the site. The overland flow routes (blue corridors) should be considered and mitigated as part of the detailed design of the sustainable urban drainage system for the proposed development site. We would recommend that the developer commences early discussions with the local authority and Northumbrian Water with regards to their proposed solutions of the discharge of surface water from the development site.

The Councils flood risk team are not aware of any previous flooding of the site; however this does not mean that the site has never been subject to previous flooding.

The applicant has not provided sufficient detail regarding the management of surface water runoff from the proposed development and this information has been secured by controlling condition attached to the previously approved outline application 13/2387/OUT.

SuDs details must take into account the required for the wider landscaping of the Public Open Space and the provision of a play area and active passive recreation. All SuDs designs must also comply with the National Grids requirements that are noted above.

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Appendix 2 – Conditions

UDLV01	Landscaping Hardworks	<p>Full details of hard landscaping shall be submitted to and approved in writing by the Local Planning Authority. This will include all external finishing materials, finished levels, and all construction details confirming materials, colours, finishes and fixings. The scheme shall be completed to the satisfaction of the Local Planning Authority and in accordance with the approved details prior to the occupation of approved phases of the development. Any defects in materials or workmanship appearing within a period of 12 months from completion of the total development shall be made-good by the owner as soon as practicably possible.</p> <p>Reason: To enable the LPA to control details of the proposed development, to ensure a high quality hard landscaping scheme is provided in the interests of visual amenity which contributes positively to local character of the area.</p>
UDLV03	Enclosure	<p>Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans, (whichever is applicable) prior to the commencement of development, details of the enclosure shall be submitted to and approved in writing by the Local Planning Authority. Such means of enclosure shall be erected before the development hereby approved is occupied.</p> <p>Reason: In the interests of the visual amenities of the locality.</p>
UDLV04	Street Furniture	<p>Prior to the commencement of development, details of any street furniture associated with the development shall be submitted to and approved in writing by the Local Planning Authority. Such street furniture as agreed shall be erected before the development hereby approved is occupied.</p> <p>Reason: In the interests of the visual amenity of the locality.</p>
UDLV05	Scheme for Illumination	<p>Full details of street lighting shall be submitted to and approved in writing by the local Planning Authority. This will include full details of the method of external LED illumination:</p> <ul style="list-style-type: none"> (i) Siting; (ii) Angle of alignment; (iii) Light colour; and (iv) Luminance. <p>of buildings facades and external areas of the site, including parking courts, shall be submitted to and agreed in writing by the Local Planning Authority before development is commenced and the lighting shall be implemented wholly in accordance with the agreed scheme prior to occupation of approved phases.</p> <p>Reason: To enable the Local Planning Authority to control details and in the interests of the amenity of adjoining residents; Highway Safety; and protection of sensitive wildlife habitats.</p>
UDLV06	Landscaping Softworks	<p>Full details of soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. This will be a detailed planting plan and specification of works indicating soil depths, plant species, numbers, densities, locations inter relationship of plants, stock size and type, grass, and planting methods including construction techniques for pits in hard surfacing and root barriers. All works shall be in accordance with the approved plans.</p>

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		<p>All existing or proposed utility services that may influence proposed tree planting shall be indicated on the planting plan. The scheme shall be completed in the first planting season following occupation of agreed phases; and the development shall not be brought into use until the scheme has been completed to the satisfaction of the Local Planning Authority.</p> <p>Reason: To ensure a high quality planting scheme is provided in the interests of visual amenity which contributes positively to local character and enhances bio diversity.</p>
UDLV11	Maintenance Softworks	<p>Full details of proposed soft landscape management shall be 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 maintenance schedules for all landscape areas/ retained vegetation, other than small privately owned domestic garden and 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 development.</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>
UDLV08	Retention of Existing Trees Shrubs and Hedges	<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>

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