

Date:

Wednesday 5 August 2026 at 1.30 pm

Venue:

Council Chamber, Dunedin House, Columbia Drive, Thornaby, TS17 6BJ

Cllr Mick Stoker (Chair)

Cllr Michelle Bendelow (Vice-Chair)

Cllr Carol Clark, Cllr Stephen Dodds, Cllr Lynn Hall, Cllr Elsi Hampton, Cllr Shakeel Hussain, Cllr Eileen Johnson, Cllr Tony Riordan, Cllr Andrew Sherris, Cllr Norma Stephenson OBE, Cllr Jim Taylor, Cllr Sylvia Walmsley and Cllr Barry Woodhouse

Agenda

1. Livestreaming

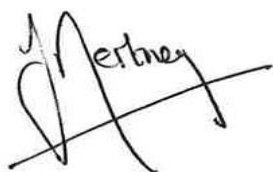
This meeting will be filmed for live and / or subsequent broadcast on the Council's website. The whole of the meeting will be filmed, except where there are confidential or exempt items, and the footage will be on the website for 12 months. A copy of it will also be retained in accordance with the Council's data retention policy.

If you attend and make a representation to the meeting, you will be deemed to have consented to being filmed. When admitted to the Council Chamber you are also consenting to being filmed and to the possible use of those images and sound recordings for livestreaming and / or training purposes. If you do not wish to have your image captured, please contact Democratic Services prior to attending the meeting.

If there are any technical difficulties with the livestreaming, the meeting will still proceed.

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|---|-------------------------|
| 2. Evacuation Procedure | (Pages 7 - 10) |
| 3. Apologies for Absence | |
| 4. Declarations of Interest | |
| 5. Minutes of the meeting which was held on 10 June 2026 | (Pages 11 - 24) |
| 6. Planning Protocol | (Pages 25 - 26) |
| 7. 21/0249/REM Tithebarns Fields, Land West Of Harrowgate Lane, Stockton-on-Tees | (Pages 27 - 88) |
| 8. 21/1599/REM Tithebarns Fields, Land West Of Harrowgate Lane, Stockton-on-Tees | (Pages 89 - 152) |

9. **21/2130/FUL Land at Harrowgate Lane, Bishopgarth, Stockton-On-Tees**
Application for the erection of 54 dwellings to include access, parking, open space and associated infrastructure (Pages 153 - 218)
10. **25/1608/FUL High Clarence Primary School, Port Clarence Road, Port Clarence**
(Pages 219 - 238)
11. **Planning Compliance Performance Report** (Pages 239 - 242)



Jonathan Nertney
Head of Democratic Services
Tuesday 28 July 2026

Members of the Public - Rights to Attend Meeting

With the exception of any item identified above as containing exempt or confidential information under the Local Government Act 1972 Section 100A(4), members of the public are entitled to attend this meeting and/or have access to the agenda papers.

Persons wishing to obtain any further information on this meeting, including the opportunities available for any member of the public to speak at the meeting; or for details of access to the meeting for disabled people, please.

Contact: Democratic Services Officer Sarah Whaley on email sarah.whaley@stockton.gov.uk

Key – Declarable interests are :-

- Disclosable Pecuniary Interests (DPI's)
- Other Registerable Interests (ORI's)
- Non Registerable Interests (NRI's)

Members – Declaration of Interest Guidance

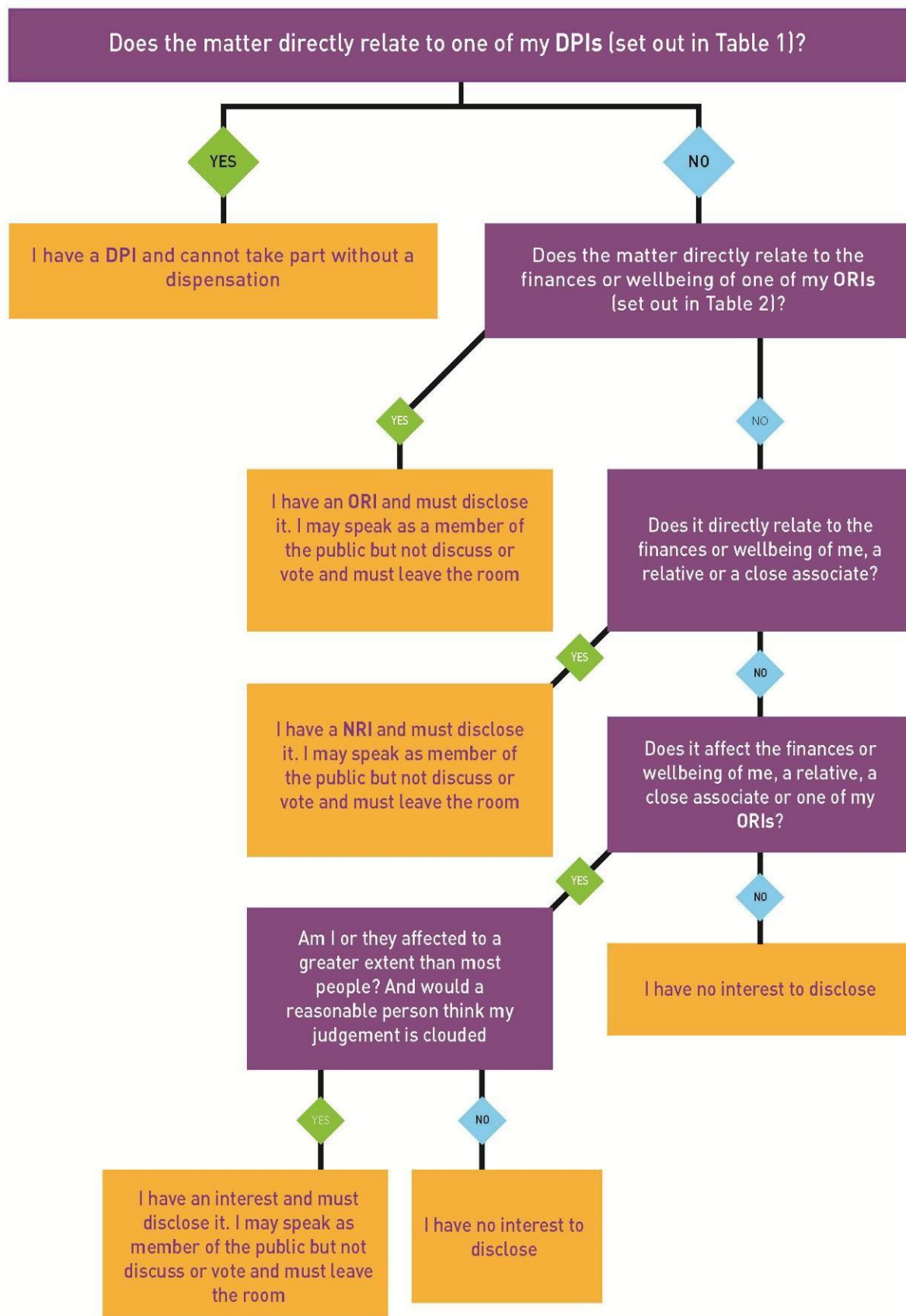


Table 1 - Disclosable Pecuniary Interests

Subject	Description
Employment, office, trade, profession or vocation	Any employment, office, trade, profession or vocation carried on for profit or gain
Sponsorship	Any payment or provision of any other financial benefit (other than from the council) made to the councillor during the previous 12-month period for expenses incurred by him/her in carrying out his/her duties as a councillor, or towards his/her election expenses. This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.
Contracts	Any contract made between the councillor or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/civil partners (or a firm in which such person is a partner, or an incorporated body of which such person is a director* or a body that such person has a beneficial interest in the securities of*) and the council — (a) under which goods or services are to be provided or works are to be executed; and (b) which has not been fully discharged.
Land and property	Any beneficial interest in land which is within the area of the council. 'Land' excludes an easement, servitude, interest or right in or over land which does not give the councillor or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/ civil partners (alone or jointly with another) a right to occupy or to receive income.
Licences	Any licence (alone or jointly with others) to occupy land in the area of the council for a month or longer.
Corporate tenancies	Any tenancy where (to the councillor's knowledge)— (a) the landlord is the council; and (b) the tenant is a body that the councillor, or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/ civil partners is a partner of or a director* of or has a beneficial interest in the securities* of.
Securities	Any beneficial interest in securities* of a body where— (a) that body (to the councillor's knowledge) has a place of business or land in the area of the council; and (b) either— (i) the total nominal value of the securities* exceeds £25,000 or one hundredth of the total issued share capital of that body; or (ii) if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which the councillor, or his/ her spouse or civil partner or the person with whom the councillor is living as if they were spouses/civil partners have a beneficial interest exceeds one hundredth of the total issued share capital of that class.

* 'director' includes a member of the committee of management of an industrial and provident society.

* 'securities' means shares, debentures, debenture stock, loan stock, bonds, units of a collective investment scheme within the meaning of the Financial Services and Markets Act 2000 and other securities of any description, other than money deposited with a building society.

Table 2 – Other Registrable Interest

You must register as an Other Registrable Interest:

a) any unpaid directorships

b) any body of which you are a member or are in a position of general control or management and to which you are nominated or appointed by your authority

c) any body

(i) exercising functions of a public nature

(ii) directed to charitable purposes or

(iii) one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union) of which you are a member or in a position of general control or management

Council Chamber, Dunedin House Evacuation Procedure & Housekeeping

Entry

Entry to the Council Chamber is via the Council Chamber entrance indicated on the map below.



In the event of an emergency alarm activation, everyone should immediately start to leave their workspace by the nearest available signed Exit route.

The emergency exits are located via the doors to the left of the raised seating area at the front of the Council Chamber and the rear of the Council Chamber.

Fires, explosions, and bomb threats are among the occurrences that may require the emergency evacuation of Dunedin House. Continuous sounding and flashing of the Fire Alarm is the signal to evacuate the building or upon instruction from a Fire Warden or a Manager.

The Emergency Evacuation Assembly Point is in the overflow car park located across the road from Dunedin House.

The allocated assembly point for the Council Chamber is: D2

Map of the Emergency Evacuation Assembly Point - the overflow car park:



All occupants must respond to the alarm signal by immediately initiating the evacuation procedure.

When the Alarm sounds:

1. **stop all activities immediately.** Even if you believe it is a false alarm or practice drill, you MUST follow procedures to evacuate the building fully.
2. **follow directional EXIT signs** to evacuate via the nearest safe exit in a calm and orderly manner.
 - do not stop to collect your belongings
 - close all doors as you leave
3. **steer clear of hazards.** If evacuation becomes difficult via a chosen route because of smoke, flames or a blockage, re-enter the Chamber (if safe to do so). Continue the evacuation via the nearest safe exit route.
4. **proceed to the Evacuation Assembly Point.** Move away from the building. Once you have exited the building, proceed to the main Evacuation Assembly Point immediately - located in the **East Overflow Car Park**.
 - do not assemble directly outside the building or on any main roadway, to ensure access for Emergency Services.

5. await further instructions.

- **do not re-enter the building under any circumstances without an “all clear”** which should only be given by the Incident Control Officer/Chief Fire Warden, Fire Warden or Manager.
- do not leave the area without permission.
- ensure all colleagues and visitors are accounted for. Notify a Fire Warden or Manager immediately if you have any concerns

Toilets

Toilets are located immediately outside the Council Chamber, accessed via the door at the back of the Chamber.

Water Cooler

A water cooler is available at the rear of the Council Chamber.

Microphones

During the meeting, members of the Committee, and officers in attendance, will have access to a microphone. Please use the microphones, when invited to speak by the Chair, to ensure you can be heard by the Committee and those in attendance at the meeting.

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Planning Committee

A meeting of Planning Committee was held on Wednesday 10th June 2026.

Present: Cllr Mick Stoker (Chair),
Cllr Carol Clark, Cllr Stephen Dodds, Cllr Lynn Hall, Cllr Elsi Hampton, Cllr Shakeel Hussain, Cllr Eileen Johnson, Cllr Paul Rowling (Sub for Cllr Michelle Bendelow), Cllr Andrew Sherris, Cllr Norma Stephenson OBE, Cllr Jim Taylor, Cllr Sally Ann Watson (Sub for Cllr Tony Riordan) and Cllr Barry Woodhouse

Officers: Julie Butcher, Sarah Garvin, Simon Grundy, Martin Parker, Joe Port and Sarah Whaley

Also in attendance: Applicants, Agents and Members of the Public

Apologies: Cllr Michelle Bendelow (Vice-Chair), Cllr Tony Riordan and Cllr Sylvia Walmsley

P/10/26 Livestreaming

Due to technical difficulties the Chair announced that the meeting would not be Livestreamed.

P/11/26 Evacuation Procedure

The evacuation procedure was noted.

P/12/26 Declarations of Interest

Councillor Stephen Dodds declared a Disclosable Pecuniary Interest in relation to item 25/0865/FUL 2 The Willows, Stockton-on-Tees, TS19 8BD as he was the applicant's agent. Cllr Dodds left the room and did not take part in the debate or voting thereon.

P/13/26 Planning Protocol

The planning protocol was noted.

P/14/26 25/2162/OUT Land North of Sandy Lane West, Billingham

Consideration was given to planning application 25/2162/OUT Land North of Sandy Lane West, Billingham.

Outline planning permission was sought, with all matters reserved except access, for the development of up to 179 residential dwellings (Use Class C3), together with a community building (Use Classes E/F2), and associated access, highways infrastructure, open space and landscaping.

The site lay outside the defined limits to development; however, the Council was unable to demonstrate a five-year supply of deliverable housing land. The proposal

had therefore been assessed having regard to the presumption in favour of sustainable development, with the decision hinging on the overall planning balance.

The application had generated a significant level of public interest, with 282 letters of objection received. The principal concerns related to highway safety and congestion, conflict with the Development Plan, and the potential impact on the separation between Billingham and Wolviston. These matters had been fully considered within the assessment. Technical consultees, including National Highways and the Council's Highway Authority, had raised no objection, and the submitted evidence demonstrated that impacts could be appropriately mitigated.

The proposal would deliver up to 179 dwellings, including policy-compliant affordable housing, making a significant contribution towards addressing the identified shortfall in housing land supply. This benefit was afforded substantial weight. The site was considered to represent a sustainable location on the edge of Billingham, with acceptable access to services, facilities and public transport. Other impacts, including landscape effects, loss of agricultural land, ecology, trees, drainage, heritage and residential amenity, had been assessed and were not considered to give rise to unacceptable harm.

Taking all matters into account, the adverse impacts identified were limited and did not significantly and demonstrably outweigh the benefits of the proposal when assessed in the overall planning balance. The development was therefore considered to represent a sustainable form of development.

The consultees that had been notified and the comments that had been received were detailed within the main report.

Neighbours were notified and the comments received were detailed within the main report.

The planning policies and material planning considerations that were relevant to the consideration of the application were contained within the main report.

The Planning Officers report concluded that in view of the considerations set out within the report, the application was recommended for approval subject to conditions as detailed within the officers report.

The applicant and the applicants agent attended the meeting and were given the opportunity to make representation. Their comments could be summarised as follows:

- The applicant was a local builder in the Tees Valley and was committed to working with local employers, businesses and people who wanted to invest in the local area, offering affordable homes and employment opportunities.
- The applicant explained that he had listened to residents at the public consultation and had taken on board officers suggestions. The proposed application was compliant and provided connections to footpaths, a community hub as well as additional parking. The applicant also expressed his desire to deliver the scheme for the local community, delivering a sustainable development in a commercially sustainable manner whilst meeting current housing needs without compromise.

- The applicants agent endorsed the Planning Authorities recommendation for approval of the scheme.
- There had been no objections from statutory consultees.
- Speed cushions had been added to the entrance of the proposed development.
- The scheme met the Councils 20% affordable housing need.
- There would remain a gap of 260 metres between Billingham and Wolviston

Objectors attended the meeting and were given the opportunity to make representation. Their comments could be summarised as follows:

- Concerns were raised relating to traffic on Thames and Whitehouse Road and the junction at Mill Lane which were already extremely busy particularly at school drop off and pick up times. There were already 2000 children crossing Thames Road daily and should the proposed development be approved, it would exacerbate the situation. Concerns were also raised relating to the toxicity of exhaust fumes particularly for children in pushchairs who were at exhaust level.
- Parking concerns were raised particularly along Sandy Lane West
- There had already been a traffic accident in the last couple of years which had resulted in a fatality. Multiple collisions involving motorists had been witnessed as well as police chases and a dog being hit and killed by a vehicle at Mill Lane and Thames junction. It was also stated that a couple on separate occasions had witnessed a child being knocked over, however because they weren't hurt seriously there was no report to refer to.
- The green space at Mill Lane had been used as green space by residents for many years, however if the development was to go ahead this would be lost.
- Concerns were raised relating to noise and light pollution.
- There were limited services available in the area, only 1 post office was in operation, and local shops were busy, parking overran and people already parked on paths in a traffic calmed area.
- Bus no.35 ran every half hour however stopped operating at 17:30 hours. The X40 and X41 did not link with railway services, the current infrastructure needed to be dealt with prior to bringing new residents to the proposed site.
- The number of residents recorded on the Planning Portal during the consultation period did not reflect the true number of residents opposed to the application. A community petition had been raised and over 500 residents had signed it opposing the proposed development.
- In terms of online consultation, it was felt that people without internet access had been omitted and not able to send in representation
- There was a lack of infrastructure such as GP's and Dentists, which should be invested in before new houses.

- It was felt the development would increase Anti-Social Behaviour.
- 3 proposed community units had changed from community use to commercial.
- The development was expected to last 4 years before completion therefore residents would be subject to noise and dust affecting their quality of lives for a long period.
- Members were asked to put safety, health and wellbeing first for the sake of residents before developments.
- Concerns around construction traffic were raised as residents were already experiencing problems when HGV and farm vehicles hit speed cushions so hard that residents' houses shook. Concerns were also raised from the noise generated by construction vehicles, and it was requested that fully assessed routes were established including times they could enter and leave the site before any planning approval.
- Members were invited to visit Ribble Close during the school run to witness traffic concerns for themselves.
- The Council already exceeded the 5-year housing supply, therefore this site was not needed and therefore the green field should remain.
- Wildlife needed protection.
- The Local Ward Councillor Marcus Vickers informed the Committee that he had been approached by many residents who were concerned about the development. This was a local developer who should be more aware and have a duty of care to local people in terms of the affect the proposed application would have on the community. The Council were in breach of many Local Plan policies. The Planning Committee should not be intimidated due to a lack of a 5-year housing supply.
- The Local Ward Councillor David Reynard referred to a presentation slide which showed multiple cars parked from the junction at Sandy Lane West and Mill Lane and stated that this was an enforcement issue which required funding to stop cars parking there. Cllr Reynard also highlighted that Anti-Social Behaviour was increasing in that area. There were traffic concerns at the Kings Arms pub Junction as this became gridlocked at 3pm for approximately 1 hour at Whitehouse Road.

Officers were given the opportunity to respond to comments/issues raised. Their responses could be summarised as follows:

- In terms of traffic congestion, the site had been assessed using industry software and if capacity issues were not identified using that software, then officers could not raise it as a capacity issue.
- There had been a number of accidents in the last 20 years on Thames Road including a serious case in 2023 where a child had walked between 2 parked cars. The rest of the accidents recorded were not considered serious, therefore the road could not be classed as unsafe. In terms of access to the site this was considered acceptable and a pedestrian crossing would mitigate the impact on the school run.

- The application site did sit outside the limits of development however officers needed to assess material plan considerations and as the Planning Authority could not demonstrate a 5-year housing supply the recommendation was for approval. There was also good access to local facilities which were in walking distance to the site which tipped the balance in favour of the development.

- Officers appreciated the loss of the green space however it was in a sustainable area. The site was not overly dense, was 10.67 hectares and there would be 18 dwellings per hectare, and Land Officers were satisfied that coalescence with Wolviston would be maintained.

- In terms of consultation, letters had been sent to those directly affected following the correct procedure. In terms of concerns regards online consultation, comments were also accepted in writing.

- Regarding construction traffic condition 21 had measures in place to ensure developers minimised impact on residents.

- Loss of property value was not a planning consideration.

- In terms of wildlife an ecological assessment had been carried out, and wildlife had a low ecological value.

- In terms of the impact on pollution and the air quality report which had been undertaken there was no adverse impact. Pollution levels were well below the national requirements.

Members were given the opportunity to ask questions / make comments. These could be summarised as follows:

- This was agricultural land and outside the limits of development and the 5-year housing supply was still under review.

- Concerns were raised around the site corridor linking conurbations. The noise mitigation strategy, particularly for those properties which were very close to the A19 brought into question impact on amenity for potential residents on the proposed site. The noise in the apex acoustic report was pretty severe, and the noise levels would impact neighbour's amenity when opening windows and or sitting in rear gardens, the cost of mitigation would be passed on to residents buying homes should it be required.

- Questions were raised relating to the old Landfill site.

- Why had Sport England's objections relating to noise been removed?

- Concerns were also raised relating to the Fire Authority's response to the consultation.

- What was the impact on the trees at the access point of the proposed site?

- Clarity was sought from the Principal Engineer for Highways as to what was meant by the traffic not being severe.

- Clarity was sought as to what powers the Council had to condition when and how often construction vehicles entered and left the proposed site.
- In terms of the 260-metre gap between Billingham and Wolviston, questions were raised asking what would stop that gap being built on and would the lack of a 5-year housing supply impact that.
- Officers were asked when the Construction Management Plan would be agreed.
- In terms of traffic modelling used, officers were asked if there was different traffic models used when calculating traffic flow etc near schools.
- The proposed application didn't feel like a natural fit design wise.
- There seemed to be a disconnect between the traffic modelling and reality which didn't offer any assurances.
- Whitehouse Road was dangerous and concerns were raised regards traffic safety in and around Northfield School, particularly relating to irresponsible parking.
- The infrastructure was not there to support this development.

Officers were given the opportunity to respond to comments/issues raised. Their responses could be summarised as follows:

- Regards impact on amenity due to noise disturbance this had been considered in detail.
- Sport England's objection related to the noise from the use of a MUGA and playing field and the impact the noise would have on future residents; however, the applicant had since provided additional information, Environmental Health had referred this back to Sport England who were now satisfied.
- The site layout had yet to be determined at the reserved matters stage, although officers were satisfied the site could accommodate 179 houses without impact of noise on neighbouring and future occupiers or from the sport project.
- Officers confirmed that there were trees and hedgerows on the boundary of the site which were categorised as b and c. There would be limited removal of low value trees to achieve the access to the site.
- The Fire Authority would be consulted again at Reserved Matters stage.
- The Council did not have a 5-year housing supply hence why the application was acceptable
- A noise report was submitted from the A19 which showed dominant noise. A further noise report had been requested which would then allow officers to look at appropriate mitigation and address any amenity issues once that report had been received. Only a small number of plots would be affected by noise in gardens. The main aim was to allow windows to be opened but this needed further assessment.

- Regarding the concerns relating to landfill, this was a historical landfill site which was 250 metres Northeast of the application site. The last infill was in the 1980's therefore further information had been requested.
- The Principal Engineer for Highways explained that regarding concerns relating to whether traffic was severe, the NPPF stated it was either severe or it was not, there was no sliding scale. For this application all junctions assessed only had negligible delays.
- Officers confirmed that condition 21 detailed within the main report-controlled construction vehicles, working hours, dust routes etc. which was enforceable
- In terms of the lack of a 5-year housing supply and the threat to coalescence, officers explained that each housing application was judged on its own merits and if a development did come forward the impact would be assessed based on that application. Officers were satisfied the proposed application would maintain the gap and if an application was submitted it would be assessed and if the gap was not satisfactory officers would resist.
- Then Construction Management Plan would be part of the reserved matters stage, the developer would have to satisfy the Council and agree the finer details at that stage of the planning process.
- Officers explained that there was different traffic models used, for example there was a large model for Yarm, Wynyard and West Stockton, however there was no model for the proposed location and therefore basic industry assessment was used when looking at capacity and the impact of the proposed development on that capacity at junctions. None of the junctions around the proposed development site showed significant capacity issues.

A vote took place and the application was refused.

RESOLVED that planning application 25/2162/OUT Land North of Sandy Lane West, Billingham be refused for the reasons as detailed below:

1. Character and identity

In the opinion of the Local Planning Authority, the proposed development is outside the defined settlement limits and would erode the existing separation between the settlements of Billingham and Wolviston. This would result in the visual coalescence of those settlements and result in an unacceptable impact on the individual character and distinctiveness of Billingham and Wolviston, contrary to Policies SD3, SD5 and SD8 and paragraphs 135 and 187 NPPF.

2. Impact on amenity – Traffic noise and disturbance

In the opinion of the Local Planning Authority, the proposed development by virtue of its proximity to the A19, would result in significant noise and disturbance due to the associated vehicle movements and traffic noise, adversely impacting on future residents levels of amenity and resulting in lower standards than would reasonably be

expected, contrary to Policy SD8 of the Stockton on Tees Local Plan and Paragraph 135 of the National Planning Policy Framework.

3. Sustainable development

In the opinion of the Local Planning Authority, the proposed development would not represent sustainable development under the terms of the National Planning Policy Framework and in accordance with paragraph 11(d,ii) of the framework, the associated benefits of the proposals would not be outweighed by the limited contribution to housing supply and the resultant harm to; the character of the open countryside; loss of agricultural land; biodiversity due to loss of trees/hedgerows; and the adverse impacts of traffic on the local highway network, contrary to policies SD3 (3&4), SD8 (1&2), TI1(6&12) and ENV5(1) of the adopted Stockton on Tees Local Plan and the National Planning Policy Framework 110, 116, 129.135 and 187.

P/15/26 25/1945/FUL 74A Darlington Road, Stockton-on-Tees, TS18 5ET

Consideration was given to planning application 25/1945/FUL 74A Darlington Road, Stockton-on-Tees, TS18 5ET.

The application site related to a detached residential dwelling located within the limits to development and within Stockton-on-Tees.

Planning permission was being sought to raise the ridge height of part of the dwelling to enable a loft conversion with rooflights, to include the installation of cladding, the erection of a single storey infill extension to include canopy to the front and erection of a 1.8m high boundary wall/fence to the front.

A total of 21no objections had been received by members of the public. No objections had been received by technical consultees. In accordance with the Council's Scheme of Delegation, the application was to be decided by Members of the Committee as more than 5 responses had been received by members of the public to the application following consultation and publicity.

Several concerns had been raised by members of the public; however, the main concerns related to the impact on the character and appearance of the area, the impact on the setting of Hartburn Conservation Area and the impact on the amenity of surrounding neighbouring occupiers which were addressed within the report. Other concerns raised had also been addressed within the report.

During the application process, the proposed extensions had been amended significantly due to character and amenity concerns. The amended plans had resulted in the reduction in scale of the extensions, which previously appeared as a two-storey extension, and had now been reduced to appear as 1.5 storey. It was considered that this design change would mitigate both character and appearance impacts, and overshadowing and overbearing impacts for surrounding neighbouring occupiers. In addition, overlooking of the neighbouring properties had been addressed through further amendments to the submitted plans by proposing to install rooflights to the principal elevation roof slope. The base of each rooflight would be 1.9 metres above the internal finished floor level which was considered to suitably mitigate the potential overlooking of the neighbouring dwelling to the north of the application site.

Overall, it was considered that the proposed development had been made acceptable through amendments in terms of its appearance and its impact on neighbouring

occupiers. It was considered that the proposals were in general accordance with the National Planning Policy Framework and the Development Plan policies and therefore the recommendation was to approve the application subject to the conditions set out in the report.

The consultees that had been notified and the comments that had been received were detailed within the main report.

Neighbours were notified and the comments received were detailed within the main report.

The planning policies and material planning considerations that were relevant to the consideration of the application were contained within the main report.

The Planning Officers report concluded that in view of the assessment contained within the report, it was considered that the proposed development would not result in any significant conflict with the policies contained within the Stockton on Tees Local Plan or the relevant chapters of the NPPF and there were no technical reasons why the proposed scheme would be deemed unacceptable.

In planning terms, the proposed development was considered acceptable in all other regards and was therefore recommended for approval subject to those planning conditions set out within the main report.

Objectors attended the meeting and were given the opportunity to make representation. Their comments could be summarised as follows:

- 1 resident explained that they would have to live with the consequences of the increased roof height and roof lights which would be overbearing. The applicant had originally proposed obscure glazing to the garage roof lights however was now proposing a film which could peel off.
- Concerns were raised relating to a lack of privacy on neighbouring properties. The 1.9 metre windowsill height did not prevent overlooking.
- A tree with a Tree preservation Order (TPO) had been felled without permission.
- Councillor Niall Inness made representation on behalf of a resident who would be affected by the proposal should it be approved. The application was overbearing and out of character in the conservation area of Hartburn.
- Had the historic buildings officer visited the site as they still had not responded to the consultation therefore how could it be recommended for approval.
- There were several bats which flew over the property; therefore, it was felt a bat survey was required.

The applicant's agent attended the meeting and given the opportunity to make representation. Their comments could be summarised as follows:

- The applicant had listened to residents' concerns and had made big changes to the proposal.

- The property sat well back from the main road and needed modernising.
- There was a mix of houses and styles in the area.
- The scheme was acceptable in terms of amenity, and the scheme had reduced the 1st floor level as well as dormer windows at the front of the property.
- The scheme accorded with the Councils guidance.
- Separation distances had been exceeded.

Officers were given the opportunity to respond to comments/issues raised. Their responses could be summarised as follows:

- There was a 14 metre separation distance and through further revisions a reduction in the height of the ridge and eaves.
- Impact regards amenity to the neighbouring property was acceptable.
- Regards the tree that had been felled this was being looked at with a possibility of taking action. A replacement tree notice was likely to be produced
- There was no requirement for obscure glass due to the changes made to the height of the Velux Window which was now 1.9 metres.

Members were given the opportunity to ask questions / make comments. These could be summarised as follows:

- The property was right next to the conservation area in Hartburn and Velux Windows were not permitted in a conservation area. The property was surrounded on all 4 sides by other properties. Overshadowing was a concern.
- Officers were asked if they were satisfied with the separation distances from no. 74a and 72 as it looked below 13 metres.
- There appeared to be a lot of overlooking and shadowing.
- There would be adverse impact on amenity for 74 and 72 due to loss of light from the gable end.

Officers were given the opportunity to respond to comments/issues raised. Their responses could be summarised as follows:

- The proposed property was right next to the conservation area however was not in the conservation therefore Velux Windows were permitted
- Officers confirmed that in relation to no.72 officers were happy with impact of the rooflights and the height of the rear elevation. In terms of 74a officers were happy with the rear elevation and the separation distances also.
- Members were informed that you would have to be taller than 6ft 2in to see out of the Velux Windows as the bottom of the windows were 6ft 2in and angled backwards.

- Officers explained the original scheme would have been overbearing however the improved scheme was considered acceptable

A vote took place and the application was refused.

RESOLVED that planning application 25/1945/FUL 74A Darlington Road, Stockton-on-Tees, TS18 5ET be refused for the reasons as detailed below:

Impact on the Amenity of the Occupiers of No.74 Darlington Road

In the opinion of the Local Planning Authority, it is considered that the proposed increased ridge height and associated additional scale and massing, would have an overbearing and overshadowing impact on the occupiers of No.74 Darlington Road contrary to paragraph 135 of the National Planning Policy Framework, Local Plan Policies SD3 and SD8 and Householder Extensions and Alterations Supplementary Design Guidance

P/16/26 25/0865/FUL 2 The Willows, Stockton-on-Tees, TS19 8BD

Consideration was given to planning application 25/0865/FUL 2 The Willows, Stockton-on-Tees, TS19 8BD.

Since the writing of the original report, amendments to the submitted drawings were sought to alter the shape of the roof of the proposed single storey flat roof rear extension to become a pitched roof, as per Members decision at the March 2026 planning committee meeting.

The requested changes were made to the applicant's planning agent, however, instead they have sought to address the matters in an alternative manner, by removing the Juliet balcony to the first-floor rear elevation and replacing it with a fixed window.

Due to the narrow remit of the decision at March 2026 planning committee meeting, the application was being brought before Members for decision on the revised details.

Further consultation with neighbouring residents had taken place, and at the time of writing, 4no objections comments from 3no households had been received. Overall, the further comments made by neighbours were not considered to alter the original recommendation of Approval with Conditions for the application.

Overall, whilst the proposed design choice was not what was recommended by Members, the amendments to the plans, along with the recommended conditions, were considered to suitably mitigate the previous concerns raised in relation to the flat roof potentially being used as a balcony and affecting neighbouring occupiers' amenity.

The consultees that had been notified and the comments that had been received were detailed within the main report.

Neighbours were notified and the comments received were detailed within the main report.

The planning policies and material planning considerations that were relevant to the consideration of the application were contained within the main report.

The Planning Officers report concluded that in view of the acceptability of the proposed plans and planning mechanisms in place, the application was recommended for approval with conditions as detailed within the main report.

Objectors attended the meeting and were given the opportunity to make representation. Their comments could be summarised as follows:

- Concerns were raised relating to the proposed height of the property as this had now become a 2-storey property with a wrap around extension and did not fit in with the character of the area.
- At a previous planning committee meeting held on 4 March the Planning Committee approved the application with a condition that a low-pitched roof replace the original flat roof, however the new changes meant the roof could potentially be used as a terrace. Had the low-pitched roof been proposed then this would have provided robust mitigation against the roof being used as a terrace as well as overlooking and would have been a permanent safeguard.
- The Committee should hold up the previous decision they made in March 2026.

The applicant's agent was in attendance and given the opportunity to make representation. Their comments could be summarised as follows:

- The proposed balcony was originally a Juliette balcony and had been replaced by a fixed window which would not provide access to the roof as the glass would be fixed.
- The application had been ongoing for 14 months. This was a basic application and all the points needed to be taken into account and the decision based on planning law.
- Separation distances had been met

Officers were given the opportunity to respond to comments/issues raised. Their responses could be summarised as follows:

- The existing property had a Velux Rooflight and dormer.
- In terms of the property being out of character, there was no definitive types of houses in the area.

The proposed fixed window could not be changed and there were satisfactory controls in place to stop the flat roof being used as a terrace.

Members were given the opportunity to ask questions / make comments. These could be summarised as follows:

- Clarity was sought regarding separation distances.
- There had been concerns raised at the March meeting regarding the impact of the development regarding building materials being left at the access and concerns

relating to how untidy the site was and what the Council could do about it to ensure the construction site was tidy and safe.

Officers were given the opportunity to respond to comments/issues raised. Their responses could be summarised as follows:

- Officers informed the Committee that separation distances were achieved.
- In terms of the site being untidy officers explained that the project was too small to condition construction activity.

A vote took place and the planning application was approved.

RESOLVED That planning application 25/0865/FUL be approved subject to the following conditions and informatives;

01 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

02 Approved Plans

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

Plan Reference Number	Date Received
4000- 25 - 101 F	7 April 2026
4000- 25 - 102 C	16 October 2025
4000- 25 - 100 B	1 May 2025

03 External Finishing Materials

The external finishing materials proposed shall be in accordance with the details contained within the submitted application form and thereafter retained for the lifetime of the development.

04 Tree Protection Plan

The scheme for the protection of trees on site shall be carried out in accordance with the details on approved plan 4000- 25 - 102 C submitted on 16 October 2025.

05 Boundary Treatment

The approved boundary treatment plan shall be in accordance with the submitted plan 4000-25 - 102 C received on 16 October 2025 and shall be retained thereafter for the lifetime of the development.

06 Obscure Glazing

Notwithstanding the submitted drawings, the window on the south-western facing principal elevation at first floor serving an en-suite of the development hereby approved, shall be fitted with obscure glazing to at least obscuration factor 4. This window shall be maintained as such and be retained for the lifetime of the development.

07 Balcony/Raised terrace

The roof of the approved single storey flat roof extension hereby permitted shall not be used as a balcony, roof garden, terrace or other external amenity space at any time.

No balustrade, railing, access door other means of access to the roof shall be installed without the prior written approval of the Local Planning Authority.

Planning Committee Procedure

1. Officers present the report to Members
2. Members of the public, applicants and agents speak for/against the application, 3 minutes each
3. Officers respond to any queries/misinformation which may have been raised as a result of public speaking
4. Members discuss the application in general and seek clarification from Officers/agents if necessary
5. Officers respond to any points raised by Members and give a brief summary of the proposal in view of comments raised
6. If it looks as if the application may go contrary to officer recommendation, Members debate and propose the possible reasons for the decision and the lead planning and legal representatives and other officers will advise which reasons are acceptable or not. Members respond on whether they wish to vary the reasons accordingly
7. Following the discussion, Members will be asked to confirm and then agree the reasons upon which they will rely if they vote for refusal of the application
8. Members vote on the officer recommendation or any alternative motion successfully carried
9. If the decision taken is contrary to officer recommendation, the Planning Officer, and Legal Representative are given the appropriate amount of time to discuss whether the protocol for decisions contrary to officer recommendation should be invoked and that the committee and members of the public be informed of the outcome of that decision
10. The next application is then debated

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DELEGATED

Report to Planning Committee

5 March 2025

Report of Director of Regeneration and Inclusive Growth

21/0249/REM**Tithebarns Fields, Land West Of Harrowgate Lane, Stockton-on-Tees****Expiry Date: 4 June 2021****Extension of Time Date: 30 January 2026****Summary**

Members may recall that the application was deferred from the 5th March 2025 planning committee meeting due to matters relating to Nutrient Neutrality not being fully resolved. Despite attempts by the applicants to resolve the matter prior to the April 2025 meeting, the matter remained unresolved until September/October 2025, when an agreement was reached with Natural England following the agreement to acquire nutrient credits via a private credit provider.

Subsequently in October 2025, one of the joint applicants withdrew a number of drawings and supporting reports due to a desire to update the layout, and the associated drawing packs.

That withdrawn information has been re-provided by the other joint applicant in June 2026. Re-consultation with those relevant statutory consultees (Highways, Transport and Design Manager, Environmental Health and the Lead Local Flood Authority) has confirmed that there remain are no objections to the proposals.

Following the deferral of the application, a further 5 letters of objection to the application were received. Those comments are detailed in the report below, but no new matters were raised and they have been addressed within the original report to planning committee.

The main material planning considerations and conditions remain as outlined within the original report unless detailed within the report and recommendation below. In summary there are no technical reasons to withhold planning permission and approval of the application will bring about housing site within the West Stockton Local Plan allocation as well as a contribution towards the delivery of housing.

RECOMMENDATION

That members be minded to approve planning application 21/0249/REM subject to the applicant entering into a Section 106 Agreement in accordance with the Heads of Terms.

CONSULTATIONS

1. Consultees were notified of the revised information and the following comments were received (in summary).

2. Highways Transport and Design Manager

I refer to your e-mail dated: 17/06/26

General Summary

The Highways Transport and Design Manager raises no issues with the proposals, subject all the comments below being addressed.

Highways Comments

A proposed site layout, drawing 5205 – 201 Rev B, and various house type layouts have been submitted in support of the proposals.

The site layout is broadly in accordance with the Councils design guide and parking has been provided in accordance with SPD3: Parking Provision for Developments 2011.

There are no highways objections to the proposals.

Flood Risk Management

The applicant has provided sufficient information to satisfy the Local Lead Flood Authority that a surface water runoff solution can be achieved without increasing existing flood risk to the site or the surrounding area. However, the applicant has not provided a detailed design for the management of surface water runoff from the proposed development and this information should be secured by condition.

3. Environmental Health

Having reviewed the submitted Noise Impact Assessment (ENS, Ref: NIA-11350-24-11654-v2) again in 2026, I am satisfied that the assessment has considered the main environmental noise sources affecting the site. I would request the additional advisory note to the applicants

Advisory – Acoustic Ventilation and Overheating

Current good practice, including the principles set out within ProPG: Planning & Noise, recognises that where windows are required to remain closed to achieve guideline internal noise levels, it is necessary to demonstrate that future occupants can still be adequately ventilated and protected from overheating.

It is therefore recommended that, the applicant ensures that

- BS8233 internal noise criteria can be achieved with the proposed ventilation strategy in operation;
- The acoustic performance of the building façade, including glazing, walls and ventilation openings, has been appropriately assessed;
- Any proposed mechanical or passive ventilation systems will not adversely affect internal noise levels;
- The proposed dwellings can be adequately ventilated whilst maintaining acceptable internal thermal comfort conditions;
- The development will not result in undue reliance on occupants keeping windows closed for prolonged periods in order to achieve acceptable acoustic conditions.

PUBLICITY

4. Following the deferral of the application, a further 6 letters of objection to the application were received. Those comments are detailed in the report below, but no new matters were raised and they have been addressed within the original report to planning committee.

- Will increase traffic and congestion in the area

- overcrowding and impact on infrastructure
- Loss of green space
- Flooding
- Impact on wildlife

MATERIAL PLANNING CONSIDERATIONS

5. The main considerations of this application relate to nutrient neutrality, with all other material planning considerations being set out within the committee report from the 5th March 2025.

Nutrient Neutrality

6. Following the deferral of the application in March 2025, the applicants have resolved to try and overcome the concerns of Natural England.
7. This resulted in a slight change in approach and the mitigation strategy now focuses on the applicants securing private nutrient credits to address the associated impacts on the Teesmouth and Cleveland Coast SPA/Ramsar.
8. As a result an updated appropriate assessment was undertaken and Natural England were consulted on the revised Habitat Regulations Assessment, Appropriate Assessment and the mitigation scheme. Natural England subsequently confirmed they were content with the updated documentation.
9. Subsequently, in view of the revised mitigation solution, the application is considered to satisfactorily address the associated impacts on the Teesmouth and Cleveland Coast SPA/Ramsar from increase nitrogen.

WARD AND WARD COUNCILLORS

Ward	Bishopsgarth And Elm Tree (Pre May 2023)
Ward Councillor	Councillor David Minchella
Ward Councillor	Councillor Hugo Stratton

IMPLICATIONS

Financial Implications:

As per the report

Environmental Implications:

As per 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

Name of Contact Officer: Simon Grundy

Post Title: Planning Services Manager

Telephone number: 01642 528550

Email Address: Simon.Grundy@stockton.gov.uk

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DELEGATED

**AGENDA NO
PLANNING COMMITTEE
5 February 2024
REPORT OF ASSISTANT DIRECTOR OF
INCLUSIVE GROWTH AND DEVELOPMENT**

21/0249/REM

**Tithebarns Fields, Land West of Harrowgate Lane, Stockton-on-Tees
Reserved matters application for the appearance, landscaping, layout and scale for
residential development comprising 230 dwellings for phase 1, 2 and 3.**

**Expiry Date: 4 June 2021
Extension of Time Date: 31 March 2025**

SUMMARY

The application site, hereby referred to as the Site, is located to the western edge of Harrowgate Lane, its 13.41 ha form somewhat of an 'L' shape. It is referred to as Zone C within the West Stockton Sustainable Urban Extension.

This application is seeking reserved matters for the appearance, landscaping, layout and scale for residential development comprising 230 dwellings for phase 1, 2 and 3.

The application site forms part of the West Stockton Strategic Urban Extension which is a key housing growth area within the adopted Local Plan. The principle of housing on the site has already been accepted and established within the adopted Local Plan. Whilst this application would increase the proportionate share of this site deliverability, there are no material considerations as to which resist the increase in the number of units this site would deliver. With regards to the detail, the proposed appearance, scale and layout of the development is considered to be acceptable, and the development is of a form which means that it is one which can be accommodated without any technical implications, with special regard to highway capacity.

At the time of writing there are still outstanding consultations with Natural England regarding Nutrient Neutrality and the Lead Local Flood Authority. Whilst the LLFA have no fundamental objection to the scheme there are some further details which require additional consultation.

This application is being brought to Members of the Planning Committee due to the 8 letters of objections received in line with the Councils Scheme of Delegation. Due to the integrated nature of all applications for this site, in the interest of completeness this application is being presented alongside applications, 21/1599/REM, 21/2130/FUL and 24/0336/VARY.

In view of the fact that the proposal is acceptable in planning terms (subject to the outstanding consultation) the application is put before members to consider the agreement to the principle of the development with decision being delegated to the Planning Services Manager.

That members be minded to approve planning application 21/0249/REM with the decision being delegated to the Planning Services Manager subject to final confirmation of conditions and informatives below;

RECOMMENDATION

That members be minded to approve planning application 21/0249/REM with the decision being delegated to the Planning Services Manager subject to final confirmation of conditions and informatives and subject to, the applicant entering into a Section 106 Agreement in accordance with the Heads of Terms below;

Approved Plans

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

Plan Reference Number	Date Received
500-005	22 April 2024
504-006	22 April 2024
505-006	22 April 2024
510-002	22 April 2024
510-003	22 April 2024
510-004	22 April 2024
ASK/END/0-001 REV A	22 April 2024
ASK/END/0-002 REV A	22 April 2024
ASK/MID/0-001 REV A	22 April 2024
ASK/MID/0-002 REV A	22 April 2024
B3/0-001 REV A	22 April 2024
B3/0-002 REV A	22 April 2024
B3/END/0-001 REV A	22 April 2024
B3/END/0-002 REV A	22 April 2024
BAI/0-001 REV A	22 April 2024
BAI/0-001 REV A	22 April 2024
BAI/0-002 REV A	22 April 2024
BAI/0-002 REV A	22 April 2024
CAD/0-001 REV A	22 April 2024
CAD/0-002 REV A	22 April 2024
DAL/0-001 REV A	22 April 2024
DAL/0-002 REV A	22 April 2024
E2.1/END/0-001.5 REV A	22 April 2024
E2.1/MID/0-001.5 REV A	22 April 2024
E2.1/MID/0-002.5 REV A	22 April 2024
E2.1/MID/0-002.5 REV A	22 April 2024
EAS/END/0-001.5 REV A	22 April 2024
EAS/END/0-002.5 REV A	22 April 2024
EAS/MID/0-001.5 REV A	22 April 2024
EAS/MID/0-002.5 REV A	22 April 2024
FER/END/0-001 REV B	8 November 2024
FER/END/0-002 REV A	8 November 2024
HOR/0-001 REV A	22 April 2024
HOR/0-002 REV A	22 April 2024
LEY/DET/0-001 REV A	22 April 2024
LEY/DET/0-002 REV A	22 April 2024
OAK/0-001 REV A	22 April 2024
OAK/0-002 REV A	22 April 2024
RIP/END/0-001.5 REV A	22 April 2024
RIP/END/0-001.5 REV A	22 April 2024
RIP/END/0-002.5 REV A	22 April 2024
SAL/END/0-001.5 A	22 April 2024
SAL/END/0-001.5 A	22 April 2024
SAL/END/0-002.5 REV A	22 April 2024

SAL/END/0-002.5 REV A	22 April 2024
SAL/MID/0-001.5 A	22 April 2024
SAL/MID/0-002.2 REV A	22 April 2024
WEN/0-001 A	22 April 2024
WEN/0-002 A	22 April 2024
5205 - 101 A	8 November 2024
5205 - 200	21 January 2025
5205 – 201 Rev B	21 January 2025
5205 – 251 Rev B	21 January 2025

Reason: To define the consent.

NWL Drainage

- 02 Development shall be implemented in line with the drainage scheme contained within the submitted document entitled "DRAINAGE STRATEGY and SUDS REPORT" dated "25/02/2021". The drainage scheme shall ensure that foul flows discharge to the combined sewer at manhole 2601 and ensure that surface water discharges to the surface water sewer at manhole 1601. The surface water discharge rate shall not exceed the available capacity of 23 l/sec. The final surface water discharge rate shall be agreed by the Lead Local Flood Authority.

Reason: To prevent the increased risk of flooding from any sources in accordance with the NPPF.

Walkover Survey

- 03 A maximum of three months before works commencing on site for each phase of development a suitably qualified ecologist shall undertake a checking survey to ensure that no protected species or their habitat are present on site. The results of the survey shall be submitted to and approved in writing by the Local Planning Authority and any identified additional or revised mitigation measures required shall be implemented wholly in accordance with the approved details prior to the commencement of the respective phase.

Reason: To preserve, protect and enhances the biodiversity of the site in accordance with Local Plan Policy ENV5 and the NPPF

Mitigation Measures

- 04 In addition to the requirement of Condition 12 of 14/2291/EIS during the construction processes, a minimum of 70 bespoke nesting cavities for other Red Category Species like Swift, House Sparrow and bats should be incorporated into the development on the gable ends at an elevated position.

Reason: To preserve, protect and enhances the biodiversity of the site in accordance with Local Plan Policy ENV5 and the NPPF

Bat Check

- 05 Prior to the felling of any trees a Climb and Inspect Assessment shall be carried out by a qualified Ecologist in conjunction with the qualified Arboriculturist to check for cavities and inspection with an endoscope or mirrors if appropriate. Works to the trees should not commence until the Inspection Report has been submitted to and agreed in writing by the Local Planning Authority. The works should then be carried out in complete conformity of the report. If any evidence of bat roosts are found works should cease immediately and a Natural England License sought.

Reason: In the interest of safeguarding a European Protected Species and their habitat in accordance with the Habitat Regulations and in accordance with Local Plan Policy ENV5 and the NPPF.

Biodiversity Enhancement and Management Plan (BEMP)

- 06 Notwithstanding the proposals detailed in the respective reports, prior to the commencement of the development hereby permitted the developer shall submit to and have approved in writing by the Local Planning Authority a Biodiversity Gain Plan. The Biodiversity Gain Plan must contain, including information about the steps that will be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and the site's pre- and post-development biodiversity value and how these gains will be incorporated within the final landscape plan as required by condition xxx. The agreed works shall be implemented in accordance with the agreed details and be retained thereafter for the lifetime of the development.

Reason: To preserve, protect and enhances the biodiversity of the site in accordance with Local Plan Policy ENV5 and the NPPF.

Construction Environment Management Plan

- 07 Prior to the commencement of the development hereby approved, a detailed site-specific Construction Environmental Management Plan for each phase is to be submitted and agreed in writing by the Local Planning Authority. This shall include details of all proposed excavations, piling, construction, machinery used (including location) and associated mitigations should be submitted in accordance with BS 5228:1997. This should also include all measures to be undertaken to protect habitats and wildlife during the construction phase of the development identified in the submitted Ecological Impact Assessment. Once approved the CEMP Plan shall be adhered to throughout the construction period.

Reason: In the interests of residential amenity and to protect habitats and wildlife site in accordance with Local Plan Policy ENV5 and the NPPF

External Materials

- 08 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 details.

Reason: To enable the Local Planning Authority to control details of the proposed development in accordance with Local Plan Policy SD8 and NPPF

Landscaping Softworks

- 09 Notwithstanding the proposals detailed in the Design and Access Statement and submitted plans, no development shall commence until full details of soft landscaping and associated maintenance has been submitted to and been approved in writing by the Local Planning Authority. Those details shall include; 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); a phasing programme for the implementation of landscaping and associate maintenance; details of all existing or proposed utility services that may influence proposed tree planting shall be indicated on the planting plan.

The soft landscape maintenance details should include details of access routes to demonstrate operations can be undertaken from publicly accessible land, long term design objectives, management responsibilities and maintenance schedules for all landscape

areas/ retained vegetation, other than small privately owned domestic gardens. 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.

All planting works shall be in accordance with the approved plans and details and shall be implemented prior to the first planting season following completion of each identified phase of development. Any vegetation within a period of 5 years from the date of completion of the total works that is dying, damaged, diseased or in the opinion of the Local Planning Authority 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.

Reason: To ensure satisfactory landscaping to improve the appearance of the site in the interests of visual amenity and in accordance with Local Plan Policy SD8 and NPPF

Trees within and adjacent to the adopted highway

- 10 Notwithstanding the proposals detailed in the Design and Access Statement and submitted plans, no development shall be commenced until the Local Planning Authority has approved in writing the details of arrangements for the planting of street trees and protection of the adopted highway from tree root damage. Root barriers will be required where trees are planted within 2m of the adopted highway.

Reason: To protect the adopted highway from damage by tree roots and in accordance with Local Plan Policy SD8 and NPPF

Tree Protection

- 11 The hereby approved development shall be carried out in complete conformity with the submitted Arboricultural Impact Assessment Arboricultural Method Statement Tree Protection Plan as received by the Local Planning Authority on 09 August 2021

Reason: to safeguard the trees within and adjacent to the hereby approved development and in accordance with Local Plan Policy SD8 and NPPF

Light Intrusion

- 12 Prior to the commencement of the development hereby permitted, a scheme for the protection of biodiversity, the proposed dwellings and the neighbouring premises from light intrusion shall be submitted to and approved in writing by the Local Planning Authority. All works, which form a part of such a scheme, shall be completed before any of the permitted dwellings / facilities are occupied. The scheme should detail the type of luminaries and their Lumen levels, locations, means of affixation, heights, angles plus the level of light trespass in lux.

The position of all columns shall be agreed in writing by the Local Planning Authority to avoid conflict with the positions of trees as approved under condition xx.

The lighting shall be implemented wholly in accordance with the agreed scheme prior to the occupation of the development or approved phases.

Reason: To enable the Local Planning Authority to control details and in the interests of the amenity of adjoining residents, amenity of the area and protection of biodiversity on and adjacent to the site and in accordance with Local Plan Policy SD8 and NPPF

Enclosure

- 13 Notwithstanding the proposals detailed in the Design and Access Statement and submitted plans, prior to the above ground construction of development within each relevant phase, details of all means of enclosures shall be submitted to and approved in writing by the Local Planning Authority. This shall include all acoustic barriers, walls, fences, entrance feature walls, hedgerows and kneerails, including those surrounding pumping stations and other infrastructure sites. This shall include the specification for holes in boundary walls and fences at ground level to allow for the movement of hedgehogs. Such means of enclosure shall be implemented in accordance with the approved plan prior to the occupation of the development or approved phases.

Reason: In the interests of biodiversity, the visual amenities of the locality and to protect the residential amenity of future occupiers and in accordance with Local Plan Policy SD8 and NPPF

Bins/refuse

- 14 Prior to the occupation of each phase of the development hereby approved each plot and commercial facility should be provided with the appropriate means of waste and recycling provision in accordance with the applicable Council standards

Reason: To ensure a satisfactory form of development in accordance with Policy SD8 and NPPF

Open Access

- 15 Open access ducting to facilitate fibre and internet connectivity shall be provided from the homes to the public highway

Reason: To ensure that infrastructure is provided to facilitate fibre connections to all new development in accordance with Policy TI3 of the Stockton on Tees Local Plan

Removal of PD rights – No Garage Alterations/Conversions

- 16 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revising, revoking and re-enacting that Order with or without modification), no internal or external alterations shall take place to any garage, which would preclude its use for housing motor vehicles.

Reason: To ensure that the site has adequate parking provision in accordance with the requirements of SPD3 and in accordance with Local Plan Policy SD8 and NPPF

Removal of PD rights – No Boundary Treatments to front of properties.

- 17 Notwithstanding the provisions of Class A of Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order) there shall be no walls, fences, railings or other form of boundary enclosures erected between any point taken in line with the properties front elevation and the highway unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent significant undue detrimental loss of privacy and amenity for future occupants taking into account the relationship with existing dwellings and to comply with Policy SD8 the Stockton on Tees Local Plan and paragraph 135 of the NPPF.

Removal of PD Rights – Householder extensions and alterations

- 18 Notwithstanding the provisions of classes A,AA, B, C, D, E and F of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (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, without the written approval of the Local Planning Authority.

Reason: To prevent significant undue detrimental loss of privacy and amenity for future occupants taking into account the relationship with existing dwellings and to comply with Policy SD8 the Stockton on Tees Local Plan and paragraph 135 of the NPPF

Feature Squares

- 19 Notwithstanding the proposals detailed in the Design and Access Statement and submitted plans, prior to the above ground construction 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 and maintained thereafter.

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: To enable the Local Planning Authority to satisfactorily control the development and to ensure a high standard of design in accordance with Local Plan Policy H2 and SD8.

Electric Charging Points

- 20 Notwithstanding the submitted plans, prior to above ground construction a plan shall be submitted to and agreed in writing by the Local Planning Authority detailing the location of all electric charging points in both the residential and commercial areas. The development shall thereafter be built out in accordance with the approved plans.

Reason: To promote sustainable travel in accordance with Local Plan Policy TI1 and NPPF

Renewables or Fabric First

- 21 No above ground development shall take place until the Local Planning Authority has approved a report provided by the applicant identifying how the predicted CO2 emissions of the development will be reduced by at least 10% through the use of on-site renewable energy equipment or design efficiencies. The carbon savings which result from this will be above and beyond what is required to comply with Part L Building Regulations. Before the development is occupied the renewable energy equipment or design efficiency measures shall have been installed and the local planning authority shall be satisfied that their day-to-day operation will provide energy for the development for so long as the development remains in existence.

Reason: In the interests of promoting sustainable development in accordance with policy ENV1.

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.

De-culverting - Advice to LPA/Applicant

We are pleased to note in the submitted drainage strategy that there is reference to a potential opening of a culvert in phase 2; we appreciate that further detail of this would be provided at a later stage. In our response to outline application 14/2291/EIS, we conditioned a scheme for flood risk

and surface water disposal. For clarity, the matter of surface water flood risk now falls within the remit of the Lead Local Flood Authority and therefore, we would not formally advise if this condition would be discharged when this is submitted. However, we did note in this condition it requires confirmation of the opening of any culverts across the site and that they required further investigation at detailed design.

De-culverting offers the opportunity to reduce flood risk and risk of blockages as well as provide valuable wetland/aquatic habitat and on-site biodiversity net gains. It can also greatly improve amenity and create a sense of place and identity. Further, de-culverting can reduce associated maintenance costs.

Policy ENV7 of the Stockton-On-Tees Borough Council Local Plan states surface water quality will be improved in line with the requirements of the Water Framework Directive, alongside its associated legislation, and the Northumbria River Basin Management Plan. This policy further states that to improve the quality of the water environment the Council will support the improvement and naturalisation of heavily modified waterbodies including de-culverting. Through subsequent information submitted to for this site, the de-culverting should be supported and encouraged.

Informative: Northumbrian Water

It should also be noted that, following the transfer of private drains and sewers in 2011, there may be assets that are the responsibility of Northumbrian Water that are not yet included on our records. Care should therefore be taken prior and during any construction work with consideration to the presence of sewers on site. Should you require further information, please visit <https://www.nwl.co.uk/services/developers/>

Informative: Designing out Crime

The applicant is encouraged to engage with the Policer Architectural Liaison Officer to see how secure by design principles can be incorporated into the scheme

BACKGROUND

1. 14/2291/EIS Application for outline permission for residential development (340 dwellings) including access, this application was, refused December 2014, however permission was subsequently allowed, at appeal June 2016.
2. The following applications are also being presented to members of the Planning Committee and will be considered alongside this application, and are pursuant to the above parent permission.
3. 21/1599/REM Reserved matters application for the appearance, landscaping, layout and scale for residential development comprising 110 dwellings for phase 4 and 5.
4. 24/0336/VARY Section 73 application to vary conditions no1 (approved plan) 14/2291/EIS - Application for outline permission for residential development (340 dwellings) including access.
5. 21/2130/FUL Application for the erection of 54 dwellings to include access, parking, open space and associated infrastructure

SITE AND SURROUNDINGS

6. The application site, hereby referred to as the Site, is located to the western edge of Harrowgate Lane, its 13.41 ha form somewhat of an 'L' shape. It is referred to as Zone C within the West Stockton Sustainable Urban Extension.

7. The majority of the site is cropped arable land with small areas of semi-improved and improved rough grassland. The site is undulating in nature and has a partially culverted natural watercourse flows under part of the site to join a deeply incised semi natural drainage ditch. This watercourse then flows under the eastern part of the site under Harrowgate Lane where it flows into Hardwick Dene and Elm Tree Woods Nature Reserve and becomes a tributary of Lustrum Beck.
8. Outwood Academy borders the northern and north eastern boundary. The Site adjoins Zone A to the north, which benefits from planning permission and the western boundary adjoining Zone B and the safeguarded land which also form the southern boundary.

PROPOSAL

9. Reserved Matters permission is sought for the appearance, landscaping, layout and scale erection of 230 dwellings, within the original red line of application ref 14/2291/EIS.
10. The proposal is for a mix of 2, 3 and 4 bedroom properties with a mix of tenures.

	Proposed	Housing	Mix			
	21/0249/REM	Affordable	21/1599/REM	Affordable	21/2130/FUL	Affordable
2 Bedroom	54	8	24	0	16	3
3 Bedroom	122	4	66	0	20	8
4 Bedroom	42	0	20	0	7	0
Total	218	12	110	0	43	11

CONSULTATIONS

11. Consultees were notified and the following comments were received.

Northern Gas Networks

No Objection

Chief Fire Officer (Cleveland Fire Brigade)

Cleveland Fire Brigade offers the following representations regarding the development as proposed.

It should be confirmed that 'shared driveways' and 'emergency turning head' areas meet the minimum carrying capacity requirements as per ADB Vol 1, Section B5: Table 13.1, and in line with the advice provided regarding the CARP, below.

Plots 18 - 20, 21 - 24, 30 - 34, 133 - 136, 183 - 186, 204 - 206 and 207 - 209 will need to meet the requirements as stated above.

Access and Water Supplies should meet the requirements as set out in Approved Document B, Volume 1: 2019, Section B5 for Dwellings.

It should be noted that Cleveland Fire Brigade now utilise a Magirus Multistar Combined Aerial Rescue Pump (CARP) which has a vehicle weight of 17.5 tonnes. This is greater than the specified weight in AD B Vol 1 Section B5 Table 13.1.

Further comments may be made through the Building Regulations consultation process as required.

The Environment Agency

We have reviewed the review plans and have NO OBJECTIONS to the proposed development as submitted.

Highways England Company Limited

Thank you for reconsulting with us regarding this reserved matters application. Since our previous recommendation of no-objection (dated 17 March 2021) we note that a number of changes have been made to the application. We would, however, state that we do not consider

these changes to be material and as such, our previous recommendation of no objection is withstanding."

Regards

NHS

I am writing in response to the above planning application currently being evaluated by you. Please see below for the required contribution to healthcare should the scheme be approved.

Local surgeries are part of CCG wide plans to improve GP access and would be the likely beneficiaries of any S106 funds secured.

Local GP Practices are keen to maintain/improve their access, and an increase in patient numbers may require adjustments to existing premises/access methods. Please be advised that we would be unable to guarantee to provide sustainable health services in these areas in future, should contributions not be upheld by developers.

In calculating developer contributions, we use the Premises Maxima guidance which is available publicly. This assumes a population growth rate of 2.3 people per new dwelling and we link this increase to the nearest practice to the development, for ease of calculation.

We use the NHS Property Service build cost rate of £3,000 per square metre to calculate the total financial requirement.

This reflects the current position based on information known at the time of responding. The NHS reserves the right however to review this if factors change before a final application is approved.

Item	Response
LA Planning References	21/0249/REM
GP Practices affected	The Dovecot Surgery The Densham Surgery
Local intelligence	These practices fall within the Stockton Primary Care Network which is at full capacity with regards to space requirements to deliver services to their patient list size. S106 funding would support creating extra capacity for them to provide appropriate services to patients
Number of Houses proposed	230
Housing impact calculation	2.3
Patient Impact (increase)	529
Maxima Multiplier	0.07
Additional m ² required (increase in list x Maxima Multiplier)	37.03 m ²
Total Proposed Contribution £ (Additional m ² x £3kpm ² , based on NHSPS build cost)	£111,090

Cleveland Police

I'm encouraged to see the inclusion of Secured by Design under the heading 'Planning Policy Context' within the Design and Compliance Statement at 2.3.2 2-, and heartened to see the heading at 8.0 Designing out Crime.

I recommend that the applicant contact me, and actively seek to develop to accredited Secured By Design standards, Gold if possible, but as a minimum Silver should be sought. Advice and certification of Secured by Design compliance is provided free of charge.

Guidance and my contact details can be found in the Homes 2019 Guide at

SBC Housing Services Manager

The overall Affordable Housing Offer for the revised development of 395 dwellings in total (revised down from 417).

To fully appraise the three applications I need an Affordable Housing Statement to be submitted to Strategic Housing for consideration and approval before the scheme commences.

The Affordable Housing Statement needs to include the following detail;

1. Identification of the location, size, tenure and property type of each of the Affordable Housing dwellings including which phases they fall within and anticipated completion date of each (this will be subject to quarterly monitoring returns). This can best be demonstrated on a colour coded Masterplan map.
2. There is an expectation that Affordable dwellings will be suitably dispersed (clusters of no more than 4-6 dwellings in a single location) throughout the overall site and throughout phases of development and that the Affordable dwellings offered and proportionate to the overall housing offer for the site i.e. not limited to one or two property types if the site offers more choice.
3. Early identification and confirmation of any preferred or appointed Registered Provider partner and an adoption of the Tees Valley Homefinder policy for the allocation of all Affordable dwellings.
4. Confirmation of any service charges related to the Affordable dwellings, for example maintenance of open space or the two proposed attenuation basins.
5. Confirmation of any sale prices and rental values connected to the Affordable Housing to ensure that it remains affordable and accessible to local targeted housing markets and consumers.
6. An Affordable Housing offer that mirrors and conforms to the Affordable Housing SPD 2021 and provision of 20% of Affordable Housing in accordance with the policy on an indicative 70:30, Affordable Rented : Intermediate Affordable ratio.

Strategic Housing (alan.glew@stockton.gov.uk) are happy to engage in dialogue directly with the Developer or their appointed representatives should any element of the advice be unclear.

Tees Archaeology

Thank you for the consultation on this reserved matters application. The site has previously been evaluated and was found to be of low archaeological potential. No further archaeological work is required.

Campaign To Protection Rural England

I note this is an application in respect of Reserved Matters. While design of course is important, I do not think we commented on the original application and so am content to leave this to your discretion

Ineos Manufacturing Scotland

Please note the planning application above will not affect SABIC/INEOS high pressure ethylene pipeline apparatus.

Northumbrian Water Limited

It should also be noted that, following the transfer of private drains and sewers in 2011, there may be assets that are the responsibility of Northumbrian Water that are not yet included on our records. Care should therefore be taken prior and during any construction work with consideration to the presence of sewers on site. Should you require further information, please visit <https://www.nwl.co.uk/services/developers/>

Having assessed the proposed development against the context outlined above Northumbrian Water have the following comments to make:

We would have no issues to raise with the above application, provided the application is approved and carried out within strict accordance with the submitted document entitled "DRAINAGE STRATEGY and SUDS REPORT". In this document it states the foul flows shall discharge to the combined sewer at manhole 2601, whilst the surface water flows shall discharge to the surface water sewer at manhole 1601. The surface water discharge rate shall be restricted to 23l/sec.

We would therefore request that the following condition be attached to any planning approval, so that the development is implemented in accordance with this document:

Sport England

Sport England has reviewed the ball-strike risk assessment and its understanding of where a playing pitch is set out on this part of the playing field. The assessment concludes there is no risk of ball-strike and on this basis Sport England wishes to withdraw its objection to this application.

Durham County Badger Group

Further to your request for comments 24/4/24. We have no additional comments and note retained and improved hedgerow through the middle of site and areas of grass which I assume will not be developed.

Environmental Health Unit

I have checked the updated documentation provided, especially the details within the Noise Impact Assessment for Avant Homes Ref: NIA-11350-24-11654-V1 and I am happy with their assessment regarding the noise attenuation from the traffic noise, the proposed use of acoustic mitigation within the windows of the onlooking properties and the use of acoustic fencing. I am happy that they have continued the assessment for the 63 & 125 Hz. I would however, wish to have a validation of their achieved results to ensure that paragraph 6.1.4 is completed.

National Grid

Regarding planning application 21/0249/REM, National Grid Electricity Transmission have no objection to the application that is nearby to our overhead lines.

SBC Place Development Manager

Please see document

Teesmouth Bird Club

The applicant's ecological appraisal of the breeding bird population present on the site makes reference to the likelihood of Grey Partridge and Skylark occurring. In addition to these two Species of Concern - Red Category, we would like to add a third - Yellowhammer.

The high density of houses proposed leaves no scope to provide mitigation measures for these species.

As an alternative, we request that appropriate measures be taken to use the houses themselves to provide mitigation. This should be by installing, during the construction processes, bespoke nesting cavities for other Red Category Species like Swift, House Sparrow and even bats.

Other developers successfully incorporate such S-Bricks at a cost of ~ £30 each.

We recommend a minimum of 70 to be fitted on gable ends at an elevated position. If their ecology consultant is unfamiliar with the bricks or their optimum positioning, then the club can advise.

SBC Place Development Manager

Place Development Comments

Place development has outlined the following comments regarding outstanding issues with the development layout.

Clarity sought on the proposed landscape hatched purple on the section shown below (at the northern boundary of site). Not annotated in Key.

Square 1

The landscaped square is a positive focal point within the development. The applicant is advised to review the position of planter and path of travel east / west to provide a direct connection between the central green space and western link. (illustrated below)

Square 3 (central node)

The layout of public realm is much improved and provides a focal point to the development. An existing feature tree in centre of this area is to be retained. It is understood that this tree is an Ash tree, confirmation is required as to whether this tree needs to be removed due to ash die back; if this is the case a replacement tree will be required.

Trim trail route is spaced too far apart to be used collectively. The applicant is advised to review the position of the trim trail to be closer together along the trail (towards node).

Detail is sought on the "sculpture artwork" noted in the square design unless the intention is to condition the detail of this aspect

PUBLICITY

12. Neighbours were notified and the following comments were received.

1. Mr Jonathan Atkinson 4 Bothal Walk Stockton-on-Tees
2. Mr Mark Mew 175 Harrowgate Lane Stockton-on-Tees
3. Mr Steven Wright 209 Harrowgate Lane Stockton-on-Tees
4. Jeffrey Leighton 195 Harrowgate Lane Stockton-on-Tees
5. Mr Sean Bowes 191 Harrowgate Lane Stockton-on-Tees
6. Mrs J McCarthy 211 Harrowgate Lane Stockton-on-Tees
7. Youngs RPS 23 Grey Street, Newcastle Upon Tyne
8. Karen Best And Paul Best 8 Malton Drive Stockton-on-Tees

- Contrary to policies; Policy ENV 4-Reducing an Mitigating flood risk, Policy ENV 5 Preserve, Protect and Enhance Ecological Networks, Biodiversity and Geodiversity, Policy ENV 6 Green infrastructure, Open space, Green wedges and agricultural land, Policy ENV 7 Ground, air water, noise and light pollution.
- Site is not suitable for housing due to flooding that occurs regularly on said field and across the road and into the beck at the front of Bothal Walk-the flooding extending to the footpaths at times.

- The increase of traffic and subsequent noise/dangers for Bishopsgarth residents including the Schoolchildren attending Outwood Academy/Bishopsgarth School.
- Potential devastation to established wildlife/flora/fauna.
- Quality/ accuracy of Ecological report
- Extent of consultation
- Amenity / Road safety no shops appear to be included within the new plans. The closest parade of shops will be on Bishopsgarth which already suffer from lack of parking provision and parking nuisance.
- Proposed plans do not include Children's Play area / equipment. This will encourage Children to cross the busy main road to access equipment at rear of Bishopsgarth.
- Loss of light & amenity
- Pollution - Increased cars along Harrowgate Lane and standing at traffic lights will increase air pollution local to the existing school and properties.
- Noise Pollution - Acoustic fencing has been included within the plans to certain properties. What consideration has been given to existing resident of Harrowgate Lane and Pupils at the school regarding increased noise pollution from developments along Harrowgate Lane?
- School places - Are there enough places / spaces at the school especially if social distancing becomes a requirement going forward?
- No works outside of red line boundary i.e. pull ins for buses increased foot paths and widths. I.e. suitable for numbers of school Children?
- Has the capacity of the existing services been assessed suitable for these extra properties
- Does the proposed site fall within a SSSI impact risk zone. If so what consideration has been given to this within the planning application?
- Impact on existing house prices
- Loss of privacy
- Loss of green space and habitat
- Noise during construction
- Have not discharged condition 6 of the parent permission
- Phasing of the site and delivery of Zone B
- Conflict with Masterplan

PLANNING POLICY

13. 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 Stockton on Tees Borough Council Local Plan 2019.
14. Section 143 of the Localism Act came into force on the 15 January 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 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

15. The purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. These are economic social and environmental objectives.
16. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11) which for decision making means;

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. 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.

Local Planning Policy

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

Strategic Development Strategy Policy 1 (SD1) - Presumption in favour of Sustainable Development

1. In accordance with the Government's National Planning Policy Framework (NPPF), when the Council considers development proposals it will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. It will always work proactively with applicants jointly to find solutions which mean that proposals for sustainable development can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

2. Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

3. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise - taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or,
- Specific policies in that Framework indicate that development should be restricted.

Strategic Development Strategy Policy 2 (SD2) - Strategic Development Needs

2. To meet the housing requirement of 10,150 new homes over the plan period a minimum of:

- a. 720 dwellings (net) will be delivered per annum from 2017/18 to 2021/22.
- b. 655 dwellings (net) will be delivered per annum from 2022/23 to 2031/32.

3. The Strategic Housing Market Assessment for Stockton-on-Tees Borough identifies that there are specific needs with regard to housing type and tenure. This includes delivering homes to meet the needs of the ageing population.

Other Development Needs

7. Where other needs are identified, new developments will be encouraged to meet that need in the most sustainable locations having regard to relevant policies within the Local Plan.

Strategic Development Strategy Policy 3 (SD3) - Housing Strategy

1. The housing requirement of the Borough will be met through the provision of sufficient deliverable sites to ensure the maintenance of a rolling five year supply of deliverable housing land. Should it become apparent that a five year supply of deliverable housing land cannot be identified at any point within the plan period, or delivery is consistently falling below the housing requirement, the Council will work with landowners, the development industry and relevant stakeholders and take appropriate action in seeking to address any shortfall.

2. The following are priorities for the Council:

- a. Delivering a range and type of housing appropriate to needs and addressing shortfalls in provision; this includes the provision of housing to meet the needs of the ageing population and those with specific needs.
 - b. Providing accommodation that is affordable.
 - c. Providing opportunities for custom, self-build and small and medium sized house builders.
3. The approach to housing distribution has been developed to promote development in the most sustainable way. This will be achieved through:
- c. Creating a Sustainable Urban Extension to West Stockton.

Strategic Development Strategy Policy 5 (SD5) - Natural, Built and Historic Environment

To ensure the conservation and enhancement of the environment alongside meeting the challenge of climate change the Council will:

1. Conserve and enhance the natural, built and historic environment through a variety of methods including:
 - a) Ensuring that development proposals adhere to the sustainable design principles identified within Policy SD8.
 - c) Protecting and enhancing green infrastructure networks and assets, alongside the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species.
 - j) Ensuring development proposals are responsive to the landscape, mitigating their visual impact where necessary. Developments will not be permitted where they would lead to unacceptable impacts on the character and distinctiveness of the Borough's landscape unless the benefits of the development clearly outweigh any harm. Wherever possible, developments should include measures to enhance, restore and create special features of the landscape.
 - l) Preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of ground, air, water, light or noise pollution or land instability. Wherever possible proposals should seek to improve ground, air and water quality.
 - m) Encouraging the reduction, reuse and recycling of waste, and the use of locally sourced materials.
2. Meet the challenge of climate change, flooding and coastal change through a variety of methods including
 - a. Directing development in accordance with Policies SD3 and SD4.
 - b. Delivering an effective and efficient sustainable transport network to deliver genuine alternatives to the private car.
 - c. Supporting sustainable water management within development proposals.
 - d. Directing new development towards areas of low flood risk (Flood Zone 1), ensuring flood risk is not increased elsewhere, and working with developers and partners to reduce flood risk.
 - e. Ensuring development takes into account the risks and opportunities associated with future changes to the climate and are adaptable to changing social, technological and economic conditions such as incorporating suitable and effective climate change adaptation principles.
 - f. Ensuring development minimises the effects of climate change and encourage new development to meet the highest feasible environmental standards.
 - g. Supporting and encouraging sensitive energy efficiency improvements to existing buildings.
 - h. Supporting proposals for renewable and low carbon energy schemes including the generation and supply of decentralised energy.
3. Conserve and enhance the historic environment through a variety of methods including:
 - a. Celebrating, promoting and enabling access, where appropriate, to the historic environment.
 - b. Ensuring monitoring of the historic environment is regularly undertaken.
 - c. Intervening to enhance the historic environment especially where heritage assets are identified as being at risk.
 - d. Supporting proposals which positively respond to and enhance heritage assets.

e. Recognising the area's industrial heritage, including early history, railway and engineering heritage and the area's World War II contribution.

Strategic Development Strategy Policy 6 (SD6) - Transport and Infrastructure Strategy

1. To provide realistic alternatives to the private car, the Council will work with partners to deliver a sustainable transport network. This will be achieved through improvements to the public transport network, routes for pedestrians, cyclists and other users, and to local services, facilities and local amenities.

2. To ensure the road network is safe and there are reliable journey times, the Council will prioritise and deliver targeted improvements at key points on the local road network and work in conjunction with Highways England to deliver improvements at priority strategic locations on the strategic road network.

3. The Council will work with partners to deliver community infrastructure within the neighbourhoods they serve. Priority will be given to the provision of facilities that contribute towards sustainable communities, in particular the growing populations at Ingleby Barwick, Yarm, Eaglescliffe, Wynyard Sustainable Settlement and West Stockton Sustainable Urban Extension.

4. To ensure residents needs for community infrastructure are met, where the requirement is fully justified and necessary, the Council will support planning applications which:

- a. Provide for the expansion and delivery of education and training facilities.
- b. Provide and improve health facilities.
- c. Provide opportunities to widen the Borough's cultural, sport, recreation and leisure offer.

5. Proposals will be encouraged where they provide for the expansion of communications networks, including telecommunications and high speed broadband; especially where this addresses gaps in coverage.

Strategic Development Strategy Policy 7 (SD7) - Infrastructure Delivery and Viability

1. The Council will ensure appropriate infrastructure is delivered when it is required so it can support new development. Where appropriate and through a range of means, the Council will seek to improve any deficiencies in the current level of infrastructure provision. The Council will also work together with other public sector organisations, within and beyond the Borough, to achieve funding for other necessary items of infrastructure.

2. New development will be required to contribute to infrastructure provision to meet the impact of that growth through the use of planning obligations and other means including the Community Infrastructure Levy (CIL). Planning obligations will be sought where:

- a. It is not possible to address unacceptable impacts through the use of a condition; and,
- b. The contributions are:
 - i Necessary to make the development acceptable in planning terms;
 - ii Directly related to the development; and
 - iii Fairly and reasonably related in scale and kind to the development.

3. Where the economic viability of a new development is such that it is not reasonably possible to make payments to fund all or part of the infrastructure required to support it, applicants will need to provide robust evidence of the viability of the proposal to demonstrate this. In these circumstances, the Council may:

- a. Enter negotiations with the applicant over a suitable contribution towards the infrastructure costs of the proposed development, whilst continuing to enable viable and sustainable development; and/or
- b. Consider alternative phasing, through the development period, of any contributions where to do so would sufficiently improve the economic viability of the scheme to enable payment.

Strategic Development Strategy Policy 8 (SD8) - Sustainable Design Principles

1. The Council will seek new development to be designed to the highest possible standard, taking into consideration the context of the surrounding area and the need to respond positively to the:
 - a. Quality, character and sensitivity of the surrounding public realm, heritage assets, and nearby buildings, in particular at prominent junctions, main roads and town centre gateways;
 - b. Landscape character of the area, including the contribution made by existing trees and landscaping;
 - c. Need to protect and enhance ecological and green infrastructure networks and assets;
 - d. Need to ensure that new development is appropriately laid out to ensure adequate separation between buildings and an attractive environment;
 - e. Privacy and amenity of all existing and future occupants of land and buildings;
 - f. Existing transport network and the need to provide safe and satisfactory access and parking for all modes of transport;
 - g. Need to reinforce local distinctiveness and provide high quality and inclusive design solutions, and
 - h. Need for all development to be designed inclusively to ensure that buildings and spaces are accessible for all, including people with disabilities.
2. New development should contribute positively to making places better for people. They should be inclusive and establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit.
3. All proposals will be designed with public safety and the desire to reduce crime in mind, incorporating, where appropriate, advice from the Health and Safety Executive, Secured by Design, or any other appropriate design standards.
4. New development will seek provision of adequate waste recycling, storage and collection facilities, which are appropriately sited and designed.

Housing Policy 1 (H1) - Housing Commitments and Allocations

1. To deliver the housing requirement and to maintain a rolling five year supply of deliverable housing land, the Council have allocated sites identified within this policy. The majority of the new homes will be delivered through existing commitments (sites with planning permission identified within point 2) with the remainder of new homes being delivered through allocations at:
 - c. West Stockton Sustainable Urban Extension.The total number of dwellings set out in this policy is not the same as the housing requirement. This is because some commitments have already delivered a proportion of the dwelling numbers identified and some sites will likely deliver dwellings beyond the plan period, after 2032.

West Stockton Sustainable Urban Extension

6. Land is allocated and land reserved for the following number of dwellings at West Stockton Sustainable Urban Extension (SUE):

Site Location/Name Area (ha) Total Dwellings (approx)

- a. West Stockton SUE 'Allocated Land' 115.2 2,150
- b. West Stockton SUE 'Reserve Land' 19.6 400

7. Further policy regarding the West Stockton SUE is provided within Policy H2.

10. Indicative mapping identifying potential access arrangements as well as possible areas of open space and green infrastructure have been prepared for a selected range of allocations where additional guidance could benefit future delivery.

Housing Policy 2 (H2) - West Stockton Sustainable Urban Extension

The West Stockton Sustainable Urban Extension covers approximately 135 ha of land and is allocated for the development of approximately 2,550 new homes.

Development will be guided by the Yarm Back Lane and Harrowgate Lane Masterplan, including the indicative Strategic Framework Plan, to provide:

1. Approximately 2,550 new homes (including 2,150 homes on allocated land and 400 homes on the 'reserve land').
2. A new primary school at the northern end of the Yarm Back Lane component of the SUE.
3. A community hub, comprising a shopping parade and community centre at the southern end of the Harrowgate Lane component of the SUE subject to the requirements of Policies SD6(3) and EG6(2).
4. Highway junction improvements at the following locations:
 - a. Elton Interchange.
 - b. Darlington Back Lane and Yarm Back Lane.
 - c. Horse and Jockey Roundabout (Durham Road, Junction Road and Harrowgate Lane).
 - d. Harrowgate Lane and Leam Lane.
5. A range of homes including affordable housing in accordance with Policy H4.
6. Green infrastructure and open space in accordance with ENV6.
7. A scheme with its own identity, informed by Design Codes for each Development Zone, detailing important design elements to ensure a consistent approach to quality standards.
8. A clearly defined street hierarchy and accessible, convenient and safe routes for pedestrians, cyclists and other users; this will include:
 - a. Improved linkages to the existing settlement.
 - b. Linkages to and enhancements of Castle Eden Walkway.
 - c. The provision of routes for north-south movement within and along the western extent of the site.
 - d. Improved connectivity along Harrowgate Lane.
9. A layout which facilitates delivery of the 'reserve land' allowing it to integrate into the wider street hierarchy, accessible routes and green infrastructure.
10. A scheme which avoids unacceptable harm to and maximises possible enhancements to the significance of heritage assets.

Each phase of development or proposals for each Development Zone as illustrated on Figure 14, must contribute equitably to the delivery of the SUE including all necessary services, facilities and planning obligations. On the allocated land, one planning application will be supported per Development Zone unless it can be demonstrated that shared infrastructure can be delivered by an alternative method that will not prejudice the delivery of the SUE.

11. All development proposals must be planned and implemented in a coordinated manner in accordance with an agreed phasing and delivery schedule for each phase or Development Zone which shall provide for:
 - a. An equal distribution of the 2,150 new homes on the allocated land based on the land area of each application;
 - b. Contributions towards shared infrastructure on a proportionate basis per new dwelling proposed; and
 - c. Where it is necessary for individual applications to provide increased contributions to frontload the delivery of infrastructure, a mechanism to ensure that contributions are recouped from later phases of development to ensure each application has contributed proportionately to the delivery of the SUE.

12. Development proposals which come forward prior to, or without an agreed phasing and delivery schedule for each phase or Development Zone will be refused.

13. Until significant improvements have been made to Elton Interchange (above those identified in point 4 above):

- a. no residential development will be permitted on the 'reserve land'; and
- b. the number of new homes on allocated land will be restricted to 2,150 unless it can be demonstrated in highway terms that additional homes can be provided without prejudicing the ability for the wider allocated land to deliver homes in accordance with the equal distribution detailed within point 11(a) of this policy.

14. Any proposals for residential development on the 'reserve land', or additional dwellings on the allocated land, must accord with other Local Plan Policies and demonstrate that the development can be accommodated without prejudicing the safe and efficient operation of the highway network or the equitable delivery of the SUE.

Housing Policy 4 (H4) - Meeting Housing Needs

1. Sustainable residential communities will be created by requiring developers to provide a mix and balance of good quality housing of appropriate sizes, types and tenures which reflects local needs and demand, having regard to the Strategic Housing Market Assessment, its successor documents or appropriate supporting documents.

2. Support will be given to higher density development within areas with a particularly high level of public transport accessibility. Elsewhere housing densities will be considered in the context of the surrounding area in accordance with Policy SD8.

3. The Council require 20% of new homes to be affordable on schemes of more than 10 dwellings or with a combined gross floorspace of above 1000sqm.

4. Where an applicant considers that the provision of affordable housing in accordance with the requirements of this policy would make the scheme unviable, they must submit a full detailed viability assessment to demonstrate the maximum level of affordable housing that could be delivered on the site. The applicant will be expected to deliver the maximum level of affordable housing achievable.

5. Affordable housing will normally be provided on-site as part of, and integrated within housing development to help deliver balanced communities. This provision should be distributed across sites in small clusters of dwellings. Off-site affordable housing or a commuted sum will only be acceptable where:

- a. All options for securing on-site provision of affordable housing have been explored and exhausted; or
- b. The proposal is for exclusively executive housing, where off-site provision would have wider sustainability benefits and contribute towards the creation of sustainable, inclusive and mixed communities; or
- c. The proposal involves a conversion of a building which is not able to accommodate units of the size and type required; or
- d. Any other circumstances where off-site provision is more appropriate than on-site provision.

6. Where off-site affordable housing or a commuted sum is considered acceptable, the amount will be equivalent in value to that which would have been viable if the provision was made onsite and calculated with regard to the Affordable Housing Supplementary Planning Document 8 or any successor.

9. To ensure that homes provide quality living environments for residents both now and in the future and to help deliver sustainable communities, from the 1st April 2019 the following Optional Standards will apply, subject to consideration of site suitability, the feasibility of meeting the standards (taking into account the size, location and type of dwellings proposed) and site viability:

- a. 50% of new homes to meet Building Regulation M4 (2) "Category 2 - accessible and adaptable dwellings".
- b. 8% of new dwellings to meet Building Regulation M4(3) "Category 3 - Wheelchair User Dwellings". Where the local authority is responsible for allocating or nominating a person to live in that dwelling, homes should meet building regulation M4 (3) (2) (b). When providing for wheelchair user housing, early discussion with the Council is required to obtain the most up-to_date information on specific need in the local area.

Transport and Infrastructure Policy 1 (TI1) - Transport Infrastructure Delivering A Sustainable Transport Network

1. To support economic growth and provide realistic alternatives to the private car, the Council will work with partners to deliver an accessible and sustainable transport network. This will be achieved through improvements to the public transport network and routes for pedestrians, cyclists and other users.

2. A comprehensive, integrated and efficient public transport network will be delivered by:

- a. Retaining essential infrastructure that will facilitate sustainable passenger movements by bus, rail and water;
- b. Supporting proposals for the provision of infrastructure which will improve the operation, punctuality and reliability of public transport services;
- d. Improving public transport interchanges to allow integration between different modes of transport;
- e. Working with public transport operators to maintain and enhance provision wherever possible;
- f. Working with partners to promote the provision of accessible transport options for persons with reduced mobility; and

3. Accessible, convenient, and safe routes for pedestrians, cyclists and other users will be delivered by:

- a. Improving, extending and linking the Borough's strategic and local network of footpaths, bridleways and cycleways; and
- b. Improving the public realm and implementing streetscape improvements to ensure they provide a safe and inviting environment.

4. Sites and routes which will play a role in developing infrastructure to widen transport choice will be safeguarded from development which would impact negatively on their delivery or attractiveness to potential users; routes include:

- c. Cycleway/footway to the north of Mill Lane, Long Newton;
- d. Cycleway/footway from Elton Interchange to Durham Lane Industrial Estate;

Highways Infrastructure

6. To support economic growth, it is essential that the road network is safe and that journey times are reliable. The Council will seek to provide an efficient and extensive transport network which enables services and facilities to be accessible to all, accommodate the efficient delivery of goods and supplies, whilst also minimising congestion and the environmental impact of transport.

7. Targeted improvements will be delivered at the following priority locations (routes are safeguarded where identified):

- a. Strategic road network:
 - i. A66 (including A66 Elton Interchange);
 - ii. A19 Widening Norton to A689 (route safeguarded);
 - iii. A19/A689 Interchange; and

- iv. A19/A67 Interchange (Crathorne).
- b. Local road network:
 - i. Junctions associated with the West Stockton Sustainable Urban Extension;
 - 1. Darlington Back Lane and Yarm Back Lane junction.
 - 2. Horse and Jockey Roundabout (Durham Road, Junction Road and Harrowgate Lane).
 - 3. Harrowgate Lane and Leam Lane.
 - ii. Junction of A1027, Junction Road and Norton High Street, Stockton; and
 - iii. Junction of Durham Road, A1027 and Bishopton Avenue, Stockton.
- iv. A689 at Wynyard:

8. The Council and its partners will support the development of the Key Route Network which through continual assessment of the strategic and local road network, will help identify and ensure appropriate improvements are delivered.

New Development

10. Existing sustainable transport and public transport infrastructure will be protected from development which would impair its function or attractiveness to users.

11. To assist consideration of transport impacts, improve accessibility and safety for all modes of travel associated with development proposals, the Council will require, as appropriate, a Transport Statement or Transport Assessment and a Travel Plan.

12. The Council and its partners will seek to ensure that all new development, where appropriate, which generate significant movements are located where the need to travel can be minimised, where practical gives priority to pedestrian and cycle movements, provides access to high quality public transport facilities and offers prospective residents and/or users with genuine sustainable transport options. This will be achieved by seeking to ensure that:

- a. Transport choices are widened and the use of sustainable transport modes are maximised. New developments provide access to existing sustainable and public transport networks and hubs. Where appropriate, networks are extended and new hubs created. When considering how best to serve new developments, measures make best use of capacity on existing bus services before proposing new services and consideration is given to increasing the frequency of existing services or providing feeder services within the main network.
- b. Suitable access is provided for all people, including those with disabilities, to all modes of transport.
- c. Sufficient accessible, and convenient operational and non-operational parking for vehicles and cycles is provided, and where practicable, incorporates facilities for charging plug-in and other ultra-low emission vehicles. Any new or revised parking provision is of sufficient size and of a layout to facilitate it's safe and efficient operation.
- d. Appropriate infrastructure is provided which supports Travel Demand Management to reduce travel by the private car and incentivises the use of sustainable transport options.
- e. New development incorporates safe and secure layouts which minimises conflict between traffic, cyclists or pedestrians.

13. The Council's approach to transport infrastructure provision is set out in Policy SD7.

Transport and Infrastructure Policy 2 (TI2) - Community Infrastructure

1. There is a need to ensure that community infrastructure is delivered and protected to meet the needs of the growing population within the Borough. To ensure community infrastructure meets the education, cultural, social, leisure/recreation and health needs of all sections of the local community, the Council will:

- a. Protect, maintain and improve existing community infrastructure where appropriate and practicable;
- b. Work with partners to ensure existing deficiencies are addressed; and

c. Require the provision of new community infrastructure alongside new development in accordance with Policy SD7.

4. To ensure needs for community infrastructure are met, the Council will:

- a. Support opportunities to widen the cultural, sport, recreation and leisure offer;
- b. Support proposals of education, training and health care providers to meet the needs of communities;
- c. Encourage the multi-purpose use of facilities to provide a range of services and facilities within one accessible location;

5. Community Infrastructure is to be delivered alongside residential development at the West Stockton Sustainable Urban Extension and Wynyard Sustainable Settlement in accordance with Policies H2 and H3 to ensure the creation of sustainable communities.

Transport and Infrastructure Policy 3 (TI3) - Communications Infrastructure

1. The Council supports the expansion of communications networks, including telecommunications and high speed broadband; especially where this addresses gaps in coverage.

4. When considering applications for telecommunications development, the Council will have regard to the operational requirements of communications networks and the technical limitations of the technology.

7. Developers should demonstrate how proposals for new homes, employment or main town centre uses will contribute to and be compatible with local fibre and internet connectivity.

8. Taking into consideration viability, the Council require developers of new homes, employment or main town centre uses to deliver, as a minimum, on-site infrastructure including open access ducting to industry standards, to enable new premises and homes to be directly served by local fibre and internet connectivity. This on-site infrastructure should be provided from homes and premises to the public highway or other location justified as part of the planning application. Where possible, viable and desirable, the provision of additional ducting will be supported where it allows the expansion of the network.

Natural, Built and Historic Environment Policy 1 (ENV1) - Energy Efficiency

1. The Council will encourage all development to minimise the effects of climate change through meeting the highest possible environmental standards during construction and occupation.

The Council will:

- a. Promote zero carbon development and require all development to reduce carbon dioxide emissions by following the steps in the energy hierarchy, in the following sequence:
 - i. Energy reduction through 'smart' heating and lighting, behavioural changes, and use of passive design measures; then,
 - ii. Energy efficiency through better insulation and efficient appliances; then,
 - iii. Renewable energy of heat and electricity from solar, wind, biomass, hydro and geothermal sources; then
 - iv. Low carbon energy including the use of heat pumps, Combined Heat and Power and Combined Cooling Heat and Power systems; then
 - v. Conventional energy.
- b. Require all major development to demonstrate how they contribute to the greenhouse gas emissions reduction targets set out in Stockton-on-Tees' Climate Change Strategy 2016; and
- c. Support and encourage sensitive energy efficiency improvements to existing buildings.

2. Proposals are encouraged where development:

- a. Incorporates passive design measures to improve the efficiency of heating, cooling and ventilation; and

b. Includes design measures to minimise the reliance on artificial lighting through siting, design, layout and building orientation that maximises sunlight and daylight, passive ventilation and avoids overshadowing.

Domestic

3. All developments of ten dwellings or more, or of 1,000 sq m and above of gross floor space, will be required to:

- a. Submit an energy statement identifying the predicted energy consumption and associated CO2 emissions of the development and demonstrating how the energy hierarchy has been applied to make the fullest contribution to greenhouse gas emissions reduction; and
- b. Achieve a 10% reduction in CO2 emissions over and above current building regulations. Where this is not achieved, development will be required to provide at least 10% of the total predicted energy requirements of the development from renewable energy sources, either on site or in the locality of the development.

Non domestic

4. All new non-residential developments up to and including 499 sq m of gross floor space will be completed to a Building Research Establishment Environmental Assessment Method (BREEAM) minimum rating of 'very good' (or any future national equivalent).

5. All new non-residential developments of 500 sqm and above of gross floor space will be required to:

- a. Submit an energy statement demonstrating how the energy hierarchy has been applied to make the fullest contribution to CO2 reduction; and
- b. Be completed to a Building Research Establishment Environmental Assessment Method (BREEAM) minimum rating of 'very good' (or any future national equivalent).

Natural, Built and Historic Environment Policy 2 (ENV2) - Renewable and Low Carbon Energy Generation

1. Development proposals will be supported where renewable energy measures are considered from the outset, including incorporating small-scale renewable and low carbon energy generation into the design of new developments where appropriate, feasible and viable, and where there would be no unacceptable adverse effects on landscape, ecology, heritage assets and amenity. The Council encourages and supports:

- a. The local production of energy from renewable and low carbon sources to help to reduce carbon emissions and contribute towards the achievement of renewable energy targets; and
- b. Community energy schemes that reduce, manage and generate energy to bring benefits to the local community.

Natural, Built and Historic Environment Policy 3 (ENV3) - Decentralised Energy Generation and Supply

1. The Council will promote and support decentralised energy such as District Heat and Power Networks by:

- a. Working with local partner organisations and developers to implement decentralised energy networks in Stockton-on-Tees Borough in line with the District Energy Masterplan;
- b. Requiring any developments with the potential to produce waste heat (such as power generation, energy from waste or chemical processing) to be CHP ready so that heat can be supplied into new or existing networks;
- c. Identifying and safeguarding potential network routes; and
- d. Requiring all major developments to assess the feasibility of connecting to an existing decentralised energy network, or where this is not possible, assess the feasibility of establishing a new network or future proofing energy infrastructure to make future connection feasible.

2. The Council will require all major development to investigate the use of decentralised energy networks for heat and power as part of the feasibility assessment and energy statement.

Natural, Built and Historic Environment Policy 4 (ENV4) - Reducing and Mitigating Flood Risk

1. All new development will be directed towards areas of the lowest flood risk to minimise the risk of flooding from all sources, and will mitigate any such risk through design and implementing sustainable drainage (SuDS) principles.
2. Development on land in Flood Zones 2 or 3 will only be permitted following:
 - a. The successful completion of the Sequential and Exception Tests (where required); and
 - b. A site specific flood risk assessment, demonstrating development will be safe over the lifetime of the development, including access and egress, without increasing flood risk elsewhere and where possible reducing flood risk overall.
3. Site specific flood risk assessments will be required in accordance with national policy.
4. All development proposals will be designed to ensure that:
 - a. Opportunities are taken to mitigate the risk of flooding elsewhere;
 - b. Foul and surface water flows are separated;
 - c. Appropriate surface water drainage mitigation measures are incorporated and Sustainable Drainage Systems (SuDS) are prioritised; and
 - d. SuDS have regard to Tees Valley Authorities Local Standards for Sustainable Drainage (2015) or successor document.
5. Surface water run-off should be managed at source wherever possible and disposed of in the following hierarchy of preference sequence:
 - a. To an infiltration or soak away system; then,
 - b. To a watercourse open or closed; then,
 - c. To a sewer.
6. Disposal to combined sewers should be the last resort once all other methods have been explored.
7. For developments which were previously developed, the peak runoff rate from the development to any drain, sewer or surface water body for the 1-in-1 year rainfall event and the 1-in-100 year rainfall event should be as close as reasonably practicable to the greenfield runoff rate from the development for the same rainfall event, but should never exceed the rate of discharge from the development prior to redevelopment for that event. For greenfield developments, the peak runoff rate from the development to any highway drain, sewer or surface water body for the 1-in-1 year rainfall event and the 1-in-100 year rainfall event should never exceed the peak greenfield runoff rate for the same event.
9. Sustainable Drainage Systems (SuDS) should be provided on major development (residential development comprising 10 dwellings or more and other equivalent commercial development) unless demonstrated to be inappropriate. The incorporation of SuDS should be integral to the design process and be integrated with green infrastructure. Where SuDS are provided, arrangements must be put in place for their whole life management and maintenance.
10. Through partnership working the Council will work to achieve the goals of the Stockton-on-Tees Local Flood Risk Management Strategy and the Northumbria Catchment Flood Management Plan. This will include the implementation of schemes to reduce the risk of flooding to existing properties and infrastructure. Proposals which seek to mitigate flooding, create natural flood plains or seek to enhance and/or expand flood plains in appropriate locations will be permitted.

Natural, Built and Historic Environment Policy 5 (ENV) - Preserve, Protect and Enhance Ecological Networks, Biodiversity and Geodiversity

1. The Council will protect and enhance the biodiversity and geological resources within the Borough. Development proposals will be supported where they enhance nature conservation and management, preserve the character of the natural environment and maximise opportunities for biodiversity and geological conservation particularly in or adjacent to Biodiversity Opportunity Areas in the River Tees Corridor, Teesmouth and Central Farmland Landscape Areas.

2. The Council will preserve, restore and re-create priority habitats alongside the protection and recovery of priority species.

3. Ecological networks and wildlife corridors will be protected, enhanced and extended. A principal aim will be to link sites of biodiversity importance by avoiding or repairing the fragmentation and isolation of natural habitats.

5. Development proposals should seek to achieve net gains in biodiversity wherever possible. It will be important for biodiversity and geodiversity to be considered at an early stage in the design process so that harm can be avoided and wherever possible enhancement achieved (this will be of particular importance in the redevelopment of previously developed land where areas of biodiversity should be retained and recreated alongside any remediation of any identified contamination). Detrimental impacts of development on biodiversity and geodiversity, whether individual or cumulative should be avoided. Where this is not possible, mitigation and lastly compensation, must be provided as appropriate. The Council will consider the potential for a strategic approach to biodiversity offsetting in conjunction with the Tees Valley Local Nature Partnership and in line with the above hierarchy⁶. When proposing habitat creation it will be important to consider existing habitats and species as well as opportunities identified in the relevant Biodiversity Opportunity Areas. This will assist in ensuring proposals accord with the 'landscape scale' approach and support ecological networks.

7. Existing trees, woodlands and hedgerows which are important to the character and appearance of the local area or are of nature conservation value will be protected wherever possible. Where loss is unavoidable, replacement of appropriate scale and species will be sought on site, where practicable.

Natural, Built and Historic Environment Policy 6 (ENV6) - Green Infrastructure, Open Space, Green Wedges and Agricultural Land

1. Through partnership working, the Council will protect and support the enhancement, creation and management of all green infrastructure to improve its quality, value, multi-functionality and accessibility in accordance with the Stockton-on-Tees Green Infrastructure Strategy and Delivery Plan.

2. Where appropriate, development proposals will be required to make contributions towards green infrastructure having regard to standards and guidance provided within the Open Space, Recreation and Landscaping SPD or any successor. Green infrastructure should be integrated, where practicable, into new developments. This includes new hard and soft landscaping, and other types of green infrastructure. Proposals should illustrate how the proposed development will be satisfactorily integrated into the surrounding area in a manner appropriate to the surrounding townscape and landscape setting and enhances the wider green infrastructure network.

3. The Council will protect and enhance open space throughout the Borough to meet community needs and enable healthy lifestyles. The loss of open space as shown on the Policies Map, and any amenity open space, will not be supported unless:

- a. it has been demonstrated to be surplus to requirements; or
- b. the loss would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or

- c. the proposal is for another sports or recreational provision, the needs for which, clearly outweigh the loss; or
- d. the proposal is ancillary to the use of the open space; and
- e. in all cases there would be no significant harm to the character and appearance of the area or nature conservation interests.

5. Development proposals will be expected to demonstrate that they avoid the 'best and most versatile' agricultural land unless the benefits of the proposal outweigh the need to protect such land for agricultural purposes. Where significant development of agricultural land is demonstrated to be necessary, proposals will be expected to demonstrate that they have sought to use areas of lower quality land in preference to that of a higher quality.

Natural, Built and Historic Environment Policy 7 (ENV7) - Ground, Air, Water, Noise and Light Pollution

1. All development proposals that may cause groundwater, surface water, air (including odour), noise or light pollution either individually or cumulatively will be required to incorporate measures as appropriate to prevent or reduce their pollution so as not to cause unacceptable impacts on the living conditions of all existing and potential future occupants of land and buildings, the character and appearance of the surrounding area and the environment.

2. Development that may be sensitive to existing or potentially polluting sources will not be sited in proximity to such sources. Potentially polluting development will not be sited near to sensitive developments or areas unless satisfactory mitigation measures can be demonstrated.

3. Where development has the potential to lead to significant pollution either individually or cumulatively, proposals should be accompanied by a full and detailed assessment of the likely impacts. Development will not be permitted when it is considered that unacceptable effects will be imposed on human health, or the environment, taking into account the cumulative effects of other proposed or existing sources of pollution in the vicinity. Development will only be approved where suitable mitigation can be achieved that would bring pollution within acceptable levels.

4. Where future users or occupiers of a development would be affected by contamination or stability issues, or where contamination may present a risk to the water environment, proposals must demonstrate via site investigation/assessment that:

- a. Any issues will be satisfactorily addressed by appropriate mitigation measures to ensure that the site is suitable for the proposed use, and does not result in unacceptable risks which would adversely impact upon human health and the environment; and
- b. Demonstrate that development will not cause the site or the surrounding environment to become contaminated and/or unstable.

5. Groundwater and surface water quality will be improved in line with the requirements of the European Water Framework Directive and its associated legislation and the Northumbria River Basin Management Plan. Development that would adversely affect the quality or quantity of surface or groundwater, flow of groundwater or ability to abstract water will not be permitted unless it can be demonstrated that no significant adverse impact would occur or mitigation can be put in place to minimise this impact within acceptable levels.

6. To improve the quality of the water environment the Council will:

- a. Support ecological improvements along riparian corridors including the retention and creation of river frontage habitats;
- b. Avoid net loss of sensitive inter-tidal or sub-tidal habitats and support the creation of new habitats; and
- c. Protect natural water bodies from modification, and support the improvement and naturalisation of heavily modified water bodies (including de-culverting and the removal of barriers to fish migration).

Historic Environment Policy 2 (HE2) - Conserving and Enhancing Stockton's Heritage Assets

1. In order to promote and enhance local distinctiveness, the Council will support proposals which positively respond to and enhance heritage assets.

2. Where development has the potential to affect heritage asset(s) the Council require applicants to undertake an assessment that describes the significance of the asset(s) affected, including any contribution made by their setting. Appropriate desk-based assessment and, where necessary, field evaluation will also be required where development on a site which includes or has the potential to include heritage assets with archaeological interest. Applicants are required to detail how the proposal has been informed by assessments undertaken.

3. Development proposals should conserve and enhance heritage assets, including their setting, in a manner appropriate to their significance. Where development will lead to harm to or loss of significance of a designated or non-designated heritage asset the proposal will be considered in accordance with Policy SD8, other relevant Development Plan policies and prevailing national planning policy.

4. The loss of a heritage asset, in whole or part, will not be permitted unless the Council are satisfied that reasonable steps to ensure new development will proceed after loss has occurred.

5. Where the significance of a heritage asset is lost (wholly or in part) the Council will require developers to record and advance the understanding of the significance of the heritage asset in a manner proportionate to the importance of the asset and impact of the proposal. Recording will be required before development commences.

6. The following are designated heritage assets:

- a. Scheduled Monuments - Castle Hill; St. Thomas a Becket's Church, Grindon; Barwick Medieval Village; Round Hill Castle Mound and Bailey; Larberry Pastures Settlement Site; Newsham Deserted Medieval Village; Stockton Market Cross and Yarm Bridge
- b. Registered Parks and Gardens - Ropner Park and Wynyard Park
- c. Conservation Areas - Billingham Green; Bute Street; Cowpen Bewley; Eaglescliffe with Preston; Egglescliffe, Hartburn; Norton; Stockton Town Centre; Thornaby Green; Wolviston and Yarm
- d. Listed Buildings

10. Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to policies for designated heritage assets.

11. Where archaeological remains survive, whether designated or not, there will be a presumption in favour of their preservation in-situ. The more significant the remains, the greater the presumption will be in favour of this. The necessity for preservation in-situ will result from desk-based assessment and, where necessary, field evaluation. Where in-situ preservation is not essential or feasible, a programme of archaeological works aimed at achieving preservation by record will be required.

12. Any reports prepared as part of a development scheme will be submitted for inclusion on the Historic Environment Record.

MATERIAL PLANNING CONSIDERATIONS

17. The main considerations of this application relate to the principle of development/compliance with planning policies and the associated impacts on the character of the area, landscaping, amenity, flood risk, highway safety, ecology, impact on heritage assets and other environmental matters.

Principle of Development

18. The National Planning Policy Framework (2024) sets out that the planning system should contribute towards the delivery of sustainable development which is outlined as meaning “meeting the needs of the present without compromising the ability of future generations to meet their own needs”. Achieving sustainable development also means that the planning system has three overarching objectives, which are economic, social and environmental and that at the heart of the National Planning Policy Framework is a presumption of sustainable development.
19. With regards to the policies of the Local Plan, Policy SD2 identifies a housing requirement of 10,150 dwellings across the plan period of 2017/18 to 2031/32. Policy H1 sets out the housing allocations and commitments across the plan period with the application site forming part of that allocation under H1 6(a).
20. Policy H2 providing specific detail on the West Stockton Sustainable Urban Extension (WSSUE) which allocates approximately 135 hectares for the development of approximately 2,550 new homes (400 of which would be on reserved land). The wider extension should also include a new primary school; a community hub (including shopping parade and community centre); a series of highway improvements and pedestrian/cycleway connections including those to the Castle Eden Walkway.
21. As detailed above, the application site forms part of the West Stockton SUE and is a key part of the Boroughs housing delivery across the Local Plan (as detailed in policies H1 and H2), providing 2,150 homes on allocated land of which the application site forms part of. Along with housing delivery at Wynyard, the SUE is therefore one of the key strategic sites for housing delivery under the current local plan.
22. This application proposes to deliver 230 of the proposed 394 units across the detailed and reserved matters applications which is considered to bring forward the benefits of delivering part of the housing requirement and contributing towards the delivery of the Council’s 5 year housing supply.
23. Subject to consideration of site suitability, the feasibility of meeting the standards and site viability, Policy H4 requires 50% of new homes to meet Building Regulation M4 (2) “Category 2 – accessible and adaptable dwellings” and 8% of new dwellings to meet Building Regulation M4(3) “Category 3 – Wheelchair User Dwellings”. In this instance due to the parent permission predating adoption of the Local Plan, the reserved matters applications are not subject to these requirements. However, the applicant has confirmed that whilst none of the dwellings would meet M4(3) 118 M4(2) compliant plots (30%) would be delivered. This is significantly above the 27 that would be needed to satisfy the 50% associated with the full application, which seeks permission for 54 plots. This would provide a significant degree of over provision across the development as a whole. Considering the overall balance between the optional standards and the delivery of affordable homes, it is considered that in this instance the scheme as proposed is acceptable.
24. The proposed layout and associated land take are broadly consistent with the housing allocation of the WSSUE and associated masterplan, the proposals are considered to be in accordance with the requirements of policy H2 of the adopted Stockton on Tees Local Plan

Affordable Housing

25. As part of the parent permission 12 affordable housing units were secured, these are to be delivered on site and are secured through the S106.

Education

26. Contributions to education have already been secured through the parent permission S106.

Health Provision

27. Whilst the NHS comments are noted as this is a reserved matters application we are unable to seek the requested financial contribution.

Economic/Social Benefits

28. In addition, and as with all significant housing schemes they offer significant benefits through the provision of new housing and affordable housing. In addition, they support the growth of the economy through job creation both on site and within the supply chain during the construction period.

29. Additionally, within the Heads of Terms of the S106 secured the local labour agreement which would see to employ 10% of staff and the supply of materials from the local area.

Sustainability

30. The application site lies within the limits to development where development should generally be directed and given the location of the site adjacent to the urban area which has relatively accessible transport and footpath links, the site itself could be considered sustainable.

31. It is considered that the site is a sustainable development and the presumption in the NPPF that planning should operate to encourage and not act as an impediment to sustainable growth must be applied. Significant weight is required to be placed on the need to support economic growth through the planning system.

32. It is recognised that a benefit of the proposed development would boost the boroughs 5 year housing land supply providing both social and economic benefits. Furthermore, the development would provide a number of jobs in the construction industry and supply chain in the short term and such benefits are consistent with the NPPF. As well as the long-term employment within the commercial units.

33. The site is within the limits of development. As set out above, there is no policy reason for refusal of the principle of development, the material considerations are considered in turn below;

Character and Appearance

34. The National Planning Policy Framework at paragraph 135 requires that developments should not only maintain a strong sense of place but should improve the quality of the area. Developments should also be visually attractive as a result of good architecture, layout and appropriate and effective landscaping

35. Policy SD8 of the Local Plan reflects those policies of the NPPF seeking to achieve high design standards. Additionally, the Yarm Back Lane and Harrogate Lane masterplan also sets out a strategic framework for delivery which include a number of key design requirements when considering the overall approach taken by a development proposal. While the Stockton on Tees Local Design Guide SPD also promotes placemaking, good design and delivering high quality environment to live, work, play and learn in.

36. As set out within the parent permission, the site is situated towards the northern end of the Harrowgate Lane in Zone C of the WSSUE. Within the surrounding area there are a mix of properties, Zone A which has secured permission the north has a mix of dwellings sizes and styles although mainly consist of 2 and 2.5 storey dwelling. The residential properties to the east form the south-western edge of Hardwick and northern parcel of the Bishopsgarth estate. These properties are two storey and consist of a mix of materials including a variety of brickwork colours, elements of render and hanging tiles.

37. The proposed housing layout incorporates a range of dwellings which are two storey and two and a half storey in scale and would therefore be appropriate within the surrounding setting. The house types indicate a mix of two, three and four bedroomed properties over a mix of small terraces, semi-detached and detached dwellings and with a mix of tenure types. The general layout is considered to be appropriate within the overall context of not only the wider application site but the surrounding area, and approved developments to the north. The streets are considered to have a good level of frontage and areas of public amenity spaces, have a good degree of natural surveillance to provide active frontages, sense of place and a safe environment. All materials are to be secured through condition.
38. Whilst the place team comments are noted it is considered that the revised plans have gone a long way to address the initial comments, subject to the recommended conditions. Furthermore, consideration has been given to the development to the north.
39. It is considered that whilst relatively high density, subject to condition securing the final details, the scheme has managed to incorporate meaningful landscaping through and around the development, including blue green corridors in compliance with the masterplan and the formation of nodes and feature squares. Whilst the areas are indicated on the plan, full details have not been provided and therefore further conditions are required to secure the detailed design.
40. Overall, subject to the recommended conditions securing the details of the soft and hard landscaping, as well as materials, it is considered that the proposed development would largely comply with the aims of local and national planning policy.

Residential Amenity

41. Policy SD8 of the adopted Local Plan seeks to ensure that development proposals are designed to the highest possible standards by ensuring that new development are appropriately laid out, ensure adequate separation and provide privacy and amenity of all existing and future occupants.
42. In terms of the internal relationships between proposed properties, the layout and spacing of properties within the site are considered to be acceptable to provide sufficient levels of privacy and amenity between properties. In the few areas where separation distances are not met, the level of amenity for those occupiers are considered to be acceptable given the orientation of the properties, angles between habitable room windows, overall siting and nature of the rooms within close proximity to one another. This includes the relationship with the full permission and the school to the north.
43. Planning conditions are secured through the parent permission and through this permission with regards to a number of matters including finished site levels and means of enclosure. In addition, the removal of permitted development rights for extensions and alterations is also recommended to protect future levels of residential amenity for the life of the development given the overall relationship between the properties within the proposed layout.
44. To the western boundary is an approved solar farm, ref 22/1511/FUL during the course of determining that application consideration was given to the potential impact on future occupier's amenity of this allocated site. It was concluded that;
45. The results of the analysis have shown that reflections from the proposed development are geometrically possible towards the majority of the proposed dwelling receptors, however there is no significant impact upon nearby proposed dwellings due to existing screening blocking the views of the proposed development and the presence of other mitigating factors. Therefore, no mitigation is required.

46. Whilst the impact was considered that was done principally at ground floor. Due to the orientation of the proposed dwellings plots 312- 331 rear elevations would front onto the solar farm. Whilst views at ground floor would largely be screened by the existing boundary treatment, the first-floor windows, which principally serves bedrooms/ bathrooms would provide views over the solar farm. The loss of a view is not a material consideration. However, due to the existing boundary treatment, orientation of the panels and the separation distances, it is not considered that the panels would give rise to a demonstrable adverse impact on future occupier's amenity with respect of glint and glare to such a degree that a reason for refusal could be sustained. It is of note that no objection has been received from the EHU officers with respect to either glint and glare or noise from the associated solar farm infrastructure
47. No objection has been received in terms of the layout from National Grid and no objection has been received from the Council EHU in terms of noise from either the overhead lines or adjacent land uses. The parent permission was supported with a Noise Assessment and necessary conditions imposed.
48. The objections from residents to the east of the site are noted with regards to loss of light and privacy, however due to the separation distance and physical separation created by the highways it is not considered that the proposed development would have an adverse impact on the occupiers of these existing properties.
49. Concerns have also been raised regarding air quality, EHU have considered the application and have raised no objection.
50. Overall subject to the recommended conditions the proposed development is considered to provide all future occupiers with an acceptable level of amenity whilst safeguarding the amenity of the existing land uses.

Highways and Transport

51. Concern has been raised by the objectors in relation to the wider traffic implication of the development. However, as set out above the principle of the development including the assessment of the wider impact on the highways network have been considered within the parent permission. National Highways have confirmed they have no objection to the increased capacity over the original outline permission.
52. In terms of the access and internal highway and parking arrangements, the Highways Transport and Design Manager has reviewed the proposed development and following receipt of the revised plans, has raised no objection to the proposed development.
53. Following submission of the development to the north revised plans were received to enable connectivity of the north south cycleway, in accordance with the masterplan

Flood Risk and Surface Water

54. The applicant has submitted a flood risk assessment, drainage strategy and are providing a SUD pond to serve the wider development. The proposed residential development which is classified as 'more vulnerable' is located within flood zone 1, therefore, the development is suitable within the identified flood zones in accordance with NPPF. Objectors have raised concerns in relation to surface water and flood risk. The LLFA have been consulted and following the submission of the revised plans the final consultation response is awaited. Northumbrian Water have raised no objection and neither has the Environment Agency

Ecology

55. Concern has been raised by objectors over the displacement and impact on wildlife and quality of the ecological appraisal. The Ecological Appraisal submitted in support of the parent

permission was conditioned to be complied with however due to the passage of time a condition is proposed requiring a walkover survey be carried out prior to each stage of the development, to ensure that there has been no ecological or biodiversity change which would require different mitigation those proposed. An additional condition has also been recommended in light of the Teesmouth Bird Club.

56. A further condition has been recommended to secure any tree to be felled is subject to a climb and inspect survey. In addition to conditions regrading illumination and adaptations to boundary fences to facilitate the movement of hedgehogs in line with the guidance produced by the British Hedgehog Preservation Society. It is also proposed to condition a Construction Environmental Management Plan, to safeguard wildlife during the construction phase.
57. The application was submitted prior to Biodiversity Net Gain and therefore the application is not subject to this under the Habitat Regulations however there is still a requirement under the Local Plan Policy ENV5 for development proposals to achieve net gains in biodiversity wherever possible. The Site has the capacity to enable the retention of a number of existing landscape features, such as hedgerows and trees which provide a valued habitat for a number of key species, as well as providing some biodiversity gains. Therefore, notwithstanding the recommendations within the submitted reports a condition is required for a biodiversity protection and gains plan to be submitted detailing how this has informed and will be integrated into the detailed landscape proposals.
58. Subject to the imposition of the recommended conditions it is considered that the proposed development would not only safeguard habitats but can achieve biodiversity gains in accordance with the requirements of the NPPF and Local Planning Policies.

Nutrient Neutrality

59. Following advice from Natural England in March 2022 with regards to the unfavourable condition of the River Tees due to excess nutrients and implications of that for the Teesmouth and Cleveland Coast SPA/Ramsar. All forms of development which generate additional overnight accommodation are required to consider and assess whether there is an adverse impact resulting from the development proposals on the SPA.
60. As part of this application, an appropriate assessment has been undertaken and Natural England has seen and commented on that assessment. In summary the Appropriate Assessment notes that the proposals will increase the nitrogen arising from the development and consequently the applicant was advised that this development is deemed to have a likely significant effect on the Teesmouth and Cleveland Coast SPA/Ramsar.
61. The applicant proposes to address the increased nitrogen arising from the development through a combination of private and Natural England credits to secure the mitigation for the whole site. The HRA and AA have been submitted to Natural England, however at the time of writing the consultation response was still outstanding. Members will be updated at the committee meeting.

Crime and Disorder

62. Under the provisions of Section 17 of the Crime and Disorder Act, the planning system and the Local Planning Authority must do all that it reasonably can to prevent, crime and disorder in its area.
63. The development is relying on the proposed layout allows for natural surveillance of the public square. The comments from the Designing out Crime Officer have been noted. It is considered that a number of the recommended measures would be achievable within the site and therefore a suitably worded informative has been recommended. Subject to the recommended informative it is not considered that the proposals would give rise to crime and disorder.

Residual

64. The concerns of the objectors are noted, and the deliverability of Zone B are noted. The revised plans show two vehicle links through to Zone B, as well as cycle link. The links go through to the red line plan. Whilst the objector speaks of concerns over phasing, it is of note that no application has yet to be made for Zone B. However as per the parent permission the development shall begin no later than two years from the date of the approval of the last of the reserved matters to be approved.
65. Following submission of the ball strike report, Sports England have removed their objection.
66. Concern has been raised with regards to house prices, this is not however a material consideration.

CONCLUSION

67. Given the above considerations the proposed development is considered to be visually acceptable, and it is not considered that the proposed development will have any adverse impacts on levels of residential amenity, flood risk, ecology or highway safety to justify a refusal of the application. The proposed scheme is therefore in accordance with the relevant local and national planning policies.
68. It is recommended that the application be Approved with Conditions for the reasons specified above with delegated decision back to the Planning Services Manager.

Director of Finance, Development and Business Services
Contact Officer Helen Boston Telephone No 01642 526080

WARD AND WARD COUNCILLORS

Ward	Bishopsgarth And Elm Tree (Pre May 2023)
Ward Councillor	Councillor David Minchella
Ward Councillor	Councillor Hugo Stratton

IMPLICATIONS

Financial Implications:

As per the report

Environmental Implications:

As per 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 2019

Supplementary Planning Guidance Notes

Supplementary Planning Documents

SPD1 – Sustainable Design Guide - Oct 2011

SPD2 – Open Space, Recreation and Landscaping - Dec 2009/2014

SPD3 – Parking Provision for Developments - Oct 2011

SPD6 – Planning Obligations - May 2008

SPD – Housing (Meeting Housing Needs) - Adopted May 2021

SPD – Householder Extensions and Alterations - Adopted May 2021

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Schedule of Accommodation				
Harrowgate Lane - COMBINED				
				30.10.24
S106 Affordable Housing				
Name	Bed	Storey	M4(2)	Number
B2.1	2	2.5	N	11
B3	3	2.5	N	12
Total				23
Open Market Housing				
Name	Bed	Storey	M4(2)	Number
Askern	2	2	N	23
Perndale	2	2	N	17
Barthack	2	2.5	N	11
Ripley	2	2	N	43
Oakwood	3	2	Y	18
Cadeby	3	2	Y	42
Leyburn	3	2	N	18
Baldon	3	2.5	N	42
Salbury	3	2.5	N	87
Ventbridge	4	2	Y	11
Dalton	4	2.5	Y	30
Cookbury	4	2	N	12
Horbury	4	2	Y	17
Total				371
Overall Total				394



PLANNING KEY
 210249REM
 211599REM
 212130FUL



RM1 APPLICATION (21/0249/REM) :- PLOTS 48 - 257 & 312 - 331
 RM2 APPLICATION (21/1599/REM) :- PLOTS 1 - 47 & 332 - 394
 FULL APPLICATION (21/2130/FUL) :- PLOTS 258 - 311

AVANT
homes

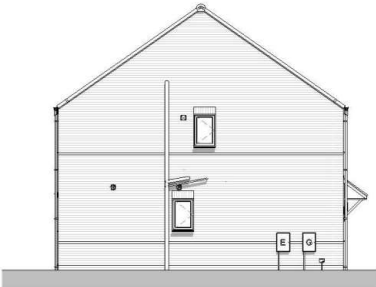
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 PROJECT: HARROWGATE LANE, STOCKTON
 SHEET NO: 5205 - 200 A

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NOTE: Dashed lines on roof denote PV panel location.
Size and amount dependant on site location/orientation



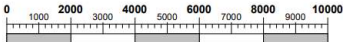
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Left Side Elevation
1 : 100

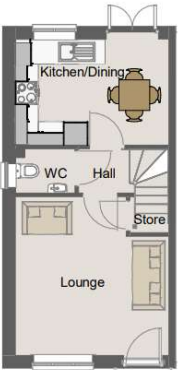


Rear Elevation
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Scale Bar @ 1:100
(mm)

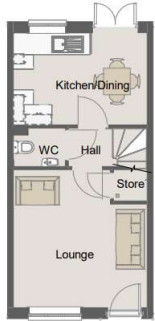
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1:100		1:100		1:100	
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AV23 SPECIFICATION					
PLANNING					
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DWS TITLE					
Planning Sheet - Elevations - Standard					
HOUSE TYPE					
Askern - End					
COORD REFERENCE					
DWG NO					
ASK/END/0-002					
REV					
A					



Ground Floor.
1 : 100



First Floor.
1 : 100



Ground Floor.
1 : 100



First Floor.
1 : 100

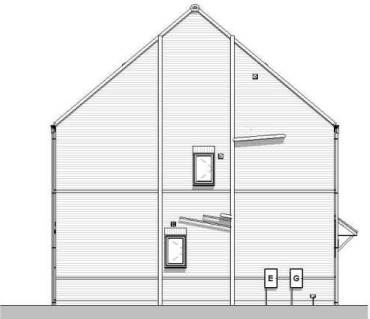


Second Floor.
1 : 100

NOTE: Dashed lines on roof denote PV panel location.
Size and amount dependant on site location/orientation



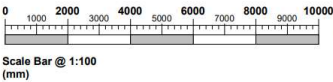
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1 : 100



Left Side Elevation
1 : 100



Rear Elevation
1 : 100

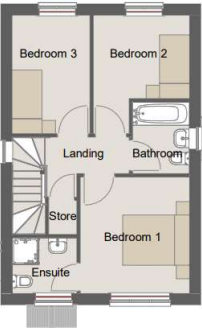


This Housetype is compliant with
NDSS

A		B		C		D		E		F		G		H		I		J		K		L		M		N		O		P		Q		R		S		T		U		V		W		X		Y		Z		AA		AB		AC		AD		AE		AF		AG		AH		AI		AJ		AK		AL		AM		AN		AO		AP		AQ		AR		AS		AT		AU		AV		AW		AX		AY		AZ		BA		BB		BC		BD		BE		BF		BG		BH		BI		BJ		BK		BL		BM		BN		BO		BP		BQ		BR		BS		BT		BU		BV		BW		BX		BY		BZ		CA		CB		CC		CD		CE		CF		CG		CH		CI		CJ		CK		CL		CM		CN		CO		CP		CQ		CR		CS		CT		CU		CV		CW		CX		CY		CZ		DA		DB		DC		DD		DE		DF		DG		DH		DI		DJ		DK		DL		DM		DN		DO		DP		DQ		DR		DS		DT		DU		DV		DW		DX		DY		DZ		EA		EB		EC		ED		EE		EF		EG		EH		EI		EJ		EK		EL		EM		EN		EO		EP		EQ		ER		ES		ET		EU		EV		EW		EX		EY		EZ		FA		FB		FC		FD		FE		FF		FG		FH		FI		FJ		FK		FL		FM		FN		FO		FP		FQ		FR		FS		FT		FU		FV		FW		FX		FY		FZ		GA		GB		GC		GD		GE		GF		GG		GH		GI		GJ		GK		GL		GM		GN		GO		GP		GQ		GR		GS		GT		GU		GV		GW		GX		GY		GZ		HA		HB		HC		HD		HE		HF		HG		HH		HI		HJ		HK		HL		HM		HN		HO		HP		HQ		HR		HS		HT		HU		HV		HW		HX		HY		HZ		IA		IB		IC		ID		IE		IF		IG		IH		II		IJ		IK		IL		IM		IN		IO		IP		IQ		IR		IS		IT		IU		IV		IW		IX		IY		IZ		JA		JB		JC		JD		JE		JF		JG		JH		JI		JJ		JK		JL		JM		JN		JO		JP		JQ		JR		JS		JT		JU		JV		JW		JX		JY		JZ		KA		KB		KC		KD		KE		KF		KG		KH		KI		KJ		KK		KL		KM		KN		KO		KP		KQ		KR		KS		KT		KU		KV		KW		KX		KY		KZ		LA		LB		LC		LD		LE		LF		LG		LH		LI		LJ		LK		LL		LM		LN		LO		LP		LQ		LR		LS		LT		LU		LV		LW		LX		LY		LZ		MA		MB		MC		MD		ME		MF		MG		MH		MI		MJ		MK		ML		MM		MN		MO		MP		MQ		MR		MS		MT		MU		MV		MW		MX		MY		MZ		NA		NB		NC		ND		NE		NF		NG		NH		NI		NJ		NK		NL		NM		NN		NO		NP		NQ		NR		NS		NT		NU		NV		NW		NX		NY		NZ		OA		OB		OC		OD		OE		OF		OG		OH		OI		OJ		OK		OL		OM		ON		OO		OP		OQ		OR		OS		OT		OU		OV		OW		OX		OY		OZ		PA		PB		PC		PD		PE		PF		PG		PH		PI		PJ		PK		PL		PM		PN		PO		PP		PQ		PR		PS		PT		PU		PV		PW		PX		PY		PZ		QA		QB		QC		QD		QE		QF		QG		QH		QI		QJ		QK		QL		QM		QN		QO		QP		QQ		QR		QS		QT		QU		QV		QW		QX		QY		QZ		RA		RB		RC		RD		RE		RF		RG		RH		RI		RJ		RK		RL		RM		RN		RO		RP		RQ		RR		RS		RT		RU		RV		RW		RX		RY		RZ		SA		SB		SC		SD		SE		SF		SG		SH		SI		SJ		SK		SL		SM		SN		SO		SP		SQ		SR		SS		ST		SU		SV		SW		SX		SY		SZ		TA		TB		TC		TD		TE		TF		TG		TH		TI		TJ		TK		TL		TM		TN		TO		TP		TQ		TR		TS		TT		TU		TV		TW		TX		TY		TZ		UA		UB		UC		UD		UE		UF		UG		UH		UI		UJ		UK		UL		UM		UN		UO		UP		UQ		UR		US		UT		UU		UV		UW		UX		UY		UZ		VA		VB		VC		VD		VE		VF		VG		VH		VI		VJ		VK		VL		VM		VN		VO		VP		VQ		VR		VS		VT		VU		VV		VW		VX		VY		VZ		WA		WB		WC		WD		WE		WF		WG		WH		WI		WJ		WK		WL		WM		WN		WO		WP		WQ		WR		WS		WT		WU		WV		WW		WX		WY		WZ		XA		XB		XC		XD		XE		XF		XG		XH		XI		XJ		XK		XL		XM		XN		XO		XP		XQ		XR		XS		XT		XU		XV		XW		XX		XY		XZ		YA		YB		YC		YD		YE		YF		YG		YH		YI		YJ		YK		YL		YM		YN		YO		YP		YQ		YR		YS		YT		YU		YV		YW		YX		YY		YZ		ZA		ZB		ZC		ZD		ZE		ZF		ZG		ZH		ZI		ZJ		ZK		ZL		ZM		ZN		ZO		ZP		ZQ		ZR		ZS		ZT		ZU		ZV		ZW		ZX		ZY		ZZ	
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Ground Floor.
1 : 100

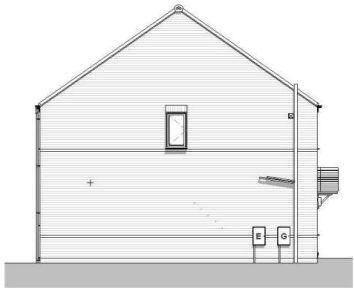


First Floor.
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NOTE: Dashed lines on roof denote PV panel location.
Size and amount dependant on site location/orientation



Front Elevation
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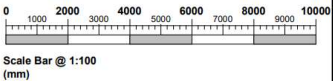
Left Elevation
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Rear Elevation
1 : 100



Right Elevation
1 : 100



This Housetype is compliant with NDSS

This Housetype is compliant with Part M4 Category 2.

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PLANNING			
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Planning Sheet - Elevations - Standard			
HOUSE TYPE:			
Cadeby - Det			
COORD REFERENCE:			
DWG NO:			
CAD10-002			
REV:			
A			



Ground Floor
1 : 100

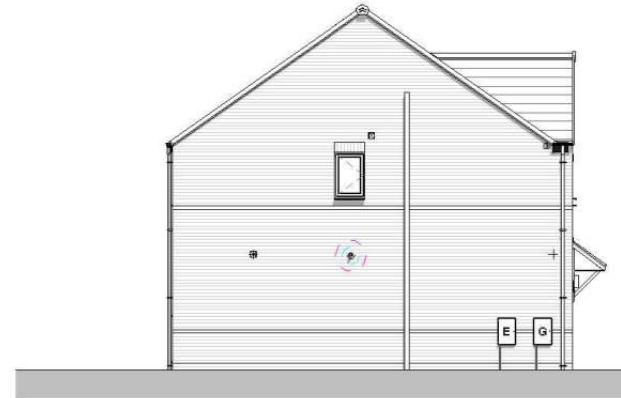


First Floor
1 : 100

NOTE: Dashed lines on roof denote PV panel location.
Size and amount dependant on site location/orientation



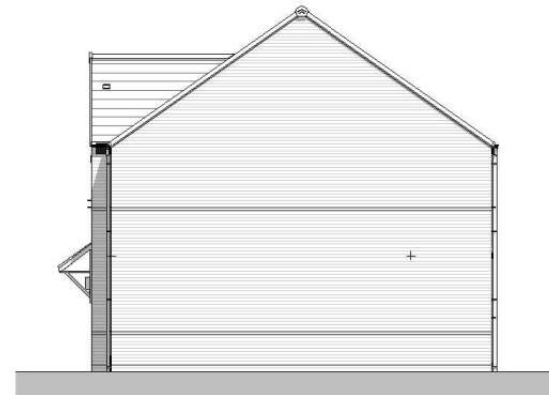
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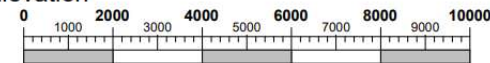
Left Side Elevation
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Rear Elevation
1 : 100



Right Side Elevation
1 : 100



Scale Bar @ 1:100
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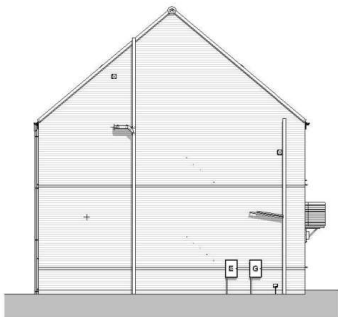
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PLANNING					
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HOUSE TYPE:					
Cookbury - Det					
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DRWG No:					
COO/DET/0-002.5					
REV:					
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NOTE: Dashed lines on roof denote PV panel location.
Size and amount dependant on site location/orientation



Front Elevation
1 : 100



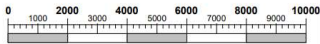
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Rear Elevation
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Right Elevation
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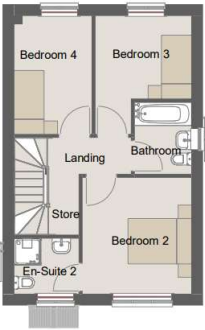
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NDSS

This Housetype is compliant with
Part M4 Category 2.

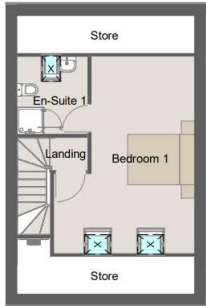
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PLANNING		
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CONAL REFERENCE:		
CONTR: DAL/0-002	REV: A	



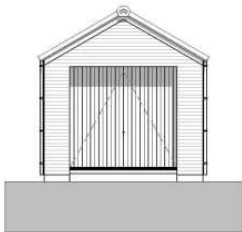
Ground Floor.
1 : 100



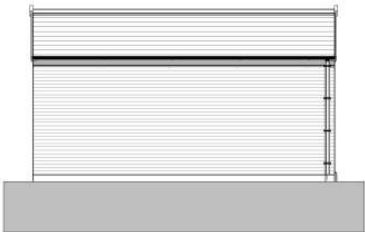
First Floor.
1 : 100



Second Floor.
1 : 100



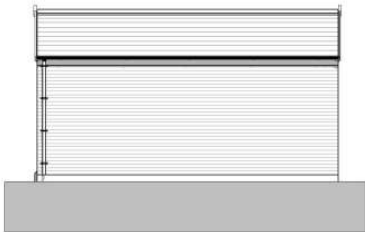
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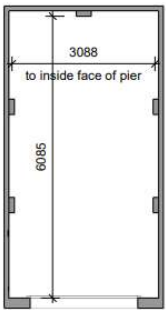
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Rear Elevation.
1 : 100



Right Elevation.
1 : 100



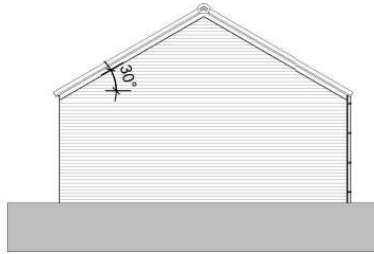
Floor Plan
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Planning					
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DATE: 10/10/22		SCALE @ A3: 1 : 100		DRAWN BY: TS	
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HOUSE TYPE: Garage - Single - Gable Front					
COINS REFERENCE: GgeSD					
DWG No: 500/005				REV:	A

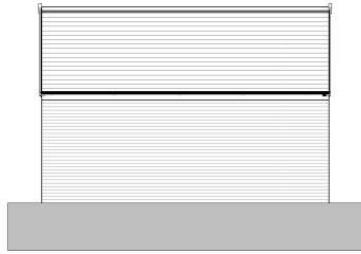
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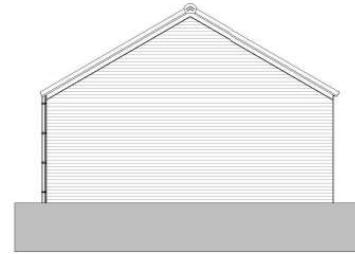
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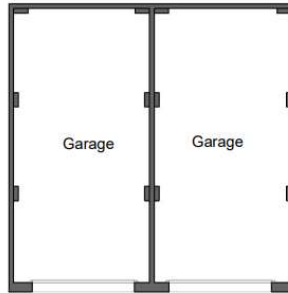
Left Elevation.
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Rear Elevation.
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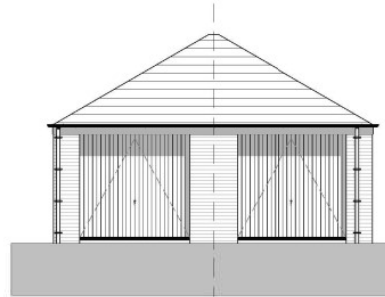
Right Elevation.
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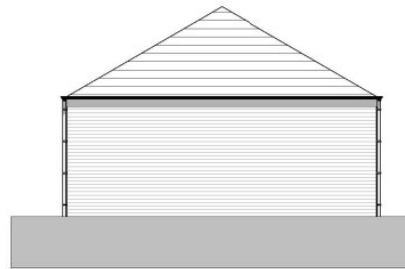
Ground Floor Plan
1 : 100

A	10/10/2022	TS	Final Issue
REV	DATE	BY	REVISIONS
AVANT homes			
AV22 SPECIFICATION			
PLANNING			
Area:		0 m ² / 0 sq.ft.	
DATE:	10/10/2022	SCALE @ A3 1 : 100	DRAWN BY: TS
DWG TITLE: Planning Drawings			
HOUSE TYPE: Garage - Twin - Gable Side			
CONS REFERENCE: GgeDD			
DWG No: 504/006			REV: A

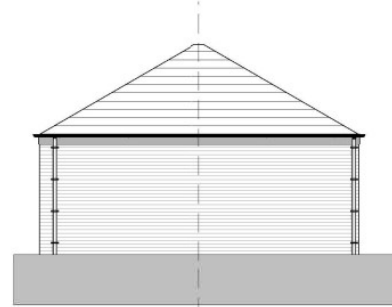
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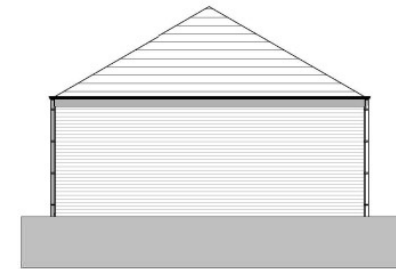
Front Elevation.
1 : 100



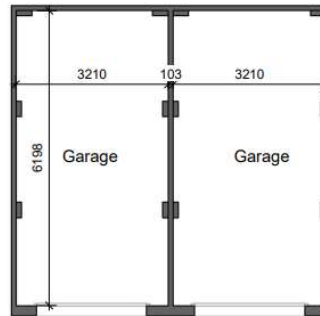
Left Elevation.
1 : 100



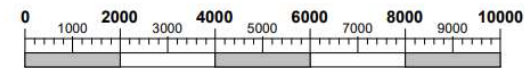
Rear Elevation.
1 : 100



Right Elevation.
1 : 100



Ground Floor Plan
1 : 100



Scale Bar @ 1:100
(mm)

A		04/10/2021		MTN Final Issue	
REV	DATE	BY	AUTHORISATION		
AVANT homes					
AV22 SPECIFICATION					
PLANNING					
Area:		0 m ² / 0 sq.ft.			
DATE:		SCALE @ A3:		DRAWN BY:	
10/10/2022		1 : 100		TS	
DWG TITLE:					
Planning Drawings					
HOUSE TYPE:					
Garage - Twin - Hipped Roof					
CONS REFERENCE:					
GgeDD					
DRAWG No:		REV			
505/006		A			

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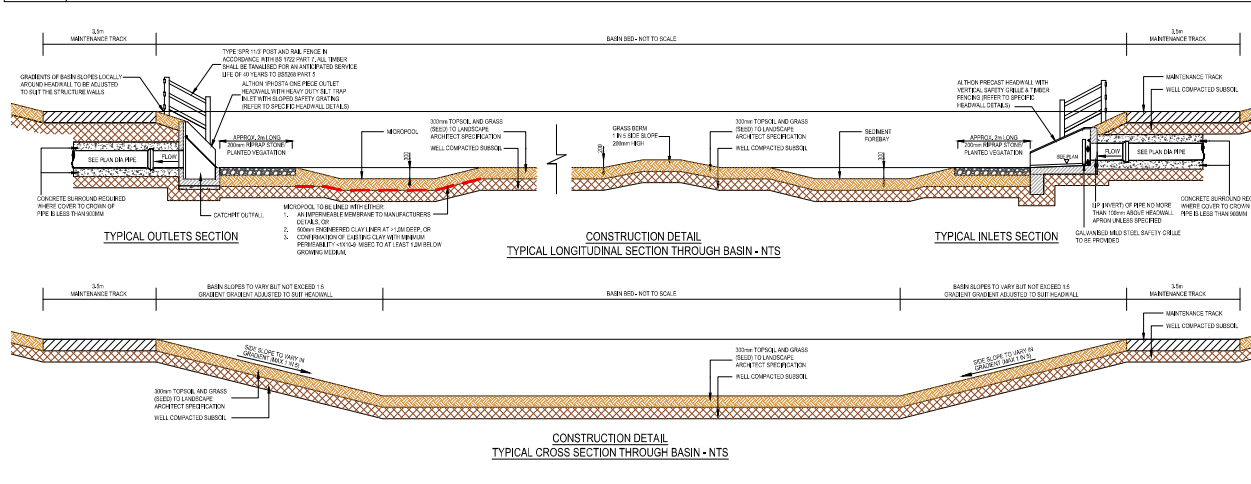
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A-A
Vt 1:100
Hz 1:500
32,00 A.O.D.

Exist. Level	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Exist. Chainage	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Prop. Level	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Prop. Chainage	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020

B-B
Vl 1:100
Hz 1:500
32.00 A.O.D.

V		Exist.						Prop.					
	Level	10	20	30	40	50	60	10	20	30	40	50	60
	Exist. Chainage	10	20	30	40	50	60	10	20	30	40	50	60
	Prop. Level	10	20	30	40	50	60	10	20	30	40	50	60
	Prop. Chainage	10	20	30	40	50	60	10	20	30	40	50	60
		10	20	30	40	50	60	10	20	30	40	50	60

ENGINEERING LEGEND

ACCEPTABLE DRAINAGE

[illegible]

GENERAL NOTES

[illegible]

1. ALL ADVERTISEMENTS AND WORKS TO BE IN ACCORDANCE WITH THE
TAKEN AUTHORIZED PUBLICATION - CODE OF ADOPTION AS WELL AS
THE APPROVED DRAWINGS;
2. PRECAST CONCRETE MANHOLE RISERS TO COMPLY WITH THE RELEVANT
REGULATIONS OF ROBERTS' PART 200;
3. ALL BRICKWORK TO BE CLASS B AND ENGINEERING COMPLYING WITH THE
RELEVANT PROVISIONS OF BS 5621; CONCRETE RISERS MAY ONLY BE USED IF
THEIR SPECIFICATION IS THE SAME AS CLASS B ENGINEERING BRICKS;
PLEASE NOTE: APPROVAL FROM RELEVANT WATER AUTHORITY REQUIRED

- 4. WHIMPLE CONDUITS AND FRAMES SHALL COMPLY WITH THE RELEVANT PROVISIONS OF BS EN 104 AND BE OF A RIGID-ROCKING, NON-VENTILATING DESIGN.
- 5. LADDERS THAT ARE REQUIRED BY TYPE A MARKLES ARE TO COMPLY

CONCRETE MUST BE TYPE-III SULFATE-RESISTANT PORTLAND CEMENT TYPE-III HIGH-STRENGTH CONCRETE TOPPING TO THE REINFORCED OR CRACKED MASONRY PORTLAND CEMENT

THE LOCATION OF EXISTING DRAINAGE THAT IS WITHIN CLOSE PROXIMITY TO THE PROPOSED SEWERWORKS, WHICH IS NOT TO BE DISTURBED, SHOULD BE CONFIRMED BY THE CONTRACTOR AND REPORTED TO THE LOCAL OFFICE TO ENSURE IT CORRESPONDS TO THAT

5. THE POSITION, LINE AND CHARACTER OF ALL EXISTING OVERHEAD APPURTENANCES SHOULD BE COMPLETED ON THE PRIOR TO THE COMMENCEMENT OF THE WORK. ANY DISCREPANCY MUST BE

15. THE CONNECTION OF POLE AND SURFACE WTER DAMAGE TO THE EXISTING PUBLIC DRAINAGE SYSTEM SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL SOVEREIGN UNDERWRITER. THE CONTRACTOR IS EXPECTED TO APPLY FOR RELEVANT PERMITS PRIOR TO COMMENCING WORK.

11. BEFORE ANY WORK, THE CONTRACTOR MUST INFORM WATER AGENCY
PRIOR TO WORKS COMMENCING

DEFECTS ARE TO BE REPORTED TO OWNER,
ANY DEFECTS OR DAMAGES ARE CAUSED BY THE PROPOSED
WORKS SHOULD BE LOCATED BY MEANS OF A HAND-HELD GROUND PEN-
ETRATION SURVEYING DEVICE. THE CONTRACTOR SHALL
INFORM THE DEVELOPER OF ANY DEFECTS THAT MAY AFFECT THE

IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE THE FOLLOWING AS
CONSTRUCTED DRAWINGS TO THE DEVELOPER, UPON THE COMPLETION OF
THE PROJECT, CONSIDERED BY THE CONTRACTOR -

1. POSITIONS AND RATES OF ALL ACCEPTABLE HOOKS, BOLTS,
2. NUTS AND COVER PLATES OF ALL ACCEPTABLE HOOKS, BOLTS,
3. NEW QUALITY POSITIONS AND CONNECTIONS.
4. POSITION AND DEPTH OF SERVICE DUCTS FOR WATER, GAS, ELECTRIC,
ET. CABLE AND STREET LIGHTING, STAIRWAYS AND MARCHES OF

DUCTS.

Q	21.01.20	ENQS/145: 662-5-3275744-3-03A/10,	LS	A
Q	10.11.20	Revised to add updated layout	LS	A
Q	12.07.20	Layout revised, 6675-10000 updated	AM	A

A	34 02 34	Liquid mirror, 30000 Gauss updated	M	A
Rev.	Rev.	Rev. and Date	Drawn	Checked



QUEENSBERRY DESIGN
 100% STRUCTURAL AND ELECTRICAL
 MODERN RAIL CONSULTANTS
 NORTH DAKOTA
 701.475.1111

Q I HAVE A QUESTION ABOUT THE
SIP STAMPS. I RECOVERED SOME, AND I HAVE
ONE NUMBER 11294.
T. 2007-403203

A NORTH BOSTON TOWN BUS OFFICE
20 SUMMIT RD., AND NORTON REVERA
T. 01866-60002

Avant Homes

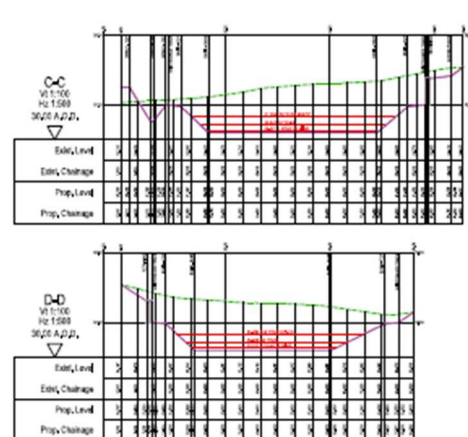
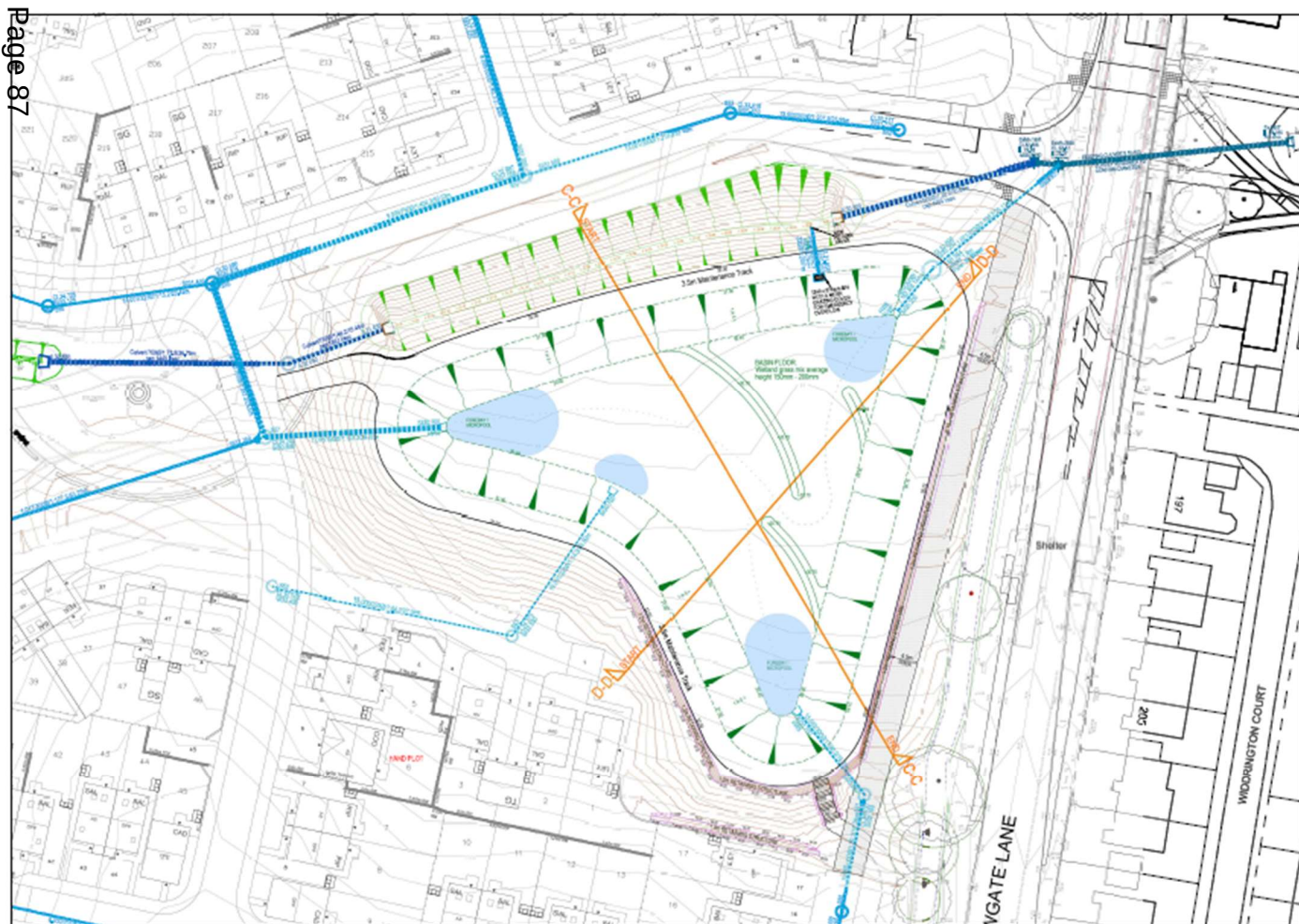
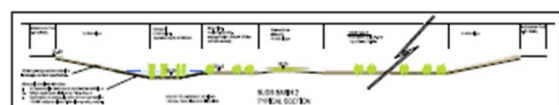
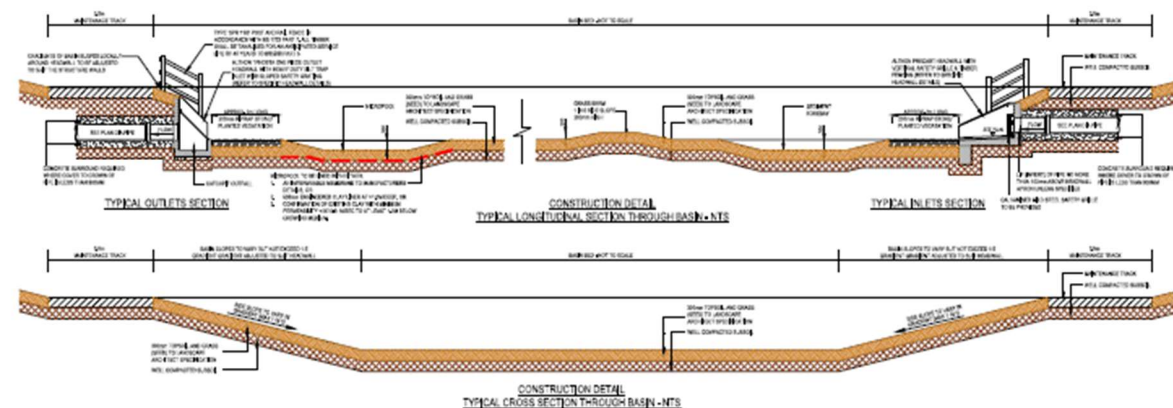
Hamowaga Lane
Oroville

	UNCLASSIFIED
1.	Engineering Feasibility

SUG BASIN 1			
DATE	TIME	DRILLER	LOG
10/10/00	10:00	J. J. J.	10/10/00

AL		8/21/2022
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QD1873-00-14		
C:\myfiles\...	1250-A0	...

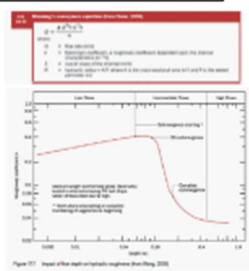
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HARBORWATER BASIN 2 TREATMENT CALCULATION

Basin length (m)	77 (distance of flow path through basin)
Great Southern Area (m)	0.778 (based on peak 1st water level)
Western Parameter (m)	0.357
Sloped Slope (m/m)	0.002 (topographic survey)
α (rainfalls in 1/2h)	0.08
R hydraulic radius	0.332

GRADE 2 BENCHMARK LEVELS				
Percent of Students Meeting or Exceeding Standard				
Grade 1-5, Exceeding Standard				
Student Percent	Number of Students	Number of Schools	Number of Districts	Number of States
100 percent	10,000	100	10	1
90 percent	10,000	100	10	1
80 percent	10,000	100	10	1
70 percent	10,000	100	10	1
60 percent	10,000	100	10	1
50 percent	10,000	100	10	1
40 percent	10,000	100	10	1
30 percent	10,000	100	10	1
20 percent	10,000	100	10	1
10 percent	10,000	100	10	1
0 percent	10,000	100	10	1

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DELEGATED

Report to Planning Committee

5 March 2025

Report of Director of Regeneration and Inclusive Growth

21/1599/REM**Tithebarns Fields, Land West Of Harrowgate Lane, Stockton-on-Tees****Expiry Date: 16 September 2021****Extension of Time Date: 30 January 2026****Summary**

Members may recall that the application was deferred from the 5th March 2025 planning committee meeting due to matters relating to Nutrient Neutrality not being fully resolved. Despite attempts by the applicants to resolve the matter prior to the April 2025 meeting, the matter remained unresolved until September/October 2025, when an agreement was reached with Natural England following the agreement to acquire nutrient credits via a private credit provider.

Subsequently in October 2025, one of the joint applicants withdrew a number of drawings and supporting reports due to a desire to update the layout, and the associated drawing packs.

That withdrawn information has been re-provided by the other joint applicant in June 2026. Re-consultation with those relevant statutory consultees (Highways, Transport and Design Manager, Environmental Health and the Lead Local Flood Authority) has confirmed that there remain are no objections to the proposals.

Following the deferral of the application, a further 5 letters of objection to the application were received. Those comments are detailed in the report below, but no new matters were raised and they have been addressed within the original report to planning committee.

The main material planning considerations and conditions remain as outlined within the original report unless detailed within the report and recommendation below. In summary there are no technical reasons to withhold planning permission and approval of the application will bring about housing site within the West Stockton Local Plan allocation as well as a contribution towards the delivery of housing.

RECOMMENDATION

That members be minded to approve planning application 21/1599/REM subject to the applicant entering into a Section 106 Agreement in accordance with the Heads of Terms.

CONSULTATIONS

1. Consultees were notified of the revised information and the following comments were received (in summary).

2. **Highways Transport and Design Manager**

I refer to your e-mail dated: 17/06/26

General Summary

The Highways Transport and Design Manager raises no issues with the proposals, subject all the comments below being addressed.

Highways Comments

A proposed site layout, drawing 5205 – 201 Rev B, and various house type layouts have been submitted in support of the proposals.

The site layout is broadly in accordance with the Councils design guide and parking has been provided in accordance with SPD3: Parking Provision for Developments 2011.

There are no highways objections to the proposals.

Flood Risk Management

The applicant has provided sufficient information to satisfy the Local Lead Flood Authority that a surface water runoff solution can be achieved without increasing existing flood risk to the site or the surrounding area. However, the applicant has not provided a detailed design for the management of surface water runoff from the proposed development and this information should be secured by condition.

3. **Environmental Health**

Having reviewed the submitted Noise Impact Assessment (ENS, Ref: NIA-11350-24-11654-v2) again in 2026, I am satisfied that the assessment has considered the main environmental noise sources affecting the site. I would request the additional advisory note to the applicants

Advisory – Acoustic Ventilation and Overheating

Current good practice, including the principles set out within ProPG: Planning & Noise, recognises that where windows are required to remain closed to achieve guideline internal noise levels, it is necessary to demonstrate that future occupants can still be adequately ventilated and protected from overheating.

It is therefore recommended that, the applicant ensures that

- BS8233 internal noise criteria can be achieved with the proposed ventilation strategy in operation;
- The acoustic performance of the building façade, including glazing, walls and ventilation openings, has been appropriately assessed;
- Any proposed mechanical or passive ventilation systems will not adversely affect internal noise levels;
- The proposed dwellings can be adequately ventilated whilst maintaining acceptable internal thermal comfort conditions;
- The development will not result in undue reliance on occupants keeping windows closed for prolonged periods in order to achieve acceptable acoustic conditions.

PUBLICITY

4. Following the deferral of the application, a further 6 letters of objection to the application were received. Those comments are detailed in the report below, but no new matters were raised and they have been addressed within the original report to planning committee.

- Will increase traffic and congestion in the area

- overcrowding and impact on infrastructure
- Loss of green space
- Flooding
- Impact on wildlife

MATERIAL PLANNING CONSIDERATIONS

5. The main considerations of this application relate to nutrient neutrality, with all other material planning considerations being set out within the committee report from the 5th March 2025.

Nutrient Neutrality

6. Following the deferral of the application in March 2025, the applicants have resolved to try and overcome the concerns of Natural England.
7. This resulted in a slight change in approach and the mitigation strategy now focuses on the applicants securing private nutrient credits to address the associated impacts on the Teesmouth and Cleveland Coast SPA/Ramsar.
8. As a result an updated appropriate assessment was undertaken and Natural England were consulted on the revised Habitat Regulations Assessment, Appropriate Assessment and the mitigation scheme. Natural England subsequently confirmed they were content with the updated documentation.
9. Subsequently, in view of the revised mitigation solution, the application is considered to satisfactorily address the associated impacts on the Teesmouth and Cleveland Coast SPA/Ramsar from increase nitrogen.

WARD AND WARD COUNCILLORS

Ward	Bishopsgarth And Elm Tree (Pre May 2023)
Ward Councillor	Councillor David Minchella
Ward Councillor	Councillor Hugo Stratton

IMPLICATIONS

Financial Implications:

As per the report

Environmental Implications:

As per 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

Name of Contact Officer: Simon Grundy

Post Title: Planning Services Manager

Telephone number: 01642 528550

Email Address: Simon.Grundy@stockton.gov.uk

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DELEGATED

**AGENDA NO
PLANNING COMMITTEE
5 MARCH 2025
REPORT OF ASSISTANT DIRECTOR OF
INCLUSIVE GROWTH AND DEVELOPMENT**

21/1599/REM

**Tithebarns Fields, Land West of Harrowgate Lane, Stockton-on-Tees
Reserved matters application for the appearance, landscaping, layout and scale for
residential development comprising 110 dwellings for phase 4 and 5.**

**Expiry Date: 16 September 2021
Extension of Time Date: 31 March 2025**

SUMMARY

The application site, hereby referred to as the Site, is located to the western edge of Harrowgate Lane, its 13.41 ha form somewhat of an 'L' shape. It is referred to as Zone C within the West Stockton Sustainable Urban Extension.

This application is seeking reserved matters for the appearance, landscaping, layout and scale for residential development comprising 110 dwellings for phases 4 and 5.

The application site forms part of the West Stockton Strategic Urban Extension which is a key housing growth area within the adopted Local Plan. The principle of housing on the site has already been accepted and established within the adopted Local Plan. Whilst this application would increase the proportionate share of this site deliverability, there are no material considerations as to which resist the increase in the number of units this site would deliver. With regards to the detail, the proposed appearance, scale and layout of the development is considered to be acceptable, and the development is of a form which means that it is one which can be accommodated without any technical implications, with special regard to highway capacity.

At the time of writing there are still outstanding consultations with Natural England regarding Nutrient Neutrality.

This application has received three letters of objections from members of the public. Whilst this application, could technically be determined under delegated powers in line with the Councils Scheme of Delegation, it has been brought to Members due to the requirement of application ref 21/0249/REM to be determined by Members of the Planning Committee. Due to the integrated nature of all applications for this site, in the interest of completeness this application is being presented alongside applications 21/0249/REM, 21/2130/FUL and 24/0336/VARY.

In view of the fact that the proposal is acceptable in planning terms (subject to the outstanding consultation) the application is put before members to consider the agreement to the principle of the development with decision being delegated to the Planning Services Manager

That members be minded to approve planning application 21/1599/REM with the decision being delegated to the Planning Services Manager subject to final confirmation of conditions and informatives below;

RECOMMENDATION

That members be minded to approve planning application 21/1599/REM with the decision being delegated to the Planning Services Manager subject to final confirmation of conditions and informatives detailed below;

Approved Plans

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

Plan Reference Number	Date Received
500-005	22 April 2024
504-006	22 April 2024
505-006	22 April 2024
510-002	22 April 2024
510-003	22 April 2024
510-004	22 April 2024
ASK/END/0-001 REV A	22 April 2024
ASK/END/0-002 REV A	22 April 2024
ASK/MID/0-001 REV A	22 April 2024
ASK/MID/0-002 REV A	22 April 2024
B3/0-001 REV A	22 April 2024
B3/0-002 REV A	22 April 2024
B3/END/0-001 REV A	22 April 2024
B3/END/0-002 REV A	22 April 2024
BAI/0-001 REV A	22 April 2024
BAI/0-001 REV A	22 April 2024
BAI/0-002 REV A	22 April 2024
BAI/0-002 REV A	22 April 2024
CAD/0-001 REV A	22 April 2024
CAD/0-002 REV A	22 April 2024
DAL/0-001 REV A	22 April 2024
DAL/0-002 REV A	22 April 2024
E2.1/END/0-001.5 REV A	22 April 2024
E2.1/MID/0-001.5 REV A	22 April 2024
E2.1/MID/0-002.5 REV A	22 April 2024
E2.1/MID/0-002.5 REV A	22 April 2024
EAS/END/0-001.5 REV A	22 April 2024
EAS/END/0-002.5 REV A	22 April 2024
EAS/MID/0-001.5 REV A	22 April 2024
EAS/MID/0-002.5 REV A	22 April 2024
FER/END/0-001 REV B	8 November 2024
FER/END/0-002 REV A	8 November 2024
HOR/0-001 REV A	22 April 2024
HOR/0-002 REV A	22 April 2024
LEY/DET/0-001 REV A	22 April 2024
LEY/DET/0-002 REV A	22 April 2024
OAK/0-001 REV A	22 April 2024
OAK/0-002 REV A	22 April 2024
RIP/END/0-001.5 REV A	22 April 2024
RIP/END/0-001.5 REV A	22 April 2024
RIP/END/0-002.5 REV A	22 April 2024
SAL/END/0-001.5 A	22 April 2024
SAL/END/0-001.5 A	22 April 2024
SAL/END/0-002.5 REV A	22 April 2024

SAL/END/0-002.5 REV A	22 April 2024
SAL/MID/0-001.5 A	22 April 2024
SAL/MID/0-002.2 REV A	22 April 2024
WEN/0-001 A	22 April 2024
WEN/0-002 A	22 April 2024
5205 - 102 A	8 November 2024
5205 – 200 Rev C	21 January 2025
5205 - 202	21 January 2025
5205 - 252	21 January 2025
5205 - NE - 460 REV B	5 February 2025

Reason: To define the consent.

NWL Drainage

- 02 Development shall be implemented in line with the drainage scheme contained within the submitted document entitled "DRAINAGE STRATEGY and SUDS REPORT" dated "25/02/2021". The drainage scheme shall ensure that foul flows discharge to the combined sewer at manhole 2601 and ensure that surface water discharges to the surface water sewer at manhole 1601. The surface water discharge rate shall not exceed the available capacity of 23 l/sec. The final surface water discharge rate shall be agreed by the Lead Local Flood Authority.

Reason: To prevent the increased risk of flooding from any sources in accordance with the NPPF.

Walkover Survey

- 03 A maximum of three months before works commencing on site for each phase of development a suitably qualified ecologist shall undertake a checking survey to ensure that no protected species or their habitat are present on site. The results of the survey shall be submitted to and approved in writing by the Local Planning Authority and any identified additional or revised mitigation measures required shall be implemented wholly in accordance with the approved details prior to the commencement of the respective phase.

Reason: To preserve, protect and enhances the biodiversity of the site in accordance with Local Plan Policy ENV5 and the NPPF

Mitigation Measures

- 04 In addition to the requirement of Condition 12 of 14/2291/EIS during the construction processes, a minimum of 70 bespoke nesting cavities for other Red Category Species like Swift, House Sparrow and bats should be incorporated into the development on the gable ends at an elevated position.

Reason: To preserve, protect and enhances the biodiversity of the site in accordance with Local Plan Policy ENV5 and the NPPF

Bat Check

- 05 Prior to the felling of any trees a Climb and Inspect Assessment shall be carried out by a qualified Ecologist in conjunction with the qualified Arboriculturist to check for cavities and inspection with an endoscope or mirrors if appropriate. Works to the trees should not commence until the Inspection Report has been submitted to and agreed in writing by the Local Planning Authority. The works should then be carried out in complete conformity of the report. If any evidence of bat roosts are found works should cease immediately and a Natural England License sought.

Reason: In the interest of safeguarding a European Protected Species and their habitat in accordance with the Habitat Regulations and in accordance with Local Plan Policy ENV5 and the NPPF.

Biodiversity Enhancement and Management Plan (BEMP)

- 06 Notwithstanding the proposals detailed in the respective reports, prior to the commencement of the development hereby permitted the developer shall submit to and have approved in writing by the Local Planning Authority a Biodiversity Gain Plan. The Biodiversity Gain Plan must contain, including information about the steps that will be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and the site's pre- and post-development biodiversity value and how these gains will be incorporated within the final landscape plan as required by condition xxx. The agreed works shall be implemented in accordance with the agreed details and be retained thereafter for the lifetime of the development.

Reason: To preserve, protect and enhances the biodiversity of the site in accordance with Local Plan Policy ENV5 and the NPPF.

Construction Environment Management Plan

- 07 Prior to the commencement of the development hereby approved, a detailed site-specific Construction Environmental Management Plan for each phase is to be submitted and agreed in writing by the Local Planning Authority. This shall include details of all proposed excavations, piling, construction, machinery used (including location) and associated mitigations should be submitted in accordance with BS 5228:1997. This should also include all measures to be undertaken to protect habitats and wildlife during the construction phase of the development identified in the submitted Ecological Impact Assessment. Once approved the CEMP Plan shall be adhered to throughout the construction period.

Reason: In the interests of residential amenity and to protect habitats and wildlife site in accordance with Local Plan Policy ENV5 and the NPPF

External Materials

- 08 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 details.

Reason: To enable the Local Planning Authority to control details of the proposed development in accordance with Local Plan Policy SD8 and NPPF

Landscaping Softworks

- 09 Notwithstanding the proposals detailed in the Design and Access Statement and submitted plans, no development shall commence until full details of soft landscaping and associated maintenance has been submitted to and been approved in writing by the Local Planning Authority. Those details shall include; 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); a phasing programme for the implementation of landscaping and associate maintenance; details of all existing or proposed utility services that may influence proposed tree planting shall be indicated on the planting plan.

The soft landscape maintenance details should include details of access routes to demonstrate operations can be undertaken from publicly accessible land, long term design objectives, management responsibilities and maintenance schedules for all landscape

areas/ retained vegetation, other than small privately owned domestic gardens. 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.

All planting works shall be in accordance with the approved plans and details and shall be implemented prior to the first planting season following completion of each identified phase of development. Any vegetation within a period of 5 years from the date of completion of the total works that is dying, damaged, diseased or in the opinion of the Local Planning Authority 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.

Reason: To ensure satisfactory landscaping to improve the appearance of the site in the interests of visual amenity and in accordance with Local Plan Policy SD8 and NPPF

Trees within and adjacent to the adopted highway

- 10 Notwithstanding the proposals detailed in the Design and Access Statement and submitted plans, no development shall be commenced until the Local Planning Authority has approved in writing the details of arrangements for the planting of street trees and protection of the adopted highway from tree root damage. Root barriers will be required where trees are planted within 2m of the adopted highway.

Reason: To protect the adopted highway from damage by tree roots and in accordance with Local Plan Policy SD8 and NPPF

Tree Protection

- 11 The hereby approved development shall be carried out in complete conformity with the submitted Arboricultural Impact Assessment Arboricultural Method Statement Tree Protection Plan as received by the Local Planning Authority on 22 April 2021

Reason: to safeguard the trees within and adjacent to the hereby approved development and in accordance with Local Plan Policy SD8 and NPPF

Light Intrusion

- 12 Prior to the commencement of the development hereby permitted, a scheme for the protection of biodiversity, the proposed dwellings and the neighbouring premises from light intrusion shall be submitted to and approved in writing by the Local Planning Authority. All works, which form a part of such a scheme, shall be completed before any of the permitted dwellings / facilities are occupied. The scheme should detail the type of luminaries and their Lumen levels, locations, means of affixation, heights, angles plus the level of light trespass in lux.

The position of all columns shall be agreed in writing by the Local Planning Authority to avoid conflict with the positions of trees as approved under condition xx.

The lighting shall be implemented wholly in accordance with the agreed scheme prior to the occupation of the development or approved phases.

Reason: To enable the Local Planning Authority to control details and in the interests of the amenity of adjoining residents, amenity of the area and protection of biodiversity on and adjacent to the site and in accordance with Local Plan Policy SD8 and NPPF

Enclosure

- 13 Notwithstanding the proposals detailed in the Design and Access Statement and submitted plans, prior to the above ground construction of development within each relevant phase, details of all means of enclosures shall be submitted to and approved in writing by the Local Planning Authority. This shall include all acoustic barriers, walls, fences, entrance feature walls, hedgerows and kneerails, including those surrounding pumping stations and other infrastructure sites. This shall include the specification for holes in boundary walls and fences at ground level to allow for the movement of hedgehogs. Such means of enclosure shall be implemented in accordance with the approved plan prior to the occupation of the development or approved phases.

Reason: In the interests of biodiversity, the visual amenities of the locality and to protect the residential amenity of future occupiers and in accordance with Local Plan Policy SD8 and NPPF

Bins/refuse

- 14 Prior to the occupation of each phase of the development hereby approved each plot and commercial facility should be provided with the appropriate means of waste and recycling provision in accordance with the applicable Council standards

Reason: To ensure a satisfactory form of development in accordance with Policy SD8 and NPPF

Open Access

- 15 Open access ducting to facilitate fibre and internet connectivity shall be provided from the homes to the public highway

Reason: To ensure that infrastructure is provided to facilitate fibre connections to all new development in accordance with Policy TI3 of the Stockton on Tees Local Plan

Removal of PD rights – No Garage Alterations/Conversions

- 16 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revising, revoking and re-enacting that Order with or without modification), no internal or external alterations shall take place to any garage, which would preclude its use for housing motor vehicles.

Reason: To ensure that the site has adequate parking provision in accordance with the requirements of SPD3 and in accordance with Local Plan Policy SD8 and NPPF

Removal of PD rights – No Boundary Treatments to front of properties.

- 17 Notwithstanding the provisions of Class A of Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order) there shall be no walls, fences, railings or other form of boundary enclosures erected between any point taken in line with the properties front elevation and the highway unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent significant undue detrimental loss of privacy and amenity for future occupants taking into account the relationship with existing dwellings and to comply with Policy SD8 the Stockton on Tees Local Plan and paragraph 135 of the NPPF.

Removal of PD Rights – Householder extensions and alterations

- 18 Notwithstanding the provisions of classes A,AA, B, C, D, E and F of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (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, without the written approval of the Local Planning Authority.

Reason: To prevent significant undue detrimental loss of privacy and amenity for future occupants taking into account the relationship with existing dwellings and to comply with Policy SD8 the Stockton on Tees Local Plan and paragraph 135 of the NPPF

Electric Charging Points

- 19 Notwithstanding the submitted plans, prior to above ground construction a plan shall be submitted to and agreed in writing by the Local Planning Authority detailing the location of all electric charging points in both the residential and commercial areas. The development shall thereafter be built out in accordance with the approved plans.

Reason: To promote sustainable travel in accordance with Local Plan Policy TI1 and NPPF

Renewables or Fabric First

- 20 No above ground development shall take place until the Local Planning Authority has approved a report provided by the applicant identifying how the predicted CO2 emissions of the development will be reduced by at least 10% through the use of on-site renewable energy equipment or design efficiencies. The carbon savings which result from this will be above and beyond what is required to comply with Part L Building Regulations. Before the development is occupied the renewable energy equipment or design efficiency measures shall have been installed and the local planning authority shall be satisfied that their day-to-day operation will provide energy for the development for so long as the development remains in existence.

Reason: In the interests of promoting sustainable development in accordance with policy ENV1.

Contaminated land - Preliminary Risk Assessment

- 21 Prior to commencement of the development hereby approved a preliminary desk top assessment shall be submitted to and agreed in writing by the Local Planning Authority The Report shall include the following components to deal with the risks associated with contamination of the site;

- A preliminary risk assessment which has identified all previous uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways and receptors and potentially unacceptable risks arising from contamination at the site.
- A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water and land pollution. Government policy also states that planning policies and decisions should

also ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121).

Discharge of Surface Water

- 22 The development hereby approved shall not be commenced on site, until a scheme for 'the implementation, maintenance and management of a Sustainable Surface Water Drainage Scheme has first been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details, the scheme shall include but not be restricted to providing the following details;
- I. Detailed design of the surface water management system; (for each phase of the development).
 - II. Detailed overland flow management assessment & Integration with Adoptable Drainage Network
 - III. Finished Floor Levels (FFLs) – Minimum finished floor levels shall be set based on the development's post-construction flood risk profile, including critical water levels arising from the 1 in 100-year event plus 40% climate change allowance, with a suitable freeboard applied.
 - IV. A build programme and timetable for the provision of the critical surface water drainage infrastructure;
 - V. A management plan detailing how surface water runoff from the site will be managed during the construction phase;
 - VI. Details of adoption responsibilities

Reason: To ensure the site is developed in a manner that will not increase the risk of surface water flooding to site or surrounding area, in accordance with the Local Plan Policies SD5 & ENV4 and the National Planning Policy Framework.

Watercourse Assessment

- 23 No development shall commence until a detailed surface water drainage strategy has been submitted to and approved in writing by the Lead Local Flood Authority (LLFA). The strategy shall address the following concerns and provide supporting evidence to ensure the proposed development does not increase flood risk within or beyond the site boundary:
1. Hydraulic Performance of Overland Flow Channels & Culverts – The developer shall provide detailed, site-specific hydraulic modelling of all proposed overland flow channels and culverts
 2. Long-Term Functionality & Erosion Mitigation
 3. Culvert Risk Assessments & Screen Initial Needs Assessment
 4. Impounding Structures & Embankment Design Assessment

Reason: To ensure that the proposed development adequately mitigates flood risk and integrates with the local drainage network in accordance with the National Planning Policy Framework (NPPF), and relevant local policies on flood risk and sustainable drainage.

FRM - Discharge of Surface Water

- 24 The building hereby approved shall not be brought into use until:-
- I. Requisite elements of the approved surface water management scheme for the development, or any phase of the development are in place and fully operational to serve said building
 - II. The drawings of all Suds features have been submitted and approved in writing by the Local Planning Authority, the drawings should highlight all site levels, including the 30year and 100year+cc flood levels and confirmation of storage capacity

III. A Management and maintenance plan of the approved Surface Water Drainage scheme has been submitted and approved in writing by the Local Planning Authority, this should include the funding arrangements and cover the lifetime of the development

Reason: To reduce flood risk and ensure satisfactory long-term maintenance are in place for the lifetime of the development.

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

It should also be noted that, following the transfer of private drains and sewers in 2011, there may be assets that are the responsibility of Northumbrian Water that are not yet included on our records. Care should therefore be taken prior and during any construction work with consideration to the presence of sewers on site. Should you require further information, please visit <https://www.nwl.co.uk/services/developers/>

Informative: Designing out Crime

The applicant is encouraged to engage with the Policer Architectural Liaison Officer to see how secure by design principles can be incorporated into the scheme

Informative: Northern Gas

The developer is advised to contact Northern Gas Networks prior to any construction works as there may be apparatus in the vicinity of the development.

Informative: Hydraulic Performance of Overland Flow Channels & Culverts –

The developer shall provide detailed, site-specific hydraulic modelling of all proposed overland flow channels and culverts. This assessment shall:

- o Include the critical 1 in 100-year flood event plus 40% climate change allowance.
- o Justify the sizing of culverts and flow channels based on accurate cross-sectional survey data rather than idealised sections.
- o Demonstrate that the proposed network will perform effectively under design storm conditions without increasing flood risk elsewhere.

Informative Long-Term Functionality & Erosion Mitigation –

The applicant shall demonstrate, through hydraulic modelling, that all proposed diversion channels will remain stable over their design life. Where scour of the bed and banks is identified as a potential risk, suitable mitigation measures shall be provided.

Informative Culvert Risk Assessments & Screens –

Any culvert exceeding 350mm diameter shall be subject to a Public Risk Assessment and a Screen Initial Needs Assessment. If a security or debris screen is deemed necessary, it shall be designed in accordance with CIRIA C786 - The Culvert Screen and Outfall Manual.

Informative Impounding Structures & Embankment Design Assessment –

Where proposed SuDS features abut any watercourse or drainage channel, the embankment between these features shall be designed as an impounding structure. The developer shall provide full design details, including construction materials, stability calculations, and justification of resilience measures to mitigate the risk of embankment failure.

Informative Site-specific surface water construction management plan

A site-specific construction management plan must be provided in accordance with Appendix B Section 6 of the CIRIA SuDS Manual before commencing the drainage construction. Detailing how surface water will be managed during construction phase and contained within the site boundary must also include prevention of silts entering existing surface waterbodies, details of measures to be taken to protect and maintain the natural flows of the watercourse/ditches through the proposed site (including the provision of any required temporary drainage). Particular attention should be given to the phasing of the de-culverting works, full construction method statements should be provided.

Informative Land Drainage Consents

Land Drainage Consent/s sites outside the planning process, the LLFA would like to make you aware that no works on the ordinary watercourse are permitted until a Land Drainage Consent approval has been received from the Lead Local Flood Authority. The Land Drainage consent application form and supporting information must be submitted to the LLFA for consideration. The application process will take 8 weeks for determination.

Informative Management and Maintenance

A Maintenance Plan and checklist must be provided in accordance with Appendix B Section 8 of the CIRIA SuDS Manual and the LLFA local requirements. The LLFA requirements are as follows;

- Details of who is responsible for the maintenance and management of all surface water components during construction phase, including contact details, emergency contact details, expected completion date for the development, expected date the management company will commence the maintenance and management of the SuDS.
- Details of the management company responsible for the maintenance

BACKGROUND

1. 14/2291/EIS Application for outline permission for residential development (340 dwellings) including access, this application was, refused December 2014, however permission was subsequently allowed, at appeal June 2016.
2. 21/0250/DCH Information to discharge condition no 6 (design code and phasing program) of planning approval 14/2291/EIS - Application for outline permission for residential development (340 dwellings) including access. Approved February 2025.
3. The following applications are also being presented to members of the Planning Committee and will be considered alongside this application, and are pursuant to the above parent permission
4. 21/0249/REM Reserved matters application for the appearance, landscaping, layout and scale for residential development comprising 230 dwellings for phase 1, 2 and 3.
5. 24/0336/VARY Section 73 application to vary conditions no1 (approved plan) 14/2291/EIS - Application for outline permission for residential development (340 dwellings) including access
6. 21/2130/FUL Application for the erection of 54 dwellings to include access, parking, open space and associated infrastructure

SITE AND SURROUNDINGS

7. The application site, hereby referred to as the Site, is located to the western edge of Harrowgate Lane, its 13.41 ha form somewhat of an 'L' shape. It is referred to as Zone C within the West Stockton Sustainable Urban Extension.
8. The majority of the site is cropped arable land with small areas of semi-improved and improved rough grassland. The site is undulating in nature and has a partially culverted natural watercourse flows under part of the site to join a deeply incised semi natural drainage ditch. This watercourse then flows under the eastern part of the site under Harrowgate Lane where it

flows into Hardwick Dene and Elm Tree Woods Nature Reserve and becomes a tributary of Lustrum Beck.

9. Outwood Academy borders the northern and north eastern boundary. The Site adjoins Zone A to the north, which benefits from planning permission and the western boundary adjoining Zone B and the safeguarded land which also form the southern boundary.

PROPOSAL

10. Reserved Matters permission is sought for the appearance, landscaping, layout and scale erection of 230 dwellings, within the original red line of application ref 14/2291/EIS.

11. The proposal is for a mix of 2, 3 and 4 bedroom properties with a mix of tenures.

	Proposed	Housing	Mix			
	21/0249/REM	Affordable	21/1599/REM	Affordable	21/2130/FUL	Affordable
2 Bedroom	54	8	24	0	16	3
3 Bedroom	122	4	66	0	20	8
4 Bedroom	42	0	20	0	7	0
Total	218	12	110	0	43	11

CONSULTATIONS

12. Consultees were notified and the following comments were received.

Highways Transport and Design Manger

General Summary

The Highways Transport and Design Manger raises no issue with the proposal

Highways comments

A proposed layout drawing 5205 203 REV A, and various house type layouts have been submitted in support of the proposal

The site layout is broadly in accordance with the council's design guide and parking has been provided in accordance with SPD Parking Provision for Development 2011

There are no highways objections to the proposals

Flood Risk Management

The applicant has provided sufficient information to satisfy the Local Lead Flood Authority that a surface water runoff solution can be achieved without increasing existing flood risk to the site or the surrounding area. However, the applicant has not provided a detailed design for the management of surface water runoff from the proposed development and this information should be secured by condition

Northern Gas Networks

No Objection

Chief Fire Officer (Cleveland Fire Brigade)

Cleveland fire Brigade offers no representations regarding the development as proposed. However Access and Water Supplies should meet the requirements as set out in: Approved Document B, Volume 1:2019, Section B5 for Dwellings.

It should be noted that Cleveland Fire Brigade now utilise a Magirus Multistar Combined Aerial Rescue Pump (CARP) which has a vehicle weight of 17.5 tonnes. This is greater than the specified weight in AD B Vol 1 Section B5 Table 13.1.

It should be confirmed that 'shared driveways' and 'emergency turning head' areas meet the minimum carrying capacity requirements as per ADB Vol 1, Section B5: Table 13.1, and in line with the advice provided regarding the CARP, above.

Further comments may be made through the building regulation consultation process as required.

NHS

I am writing in response to the above planning application currently being evaluated by you. Please see below for the required contribution to healthcare should the scheme be approved.

Local surgeries are part of CCG wide plans to improve GP access and would be the likely beneficiaries of any S106 funds secured. Local GP Practices are keen to maintain/improve their access, and an increase in patient numbers may require adjustments to existing premises/access methods. Please be advised that we would be unable to guarantee to provide sustainable health services in these areas in future, should contributions not be upheld by developers.

In calculating developer contributions, we use the Premises Maxima guidance which is available publicly. This assumes a population growth rate of 2.3 people per new dwelling and we link this increase to the nearest practice to the development, for ease of calculation.

We use the NHS Property Service build cost rate of £3,000 per square metre to calculate the total financial requirement.

This reflects the current position based on information known at the time of responding. The NHS reserves the right however to review this if factors change before a final application is approved.

Item	Response
LA Planning References	21/1599/REM
GP Practices affected	The Dovecot Surgery The Densham Surgery
Local intelligence	These practices fall within the Stockton Primary Care Network which is at full capacity with regards to space requirements to deliver services to their patient list size. S106 funding would support creating extra capacity for them to provide appropriate services to patients
Number of Houses proposed	110
Housing impact calculation	2.3
Patient Impact (increase)	253
Maxima Multiplier	0.07
Additional m ² required (increase in list x Maxima Multiplier)	17.71 m ²
Total Proposed Contribution £ (Additional m ² x £3kpm ² , based on NHSPS build cost)	£53,130

Cleveland Police

Ive noted the references to Designing out Crime and Secured by Design within the Design and Compliance Statement .

There is no reason why the development couldn't achieve a Secured by Design (SBD) Certificate. There is no cost for this, and it can be used to help market the site. I am happy to provide the developer with the SBD application form.

Further guidance and my contact details can be obtained from www.securedbydesign.com under Cleveland Police.

Environmental Health Unit

I have read the submitted Noise Report (4th June 2021) and note that an assessment of low frequency noise has been undertaken. I am satisfied with the conclusion that there will be no impact from the nearby National Grid upon the development. I am satisfied with the method of assessment and the proposed mitigations to ensure external amenity noise levels are achieved to the garden plots nearest to Harrowgate Lane which are affected by traffic noise.

I would request further information is submitted regarding the management of noise and dust during the construction period, to include the hours of operation and whether there is any proposed piling of foundations. As such, I would recommend the following conditions are imposed;

Northern Gas Networks

Northern Gas Networks has no objections to these proposals, however there may be apparatus in the area that may be at risk during construction works and should the planning application be approved, then we require the promoter of these works to contact us directly to discuss our requirements in detail. Should diversionary works be required these will be fully chargeable.

Northumbrian Water Limited

In making our response Northumbrian Water assess the impact of the proposed development on our assets and assess the capacity within Northumbrian Water's network to accommodate and treat the anticipated flows arising from the development. We do not offer comment on aspects of planning applications that are outside of our area of control.

Having assessed the proposed development against the context outlined above Northumbrian Water have the following comments to make:

We would have no issues to raise with the above application, provided the application is approved and carried out within strict accordance with the submitted document entitled "Drainage Strategy and Suds Report". In this document it states the foul flows shall discharge to the combined sewer at manhole 2601, whilst the surface water flows shall discharge to the surface water sewer at manhole 1601 at a restricted rate of 12l/sec for phases 4 and 5 or 20l/sec if phase 6 is granted planning permission.

We would therefore request that the Drainage Strategy and Suds Report form part of the approved documents as part of any planning approval and the development to be implemented in accordance with this document.

It should be noted that we are not commenting on the quality of the flood risk assessment as a whole or the developers approach to the hierarchy of preference. The council, as the Lead Local Flood Authority, needs to be satisfied that the hierarchy has been fully explored and that the discharge rate and volume is in accordance with their policy. The required discharge rate

and volume may be lower than the Northumbrian Water figures in response to the National and Local Flood Policy requirements and standards.

Highway England

I write in response to the above reserved matters application. This relates to partial build out of homes that received outline permission 14/2291/EIS (Application for outline permission for residential development (340 dwellings) including access, Tithebarn Land, Harrowgate Lane, Stockton-on-Tees) that forms part of the West Stockton allocation of housing set out in application.

Stockton-On-Tees Borough Council commissioned a study of the highway effects of approximately 2,500 potential dwellings in the West Stockton area which includes this application site area. The study considered the junction improvements necessary to satisfy the vehicle movements predicted to be associated with those potential dwellings during the weekday AM and PM hours.

The TA states that the following junctions are to be improved as part of the council's scheme:

- o A177 Durham Road/B1274 Junction Road/Harrowgate Lane;
- o Darlington Back Lane/Yarm Back Lane; and of particular interest to Highways England,
- o A66 Elton Interchange.

Highways England did not formally respond to this application as it went to Appeal (Appeal Ref: APP/H0738/W/15/3063793). At Appeal a phasing condition is suggested which would also prevent the erection of more than 250 dwellings on the appeal site until further improvements (additional to those envisaged in the Masterplan) to the Elton Interchange and the A66(T) are carried out. The initial 'cap' of 250 dwellings is derived from traffic modelling and on the basis that housing density is equalised across each parcel of land separately owned within the Strategic Urban Extension. This latter measure is part of a chosen device to achieve a fair distribution of the costs and benefits between each landowner involved in the development, thereby fostering the cooperation and coordination essential to deliver the scheme as a collaborative effort between the Council and the private sector.

The appeal was allowed and outline planning permission is granted for residential development for up to 340 dwellings' on land at Harrowgate Lane, Bishopsgarth, Stockton-on-Tees in accordance with the terms of the application ref:- 14/2291/EIS (dated 22 August 2014) and the plans submitted therewith, subject to the conditions listed in the attached schedule.

In so far as this reserved matters application is concerned, I have no record of numbers of homes allocated to be built however, we do not wish to comment beyond asking that the development is taken in line with the Planning Appeal decision.

Tees Archaeology

Thank you for the consultation on this reserved matters application. This site has previously been subject to archaeological evaluation and no further investigation is required.

SBC Private Sector Housing

Hope you are well. I see application 21/1539/REM is currently lodged which relates to the site we previously corresponded on, which is a long standing case. I have looked through the application again and see that 3.5 % of the 110 units will be affordable and that they are 4 x 2 bedroomed properties (plots 288 to 291), can you confirm these will be for affordable rent or an intermediate product in line with the 70:30 split we request? Also has the registered provider partner been identified?

SBC Housing Services Manager

Hi Helen, I have tried to view the overall site layout, tenure and mix across each of the parcels of land proposed for housing development, however, drawing 5205-200 cannot be viewed on Uniform i.e. the detail is "blacked out".

The critical factor for this development is to follow the principles of any S106 site where there is a requirement for affordable housing provision. I would encourage an Affordable Housing Statement to be submitted to strategichousing@stockton.gov.uk as early as possible for this detail to be shared and formally agreed. I would expect the Affordable Housing Statement to include the following details as a minimum;

- o A colour coded map illustrating the location, property type (including bedroom size), tenure and proximity within the overall development of all affordable housing dwellings.
- o We no longer accept any Discount for Market Sale or First Homes unless this has been formally agreed previously as these products do not meet unmet affordable housing needs.
- o An early indication of any Registered Provider partner in the ownership and management of the affordable homes.
- o A commitment to provide Quarterly affordable homes delivery projections from inception through to completion and handover.
- o A commitment that all affordable homes will be allocated in accordance with the Tees Valley Common Allocations Policy.
- o Confirmation of rental and service charges connected to all affordable dwellings proposed.
- o An appropriate dispersal of all affordable dwellings within the overall site or linked phases of development (parcels of land) i.e. avoid over concentration of the affordable dwellings within any concentrated geographic part of the overall development.
- o Consideration of 1 bed, 4+ bedroom and bungalow provision or more "accessible affordable homes" from the perspective of mobility or physical difficulty customer challenges within the affordable housing offer.

Durham County Badger Group

Further to your request for comments 24/4/24. We have no additional comments and note retained and improved hedgerow through the middle of site and areas of grass which I assume will not be developed.

The Environment Agency

We have no objection to this reserved matters application for the appearance, landscaping, layout and scale for phases 4 and 5 of the proposed development.
Flood Risk Management

Teesmouth Bird Club

Teesmouth Bird Club wishes to COMMENT on this application

The applicant's ecological appraisal of the breeding bird population present on the site makes reference to the likelihood of Grey Partridge and Skylark occurring. In addition to these two Species of Concern - Red Category, we would like to add a third - Yellowhammer.

The high density of houses proposed leaves no scope to provide mitigation measures for these species.

As an alternative, we request that appropriate measures be taken to use the houses themselves to provide mitigation. This should be by installing, during the construction processes, bespoke nesting cavities for other Red Category Species like Swift, House Sparrow and even bats.

Other developers successfully incorporate such S-Bricks at a cost of ~ £30 each.

We recommend a minimum of 70 to be fitted on gable ends at an elevated position. If their ecology consultant is unfamiliar with the bricks or their optimum positioning, then the club can advise.

SBC Place Development Manager

Clarity sought on the proposed landscape hatched purple on the section shown below (at the northern boundary of site). Not annotated in Key.

Square 1

The landscaped square is a positive focal point within the development. The applicant is advised to review the position of planter and path of travel east / west to provide a direct connection between the central green space and western link. (illustrated below)

Square 3 (central node)

The layout of public realm is much improved and provides a focal point to the development. An existing feature tree in centre of this area is to be retained. It is understood that this tree is an Ash tree, confirmation is required as to whether this tree needs to be removed due to ash die back; if this is the case a replacement tree will be required.

Trim trail route is spaced too far apart to be used collectively. The applicant is advised to review the position of the trim trail to be closer together along the trail (towards node).

Detail is sought on the "sculpture artwork" noted in the square design unless the intention is to condition the detail of this aspect.

PUBLICITY

13. Following a site notice, press advert and neighbour letters 3 letters of objections were received. A summary of the objections have been included below, however the full versions can be viewed on the public access.

1. Mrs J McCarthy 211 Harrowgate Lane Stockton-on-Tees
2. Youngs RPS 23 Grey Street Newcastle Upon Tyne
3. J Leighton 195 Harrowgate Lane Stockton-on-Tees

- Loss of privacy, loss of daylight and sunlight.
- Impact on the local environment, flooding and noise and also extra pollution from the impact of the large influx of vehicles.
- Loss of countryside, trees and greenery would be detrimental.
- The amount of traffic currently on Harrowgate Lane is substantial and a housing development will only add to congestion and traffic flow problems.
- Have not discharged condition 6 of the parent permission
- Phasing of the site and delivery of Zone B
- Conflict with Masterplan

PLANNING POLICY

14. 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 Stockton on Tees Borough Council Local Plan 2019.

15. Section 143 of the Localism Act came into force on the 15 January 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 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

16. The purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. These are economic social and environmental objectives.

So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11) which for decision making means;

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. 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.

Local Planning Policy

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

Strategic Development Strategy Policy 1 (SD1) - Presumption in favour of Sustainable Development

1. In accordance with the Government's National Planning Policy Framework (NPPF), when the Council considers development proposals it will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. It will always work proactively with applicants jointly to find solutions which mean that proposals for sustainable development can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

2. Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

3. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise - taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or,
- Specific policies in that Framework indicate that development should be restricted.

Strategic Development Strategy Policy 2 (SD2) - Strategic Development Needs

2. To meet the housing requirement of 10,150 new homes over the plan period a minimum of:

- a. 720 dwellings (net) will be delivered per annum from 2017/18 to 2021/22.
- b. 655 dwellings (net) will be delivered per annum from 2022/23 to 2031/32.

3. The Strategic Housing Market Assessment for Stockton-on-Tees Borough identifies that there are specific needs with regard to housing type and tenure. This includes delivering homes to meet the needs of the ageing population.

Other Development Needs

7. Where other needs are identified, new developments will be encouraged to meet that need in the most sustainable locations having regard to relevant policies within the Local Plan.

Strategic Development Strategy Policy 3 (SD3) - Housing Strategy

1. The housing requirement of the Borough will be met through the provision of sufficient deliverable sites to ensure the maintenance of a rolling five year supply of deliverable housing land. Should it become apparent that a five year supply of deliverable housing land cannot be identified at any point within the plan period, or delivery is consistently falling below the housing requirement, the Council will work with landowners, the development industry and relevant stakeholders and take appropriate action in seeking to address any shortfall.

2. The following are priorities for the Council:

- a. Delivering a range and type of housing appropriate to needs and addressing shortfalls in provision; this includes the provision of housing to meet the needs of the ageing population and those with specific needs.
- b. Providing accommodation that is affordable.
- c. Providing opportunities for custom, self-build and small and medium sized house builders.

3. The approach to housing distribution has been developed to promote development in the most sustainable way. This will be achieved through:

- c. Creating a Sustainable Urban Extension to West Stockton.

Strategic Development Strategy Policy 5 (SD5) - Natural, Built and Historic Environment

To ensure the conservation and enhancement of the environment alongside meeting the challenge of climate change the Council will:

1. Conserve and enhance the natural, built and historic environment through a variety of methods including:

- a) Ensuring that development proposals adhere to the sustainable design principles identified within Policy SD8.
- c) Protecting and enhancing green infrastructure networks and assets, alongside the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species.
- j) Ensuring development proposals are responsive to the landscape, mitigating their visual impact where necessary. Developments will not be permitted where they would lead to unacceptable impacts on the character and distinctiveness of the Borough's landscape unless the benefits of the development clearly outweigh any harm. Wherever possible, developments should include measures to enhance, restore and create special features of the landscape.
- l) Preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of ground, air, water, light or noise pollution or land instability. Wherever possible proposals should seek to improve ground, air and water quality.
- m) Encouraging the reduction, reuse and recycling of waste, and the use of locally sourced materials.

2. Meet the challenge of climate change, flooding and coastal change through a variety of methods including

- a. Directing development in accordance with Policies SD3 and SD4.
- b. Delivering an effective and efficient sustainable transport network to deliver genuine alternatives to the private car.
- c. Supporting sustainable water management within development proposals.
- d. Directing new development towards areas of low flood risk (Flood Zone 1), ensuring flood risk is not increased elsewhere, and working with developers and partners to reduce flood risk.
- e. Ensuring development takes into account the risks and opportunities associated with future changes to the climate and are adaptable to changing social, technological and economic conditions such as incorporating suitable and effective climate change adaptation principles.
- f. Ensuring development minimises the effects of climate change and encourage new development to meet the highest feasible environmental standards.
- g. Supporting and encouraging sensitive energy efficiency improvements to existing buildings.

h. Supporting proposals for renewable and low carbon energy schemes including the generation and supply of decentralised energy.

3. Conserve and enhance the historic environment through a variety of methods including:

- a. Celebrating, promoting and enabling access, where appropriate, to the historic environment.
- b. Ensuring monitoring of the historic environment is regularly undertaken.
- c. Intervening to enhance the historic environment especially where heritage assets are identified as being at risk.
- d. Supporting proposals which positively respond to and enhance heritage assets.
- e. Recognising the area's industrial heritage, including early history, railway and engineering heritage and the area's World War II contribution.

Strategic Development Strategy Policy 6 (SD6) - Transport and Infrastructure Strategy

1. To provide realistic alternatives to the private car, the Council will work with partners to deliver a sustainable transport network. This will be achieved through improvements to the public transport network, routes for pedestrians, cyclists and other users, and to local services, facilities and local amenities.

2. To ensure the road network is safe and there are reliable journey times, the Council will prioritise and deliver targeted improvements at key points on the local road network and work in conjunction with Highways England to deliver improvements at priority strategic locations on the strategic road network.

3. The Council will work with partners to deliver community infrastructure within the neighbourhoods they serve. Priority will be given to the provision of facilities that contribute towards sustainable communities, in particular the growing populations at Ingleby Barwick, Yarm, Eaglescliffe, Wynyard Sustainable Settlement and West Stockton Sustainable Urban Extension.

4. To ensure residents needs for community infrastructure are met, where the requirement is fully justified and necessary, the Council will support planning applications which:

- a. Provide for the expansion and delivery of education and training facilities.
- b. Provide and improve health facilities.
- c. Provide opportunities to widen the Borough's cultural, sport, recreation and leisure offer.

5. Proposals will be encouraged where they provide for the expansion of communications networks, including telecommunications and high speed broadband; especially where this addresses gaps in coverage.

Strategic Development Strategy Policy 7 (SD7) - Infrastructure Delivery and Viability

1. The Council will ensure appropriate infrastructure is delivered when it is required so it can support new development. Where appropriate and through a range of means, the Council will seek to improve any deficiencies in the current level of infrastructure provision. The Council will also work together with other public sector organisations, within and beyond the Borough, to achieve funding for other necessary items of infrastructure.

2. New development will be required to contribute to infrastructure provision to meet the impact of that growth through the use of planning obligations and other means including the Community Infrastructure Levy (CIL). Planning obligations will be sought where:

- a. It is not possible to address unacceptable impacts through the use of a condition; and,
- b. The contributions are:
 - i Necessary to make the development acceptable in planning terms;
 - ii Directly related to the development; and
 - iii Fairly and reasonably related in scale and kind to the development.

3. Where the economic viability of a new development is such that it is not reasonably possible to make payments to fund all or part of the infrastructure required to support it, applicants will need to provide robust evidence of the viability of the proposal to demonstrate this. In these circumstances, the Council may:

- a. Enter negotiations with the applicant over a suitable contribution towards the infrastructure costs of the proposed development, whilst continuing to enable viable and sustainable development; and/or
- b. Consider alternative phasing, through the development period, of any contributions where to do so would sufficiently improve the economic viability of the scheme to enable payment.

Strategic Development Strategy Policy 8 (SD8) - Sustainable Design Principles

1. The Council will seek new development to be designed to the highest possible standard, taking into consideration the context of the surrounding area and the need to respond positively to the:

- a. Quality, character and sensitivity of the surrounding public realm, heritage assets, and nearby buildings, in particular at prominent junctions, main roads and town centre gateways;
- b. Landscape character of the area, including the contribution made by existing trees and landscaping;
- c. Need to protect and enhance ecological and green infrastructure networks and assets;
- d. Need to ensure that new development is appropriately laid out to ensure adequate separation between buildings and an attractive environment;
- e. Privacy and amenity of all existing and future occupants of land and buildings;
- f. Existing transport network and the need to provide safe and satisfactory access and parking for all modes of transport;
- g. Need to reinforce local distinctiveness and provide high quality and inclusive design solutions, and
- h. Need for all development to be designed inclusively to ensure that buildings and spaces are accessible for all, including people with disabilities.

2. New development should contribute positively to making places better for people. They should be inclusive and establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit.

3. All proposals will be designed with public safety and the desire to reduce crime in mind, incorporating, where appropriate, advice from the Health and Safety Executive, Secured by Design, or any other appropriate design standards.

4. New development will seek provision of adequate waste recycling, storage and collection facilities, which are appropriately sited and designed.

Housing Policy 1 (H1) - Housing Commitments and Allocations

1. To deliver the housing requirement and to maintain a rolling five year supply of deliverable housing land, the Council have allocated sites identified within this policy. The majority of the new homes will be delivered through existing commitments (sites with planning permission identified within point 2) with the remainder of new homes being delivered through allocations at:

- c. West Stockton Sustainable Urban Extension.

The total number of dwellings set out in this policy is not the same as the housing requirement. This is because some commitments have already delivered a proportion of the dwelling numbers identified and some sites will likely deliver dwellings beyond the plan period, after 2032.

West Stockton Sustainable Urban Extension

6. Land is allocated and land reserved for the following number of dwellings at West Stockton Sustainable Urban Extension (SUE):

Site Location/Name Area (ha) Total Dwellings (approx)

a. West Stockton SUE 'Allocated Land' 115.2 2,150

b. West Stockton SUE 'Reserve Land' 19.6 400

7. Further policy regarding the West Stockton SUE is provided within Policy H2.

10. Indicative mapping identifying potential access arrangements as well as possible areas of open space and green infrastructure have been prepared for a selected range of allocations where additional guidance could benefit future delivery.

Housing Policy 2 (H2) - West Stockton Sustainable Urban Extension

The West Stockton Sustainable Urban Extension covers approximately 135 ha of land and is allocated for the development of approximately 2,550 new homes.

Development will be guided by the Yarm Back Lane and Harrowgate Lane Masterplan, including the indicative Strategic Framework Plan, to provide:

1. Approximately 2,550 new homes (including 2,150 homes on allocated land and 400 homes on the 'reserve land').

2. A new primary school at the northern end of the Yarm Back Lane component of the SUE.

3. A community hub, comprising a shopping parade and community centre at the southern end of the Harrowgate Lane component of the SUE subject to the requirements of Policies SD6(3) and EG6(2).

4. Highway junction improvements at the following locations:

a. Elton Interchange.

b. Darlington Back Lane and Yarm Back Lane.

c. Horse and Jockey Roundabout (Durham Road, Junction Road and Harrowgate Lane).

d. Harrowgate Lane and Leam Lane.

5. A range of homes including affordable housing in accordance with Policy H4.

6. Green infrastructure and open space in accordance with ENV6.

7. A scheme with its own identity, informed by Design Codes for each Development Zone, detailing important design elements to ensure a consistent approach to quality standards.

8. A clearly defined street hierarchy and accessible, convenient and safe routes for pedestrians, cyclists and other users; this will include:

a. Improved linkages to the existing settlement.

b. Linkages to and enhancements of Castle Eden Walkway.

c. The provision of routes for north-south movement within and along the western extent of the site.

d. Improved connectivity along Harrowgate Lane.

9. A layout which facilitates delivery of the 'reserve land' allowing it to integrate into the wider street hierarchy, accessible routes and green infrastructure.

10. A scheme which avoids unacceptable harm to and maximises possible enhancements to the significance of heritage assets.

Each phase of development or proposals for each Development Zone as illustrated on Figure 14, must contribute equitably to the delivery of the SUE including all necessary services, facilities and planning obligations. On the allocated land, one planning application will be

supported per Development Zone unless it can be demonstrated that shared infrastructure can be delivered by an alternative method that will not prejudice the delivery of the SUE.

11. All development proposals must be planned and implemented in a coordinated manner in accordance with an agreed phasing and delivery schedule for each phase or Development Zone which shall provide for:

- a. An equal distribution of the 2,150 new homes on the allocated land based on the land area of each application;
- b. Contributions towards shared infrastructure on a proportionate basis per new dwelling proposed; and
- c. Where it is necessary for individual applications to provide increased contributions to frontload the delivery of infrastructure, a mechanism to ensure that contributions are recouped from later phases of development to ensure each application has contributed proportionately to the delivery of the SUE.

12. Development proposals which come forward prior to, or without an agreed phasing and delivery schedule for each phase or Development Zone will be refused.

13. Until significant improvements have been made to Elton Interchange (above those identified in point 4 above):

- a. no residential development will be permitted on the 'reserve land'; and
- b. the number of new homes on allocated land will be restricted to 2,150 unless it can be demonstrated in highway terms that additional homes can be provided without prejudicing the ability for the wider allocated land to deliver homes in accordance with the equal distribution detailed within point 11(a) of this policy.

14. Any proposals for residential development on the 'reserve land', or additional dwellings on the allocated land, must accord with other Local Plan Policies and demonstrate that the development can be accommodated without prejudicing the safe and efficient operation of the highway network or the equitable delivery of the SUE.

Housing Policy 4 (H4) - Meeting Housing Needs

1. Sustainable residential communities will be created by requiring developers to provide a mix and balance of good quality housing of appropriate sizes, types and tenures which reflects local needs and demand, having regard to the Strategic Housing Market Assessment, its successor documents or appropriate supporting documents.

2. Support will be given to higher density development within areas with a particularly high level of public transport accessibility. Elsewhere housing densities will be considered in the context of the surrounding area in accordance with Policy SD8.

3. The Council require 20% of new homes to be affordable on schemes of more than 10 dwellings or with a combined gross floorspace of above 1000sqm.

4. Where an applicant considers that the provision of affordable housing in accordance with the requirements of this policy would make the scheme unviable, they must submit a full detailed viability assessment to demonstrate the maximum level of affordable housing that could be delivered on the site. The applicant will be expected to deliver the maximum level of affordable housing achievable.

5. Affordable housing will normally be provided on-site as part of, and integrated within housing development to help deliver balanced communities. This provision should be distributed across sites in small clusters of dwellings. Off-site affordable housing or a commuted sum will only be acceptable where:

- a. All options for securing on-site provision of affordable housing have been explored and exhausted; or
- b. The proposal is for exclusively executive housing, where off-site provision would have wider sustainability benefits and contribute towards the creation of sustainable, inclusive and mixed communities; or
- c. The proposal involves a conversion of a building which is not able to accommodate units of the size and type required; or
- d. Any other circumstances where off-site provision is more appropriate than on-site provision.

6. Where off-site affordable housing or a commuted sum is considered acceptable, the amount will be equivalent in value to that which would have been viable if the provision was made onsite and calculated with regard to the Affordable Housing Supplementary Planning Document 8 or any successor.

9. To ensure that homes provide quality living environments for residents both now and in the future and to help deliver sustainable communities, from the 1st April 2019 the following Optional Standards will apply, subject to consideration of site suitability, the feasibility of meeting the standards (taking into account the size, location and type of dwellings proposed) and site viability:

- a. 50% of new homes to meet Building Regulation M4 (2) "Category 2 - accessible and adaptable dwellings".
- b. 8% of new dwellings to meet Building Regulation M4(3) "Category 3 - Wheelchair User Dwellings". Where the local authority is responsible for allocating or nominating a person to live in that dwelling, homes should meet building regulation M4 (3) (2) (b). When providing for wheelchair user housing, early discussion with the Council is required to obtain the most up-to-date information on specific need in the local area.

Transport and Infrastructure Policy 1 (TI1) - Transport Infrastructure Delivering A Sustainable Transport Network

1. To support economic growth and provide realistic alternatives to the private car, the Council will work with partners to deliver an accessible and sustainable transport network. This will be achieved through improvements to the public transport network and routes for pedestrians, cyclists and other users.

2. A comprehensive, integrated and efficient public transport network will be delivered by:

- a. Retaining essential infrastructure that will facilitate sustainable passenger movements by bus, rail and water;
- b. Supporting proposals for the provision of infrastructure which will improve the operation, punctuality and reliability of public transport services;
- d. Improving public transport interchanges to allow integration between different modes of transport;
- e. Working with public transport operators to maintain and enhance provision wherever possible;
- f. Working with partners to promote the provision of accessible transport options for persons with reduced mobility; and

3. Accessible, convenient, and safe routes for pedestrians, cyclists and other users will be delivered by:

- a. Improving, extending and linking the Borough's strategic and local network of footpaths, bridleways and cycleways; and
- b. Improving the public realm and implementing streetscape improvements to ensure they provide a safe and inviting environment.

4. Sites and routes which will play a role in developing infrastructure to widen transport choice will be safeguarded from development which would impact negatively on their delivery or attractiveness to potential users; routes include:

- c. Cycleway/footway to the north of Mill Lane, Long Newton;
- d. Cycleway/footway from Elton Interchange to Durham Lane Industrial Estate;

Highways Infrastructure

6. To support economic growth, it is essential that the road network is safe and that journey times are reliable. The Council will seek to provide an efficient and extensive transport network which enables services and facilities to be accessible to all, accommodate the efficient delivery of goods and supplies, whilst also minimising congestion and the environmental impact of transport.

7. Targeted improvements will be delivered at the following priority locations (routes are safeguarded where identified):

a. Strategic road network:

- i. A66 (including A66 Elton Interchange);
- ii. A19 Widening Norton to A689 (route safeguarded);
- iii. A19/A689 Interchange; and
- iv. A19/A67 Interchange (Crathorne).

b. Local road network:

- i. Junctions associated with the West Stockton Sustainable Urban Extension;
 - 1. Darlington Back Lane and Yarm Back Lane junction.
 - 2. Horse and Jockey Roundabout (Durham Road, Junction Road and Harrowgate Lane).
 - 3. Harrowgate Lane and Leam Lane.
- ii. Junction of A1027, Junction Road and Norton High Street, Stockton; and
- iii. Junction of Durham Road, A1027 and Bishopton Avenue, Stockton.
- iv. A689 at Wynyard:

8. The Council and its partners will support the development of the Key Route Network which through continual assessment of the strategic and local road network, will help identify and ensure appropriate improvements are delivered.

New Development

10. Existing sustainable transport and public transport infrastructure will be protected from development which would impair its function or attractiveness to users.

11. To assist consideration of transport impacts, improve accessibility and safety for all modes of travel associated with development proposals, the Council will require, as appropriate, a Transport Statement or Transport Assessment and a Travel Plan.

12. The Council and its partners will seek to ensure that all new development, where appropriate, which generate significant movements are located where the need to travel can be minimised, where practical gives priority to pedestrian and cycle movements, provides access to high quality public transport facilities and offers prospective residents and/or users with genuine sustainable transport options. This will be achieved by seeking to ensure that:

- a. Transport choices are widened and the use of sustainable transport modes are maximised. New developments provide access to existing sustainable and public transport networks and hubs. Where appropriate, networks are extended and new hubs created. When considering how best to serve new developments, measures make best use of capacity on existing bus services before proposing new services and consideration is given to increasing the frequency of existing services or providing feeder services within the main network.
- b. Suitable access is provided for all people, including those with disabilities, to all modes of transport.

- c. Sufficient accessible, and convenient operational and non-operational parking for vehicles and cycles is provided, and where practicable, incorporates facilities for charging plug-in and other ultra-low emission vehicles. Any new or revised parking provision is of sufficient size and of a layout to facilitate it's safe and efficient operation.
- d. Appropriate infrastructure is provided which supports Travel Demand Management to reduce travel by the private car and incentivises the use of sustainable transport options.
- e. New development incorporates safe and secure layouts which minimises conflict between traffic, cyclists or pedestrians.

13. The Council's approach to transport infrastructure provision is set out in Policy SD7.

Transport and Infrastructure Policy 2 (TI2) - Community Infrastructure

1. There is a need to ensure that community infrastructure is delivered and protected to meet the needs of the growing population within the Borough. To ensure community infrastructure meets the education, cultural, social, leisure/recreation and health needs of all sections of the local community, the Council will:
 - a. Protect, maintain and improve existing community infrastructure where appropriate and practicable;
 - b. Work with partners to ensure existing deficiencies are addressed; and
 - c. Require the provision of new community infrastructure alongside new development in accordance with Policy SD7.
4. To ensure needs for community infrastructure are met, the Council will:
 - a. Support opportunities to widen the cultural, sport, recreation and leisure offer;
 - b. Support proposals of education, training and health care providers to meet the needs of communities;
 - c. Encourage the multi-purpose use of facilities to provide a range of services and facilities within one accessible location;
5. Community Infrastructure is to be delivered alongside residential development at the West Stockton Sustainable Urban Extension and Wynyard Sustainable Settlement in accordance with Policies H2 and H3 to ensure the creation of sustainable communities.

Transport and Infrastructure Policy 3 (TI3) - Communications Infrastructure

1. The Council supports the expansion of communications networks, including telecommunications and high speed broadband; especially where this addresses gaps in coverage.
4. When considering applications for telecommunications development, the Council will have regard to the operational requirements of communications networks and the technical limitations of the technology.
7. Developers should demonstrate how proposals for new homes, employment or main town centre uses will contribute to and be compatible with local fibre and internet connectivity.
8. Taking into consideration viability, the Council require developers of new homes, employment or main town centre uses to deliver, as a minimum, on-site infrastructure including open access ducting to industry standards, to enable new premises and homes to be directly served by local fibre and internet connectivity. This on-site infrastructure should be provided from homes and premises to the public highway or other location justified as part of the planning application. Where possible, viable and desirable, the provision of additional ducting will be supported where it allows the expansion of the network.

Natural, Built and Historic Environment Policy 1 (ENV1) - Energy Efficiency

1. The Council will encourage all development to minimise the effects of climate change through meeting the highest possible environmental standards during construction and occupation.

The Council will:

a. Promote zero carbon development and require all development to reduce carbon dioxide emissions by following the steps in the energy hierarchy, in the following sequence:

i. Energy reduction through 'smart' heating and lighting, behavioural changes, and use of passive design measures; then,

ii. Energy efficiency through better insulation and efficient appliances; then,

iii. Renewable energy of heat and electricity from solar, wind, biomass, hydro and geothermal sources; then

iv. Low carbon energy including the use of heat pumps, Combined Heat and Power and Combined Cooling Heat and Power systems; then

v. Conventional energy.

b. Require all major development to demonstrate how they contribute to the greenhouse gas emissions reduction targets set out in Stockton-on-Tees' Climate Change Strategy 2016; and

c. Support and encourage sensitive energy efficiency improvements to existing buildings.

2. Proposals are encouraged where development:

a. Incorporates passive design measures to improve the efficiency of heating, cooling and ventilation; and

b. Includes design measures to minimise the reliance on artificial lighting through siting, design, layout and building orientation that maximises sunlight and daylight, passive ventilation and avoids overshadowing.

Domestic

3. All developments of ten dwellings or more, or of 1,000 sq m and above of gross floor space, will be required to:

a. Submit an energy statement identifying the predicted energy consumption and associated CO₂ emissions of the development and demonstrating how the energy hierarchy has been applied to make the fullest contribution to greenhouse gas emissions reduction; and

b. Achieve a 10% reduction in CO₂ emissions over and above current building regulations. Where this is not achieved, development will be required to provide at least 10% of the total predicted energy requirements of the development from renewable energy sources, either on site or in the locality of the development.

Non domestic

4. All new non-residential developments up to and including 499 sq m of gross floor space will be completed to a Building Research Establishment Environmental Assessment Method (BREEAM) minimum rating of 'very good' (or any future national equivalent).

5. All new non-residential developments of 500 sqm and above of gross floor space will be required to:

a. Submit an energy statement demonstrating how the energy hierarchy has been applied to make the fullest contribution to CO₂ reduction; and

b. Be completed to a Building Research Establishment Environmental Assessment Method (BREEAM) minimum rating of 'very good' (or any future national equivalent).

Natural, Built and Historic Environment Policy 2 (ENV2) - Renewable and Low Carbon Energy Generation

1. Development proposals will be supported where renewable energy measures are considered from the outset, including incorporating small-scale renewable and low carbon energy generation into the design of new developments where appropriate, feasible and viable, and where there would be no unacceptable adverse effects on landscape, ecology, heritage assets and amenity. The Council encourages and supports:

- a. The local production of energy from renewable and low carbon sources to help to reduce carbon emissions and contribute towards the achievement of renewable energy targets; and
- b. Community energy schemes that reduce, manage and generate energy to bring benefits to the local community.

Natural, Built and Historic Environment Policy 3 (ENV3) - Decentralised Energy Generation and Supply

1. The Council will promote and support decentralised energy such as District Heat and Power Networks by:
 - a. Working with local partner organisations and developers to implement decentralised energy networks in Stockton-on-Tees Borough in line with the District Energy Masterplan;
 - b. Requiring any developments with the potential to produce waste heat (such as power generation, energy from waste or chemical processing) to be CHP ready so that heat can be supplied into new or existing networks;
 - c. Identifying and safeguarding potential network routes; and
 - d. Requiring all major developments to assess the feasibility of connecting to an existing decentralised energy network, or where this is not possible, assess the feasibility of establishing a new network or future proofing energy infrastructure to make future connection feasible.
2. The Council will require all major development to investigate the use of decentralised energy networks for heat and power as part of the feasibility assessment and energy statement.

Natural, Built and Historic Environment Policy 4 (ENV4) - Reducing and Mitigating Flood Risk

1. All new development will be directed towards areas of the lowest flood risk to minimise the risk of flooding from all sources, and will mitigate any such risk through design and implementing sustainable drainage (SuDS) principles.
2. Development on land in Flood Zones 2 or 3 will only be permitted following:
 - a. The successful completion of the Sequential and Exception Tests (where required); and
 - b. A site specific flood risk assessment, demonstrating development will be safe over the lifetime of the development, including access and egress, without increasing flood risk elsewhere and where possible reducing flood risk overall.
3. Site specific flood risk assessments will be required in accordance with national policy.
4. All development proposals will be designed to ensure that:
 - a. Opportunities are taken to mitigate the risk of flooding elsewhere;
 - b. Foul and surface water flows are separated;
 - c. Appropriate surface water drainage mitigation measures are incorporated and Sustainable Drainage Systems (SuDS) are prioritised; and
 - d. SuDS have regard to Tees Valley Authorities Local Standards for Sustainable Drainage (2015) or successor document.
5. Surface water run-off should be managed at source wherever possible and disposed of in the following hierarchy of preference sequence:
 - a. To an infiltration or soak away system; then,
 - b. To a watercourse open or closed; then,
 - c. To a sewer.
6. Disposal to combined sewers should be the last resort once all other methods have been explored.

7. For developments which were previously developed, the peak runoff rate from the development to any drain, sewer or surface water body for the 1-in-1 year rainfall event and the 1-in-100 year rainfall event should be as close as reasonably practicable to the greenfield runoff rate from the development for the same rainfall event, but should never exceed the rate of discharge from the development prior to redevelopment for that event. For greenfield developments, the peak runoff rate from the development to any highway drain, sewer or surface water body for the 1-in-1 year rainfall event and the 1-in-100 year rainfall event should never exceed the peak greenfield runoff rate for the same event.

9. Sustainable Drainage Systems (SuDS) should be provided on major development (residential development comprising 10 dwellings or more and other equivalent commercial development) unless demonstrated to be inappropriate. The incorporation of SuDS should be integral to the design process and be integrated with green infrastructure. Where SuDS are provided, arrangements must be put in place for their whole life management and maintenance.

10. Through partnership working the Council will work to achieve the goals of the Stockton-on-Tees Local Flood Risk Management Strategy and the Northumbria Catchment Flood Management Plan. This will include the implementation of schemes to reduce the risk of flooding to existing properties and infrastructure. Proposals which seek to mitigate flooding, create natural flood plains or seek to enhance and/or expand flood plains in appropriate locations will be permitted.

Natural, Built and Historic Environment Policy 5 (ENV) - Preserve, Protect and Enhance Ecological Networks, Biodiversity and Geodiversity

1. The Council will protect and enhance the biodiversity and geological resources within the Borough. Development proposals will be supported where they enhance nature conservation and management, preserve the character of the natural environment and maximise opportunities for biodiversity and geological conservation particularly in or adjacent to Biodiversity Opportunity Areas in the River Tees Corridor, Teesmouth and Central Farmland Landscape Areas.

2. The Council will preserve, restore and re-create priority habitats alongside the protection and recovery of priority species.

3. Ecological networks and wildlife corridors will be protected, enhanced and extended. A principal aim will be to link sites of biodiversity importance by avoiding or repairing the fragmentation and isolation of natural habitats.

5. Development proposals should seek to achieve net gains in biodiversity wherever possible. It will be important for biodiversity and geodiversity to be considered at an early stage in the design process so that harm can be avoided and wherever possible enhancement achieved (this will be of particular importance in the redevelopment of previously developed land where areas of biodiversity should be retained and recreated alongside any remediation of any identified contamination). Detrimental impacts of development on biodiversity and geodiversity, whether individual or cumulative should be avoided. Where this is not possible, mitigation and lastly compensation, must be provided as appropriate. The Council will consider the potential for a strategic approach to biodiversity offsetting in conjunction with the Tees Valley Local Nature Partnership and in line with the above hierarchy⁶. When proposing habitat creation it will be important to consider existing habitats and species as well as opportunities identified in the relevant Biodiversity Opportunity Areas. This will assist in ensuring proposals accord with the 'landscape scale' approach and support ecological networks.

7. Existing trees, woodlands and hedgerows which are important to the character and appearance of the local area or are of nature conservation value will be protected wherever

possible. Where loss is unavoidable, replacement of appropriate scale and species will be sought on site, where practicable.

Natural, Built and Historic Environment Policy 6 (ENV6) - Green Infrastructure, Open Space, Green Wedges and Agricultural Land

1. Through partnership working, the Council will protect and support the enhancement, creation and management of all green infrastructure to improve its quality, value, multi-functionality and accessibility in accordance with the Stockton-on-Tees Green Infrastructure Strategy and Delivery Plan.

2. Where appropriate, development proposals will be required to make contributions towards green infrastructure having regard to standards and guidance provided within the Open Space, Recreation and Landscaping SPD or any successor. Green infrastructure should be integrated, where practicable, into new developments. This includes new hard and soft landscaping, and other types of green infrastructure. Proposals should illustrate how the proposed development will be satisfactorily integrated into the surrounding area in a manner appropriate to the surrounding townscape and landscape setting and enhances the wider green infrastructure network.

3. The Council will protect and enhance open space throughout the Borough to meet community needs and enable healthy lifestyles. The loss of open space as shown on the Policies Map, and any amenity open space, will not be supported unless:

- a. it has been demonstrated to be surplus to requirements; or
- b. the loss would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- c. the proposal is for another sports or recreational provision, the needs for which, clearly outweigh the loss; or
- d. the proposal is ancillary to the use of the open space; and
- e. in all cases there would be no significant harm to the character and appearance of the area or nature conservation interests.

5. Development proposals will be expected to demonstrate that they avoid the 'best and most versatile' agricultural land unless the benefits of the proposal outweigh the need to protect such land for agricultural purposes. Where significant development of agricultural land is demonstrated to be necessary, proposals will be expected to demonstrate that they have sought to use areas of lower quality land in preference to that of a higher quality.

Natural, Built and Historic Environment Policy 7 (ENV7) - Ground, Air, Water, Noise and Light Pollution

1. All development proposals that may cause groundwater, surface water, air (including odour), noise or light pollution either individually or cumulatively will be required to incorporate measures as appropriate to prevent or reduce their pollution so as not to cause unacceptable impacts on the living conditions of all existing and potential future occupants of land and buildings, the character and appearance of the surrounding area and the environment.

2. Development that may be sensitive to existing or potentially polluting sources will not be sited in proximity to such sources. Potentially polluting development will not be sited near to sensitive developments or areas unless satisfactory mitigation measures can be demonstrated.

3. Where development has the potential to lead to significant pollution either individually or cumulatively, proposals should be accompanied by a full and detailed assessment of the likely impacts. Development will not be permitted when it is considered that unacceptable effects will be imposed on human health, or the environment, taking into account the cumulative effects of other proposed or existing sources of pollution in the vicinity. Development will only be

approved where suitable mitigation can be achieved that would bring pollution within acceptable levels.

4. Where future users or occupiers of a development would be affected by contamination or stability issues, or where contamination may present a risk to the water environment, proposals must demonstrate via site investigation/assessment that:

- a. Any issues will be satisfactorily addressed by appropriate mitigation measures to ensure that the site is suitable for the proposed use, and does not result in unacceptable risks which would adversely impact upon human health and the environment; and
- b. Demonstrate that development will not cause the site or the surrounding environment to become contaminated and/or unstable.

5. Groundwater and surface water quality will be improved in line with the requirements of the European Water Framework Directive and its associated legislation and the Northumbria River Basin Management Plan. Development that would adversely affect the quality or quantity of surface or groundwater, flow of groundwater or ability to abstract water will not be permitted unless it can be demonstrated that no significant adverse impact would occur or mitigation can be put in place to minimise this impact within acceptable levels.

6. To improve the quality of the water environment the Council will:

- a. Support ecological improvements along riparian corridors including the retention and creation of river frontage habitats;
- b. Avoid net loss of sensitive inter-tidal or sub-tidal habitats and support the creation of new habitats; and
- c. Protect natural water bodies from modification, and support the improvement and naturalisation of heavily modified water bodies (including de-culverting and the removal of barriers to fish migration).

Historic Environment Policy 2 (HE2) - Conserving and Enhancing Stockton's Heritage Assets

1. In order to promote and enhance local distinctiveness, the Council will support proposals which positively respond to and enhance heritage assets.

2. Where development has the potential to affect heritage asset(s) the Council require applicants to undertake an assessment that describes the significance of the asset(s) affected, including any contribution made by their setting. Appropriate desk-based assessment and, where necessary, field evaluation will also be required where development on a site which includes or has the potential to include heritage assets with archaeological interest. Applicants are required to detail how the proposal has been informed by assessments undertaken.

3. Development proposals should conserve and enhance heritage assets, including their setting, in a manner appropriate to their significance. Where development will lead to harm to or loss of significance of a designated or non-designated heritage asset the proposal will be considered in accordance with Policy SD8, other relevant Development Plan policies and prevailing national planning policy.

4. The loss of a heritage asset, in whole or part, will not be permitted unless the Council are satisfied that reasonable steps to ensure new development will proceed after loss has occurred.

5. Where the significance of a heritage asset is lost (wholly or in part) the Council will require developers to record and advance the understanding of the significance of the heritage asset in a manner proportionate to the importance of the asset and impact of the proposal. Recording will be required before development commences.

6. The following are designated heritage assets:

- a. Scheduled Monuments - Castle Hill; St. Thomas a Becket's Church, Grindon; Barwick Medieval Village; Round Hill Castle Mound and Bailey; Larberry Pastures Settlement Site; Newsham Deserted Medieval Village; Stockton Market Cross and Yarm Bridge
- b. Registered Parks and Gardens - Ropner Park and Wynyard Park
- c. Conservation Areas - Billingham Green; Bute Street; Cowpen Bewley; Eaglescliffe with Preston; Egglescliffe, Hartburn; Norton; Stockton Town Centre; Thornaby Green; Wolviston and Yarm
- d. Listed Buildings

10. Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to policies for designated heritage assets.

11. Where archaeological remains survive, whether designated or not, there will be a presumption in favour of their preservation in-situ. The more significant the remains, the greater the presumption will be in favour of this. The necessity for preservation in-situ will result from desk-based assessment and, where necessary, field evaluation. Where in-situ preservation is not essential or feasible, a programme of archaeological works aimed at achieving preservation by record will be required.

12. Any reports prepared as part of a development scheme will be submitted for inclusion on the Historic Environment Record.

MATERIAL PLANNING CONSIDERATIONS

17. The main considerations of this application relate to the principle of development/compliance with planning policies and the associated impacts on the character of the area, landscaping, amenity, flood risk, highway safety, ecology, impact on heritage assets and other environmental matters.

Principle of Development

18. The National Planning Policy Framework (2024) sets out that the planning system should contribute towards the delivery of sustainable development which is outlined as meaning "meeting the needs of the present without compromising the ability of future generations to meet their own needs". Achieving sustainable development also means that the planning system has three overarching objectives, which are economic, social and environmental and that at the heart of the National Planning Policy Framework is a presumption of sustainable development.

19. With regards to the policies of the Local Plan, Policy SD2 identifies a housing requirement of 10,150 dwellings across the plan period of 2017/18 to 2031/32. Policy H1 sets out the housing allocations and commitments across the plan period with the application site forming part of that allocation under H1 6(a).

20. Policy H2 providing specific detail on the West Stockton Sustainable Urban Extension (WSSUE) which allocates approximately 135 hectares for the development of approximately 2,550 new homes (400 of which would be on reserved land). The wider extension should also include a new primary school; a community hub (including shopping parade and community centre); a series of highway improvements and pedestrian/cycleway connections including those to the Castle Eden Walkway.

21. As detailed above, the application site forms part of the West Stockton SUE and is a key part of the Boroughs housing delivery across the Local Plan (as detailed in policies H1 and H2), providing 2,150 homes on allocated land of which the application site forms part of. Along with

housing delivery at Wynyard, the SUE is therefore one of the key strategic sites for housing delivery under the current local plan.

22. This application proposes to deliver 110 of the proposed 394 units across the detailed and reserved matters applications which is considered to bring forward the benefits of delivering part of the housing requirement and contributing towards the delivery of the Council's 5year housing supply.
23. Subject to consideration of site suitability, the feasibility of meeting the standards and site viability, Policy H4 requires 50% of new homes to meet Building Regulation M4 (2) "Category 2 – accessible and adaptable dwellings" and 8% of new dwellings to meet Building Regulation M4(3) "Category 3 – Wheelchair User Dwellings". In this instance due to the parent permission predating adoption of the Local Plan, the reserved matters applications are not subject to these requirements. However, the applicant has confirmed that whilst none of the dwellings would meet M4(3) 118 M4(2) compliant plots (30%) would be delivered. This is significantly above the 27 that would be needed to satisfy the 50% associated with the full application, which seeks permission for 54 plots. This would provide a significant degree of over provision across the development as a whole. Considering the overall balance between the optional standards and the delivery of affordable homes, it is considered that in this instance the scheme as proposed is acceptable.
24. The proposed layout and associated land take are broadly consistent with the housing allocation of the WSSUE and associated masterplan, the proposals are considered to be in accordance with the requirements of policy H2 of the adopted Stockton on Tees Local Plan

Affordable Housing

25. As part of the parent permission 12 affordable housing units were secured, these are to be delivered on site, through application ref 21/0249/REM and are secured through the S106.

Education

26. Contributions to education have already been secured through the parent permission S106.

Health Provision

27. Whilst the NHS comments are noted as this is a reserved matters application we are unable to seek the requested financial contribution.

Economic/Social Benefits

28. In addition, and as with all significant housing schemes they offer significant benefits through the provision of new housing and affordable housing. In addition, they support the growth of the economy through job creation both on site and within the supply chain during the construction period.
29. Additionally, within the Heads of Terms of the S106 secured the local labour agreement which would see to employ 10% of staff and the supply of materials from the local area.

Sustainability

30. The application site lies within the limits to development where development should generally be directed and given the location of the site adjacent to the urban area which has relatively accessible transport and footpath links, the site itself could be considered sustainable.
31. It is considered that the site is a sustainable development and the presumption in the NPPF that planning should operate to encourage and not act as an impediment to sustainable growth must be applied. Significant weight is required to be placed on the need to support economic growth through the planning system.

32. It is recognised that a benefit of the proposed development would boost the boroughs 5 year housing land supply providing both social and economic benefits. Furthermore, the development would provide a number of jobs in the construction industry and supply chain in the short term and such benefits are consistent with the NPPF. As well as the long-term employment within the commercial units.
33. The site is within the limits of development. As set out above, there is no policy reason for refusal of the principle of development, the material considerations are considered in turn below;

Character and Appearance

34. The National Planning Policy Framework at paragraph 135 requires that developments should not only maintain a strong sense of place but should improve the quality of the area. Developments should also be visually attractive as a result of good architecture, layout and appropriate and effective landscaping
35. Policy SD8 of the Local Plan reflects those policies of the NPPF seeking to achieve high design standards. Additionally, the Yarm Back Lane and Harrogate Lane masterplan also sets out a strategic framework for delivery which include a number of key design requirements when considering the overall approach taken by a development proposal. While the Stockton on Tees Local Design Guide SPD also promotes placemaking, good design and delivering high quality environment to live, work, play and learn in.
36. As set out within the parent permission, the site is situated towards the northern end of the Harrowgate Lane in Zone C of the WSSUE. Within the surrounding area there are a mix of properties, Zone A which has secured permission the north has a mix of dwellings sizes and styles although mainly consist of 2 and 2.5 storey dwelling. The residential properties to the east form the south-western edge of Hardwick and northern parcel of the Bishopsgarth estate. These properties are two storey and consist of a mix of materials including a variety of brickwork colours, elements of render and hanging tiles.
37. The proposed housing layout incorporates a range of dwellings which are two storey and two and a half storey in scale and would therefore be appropriate within the surrounding setting. The house types indicate a mix of two, three and four bedroomed properties over a mix of small terraces, semi-detached and detached dwellings and with a mix of tenure types. The general layout is considered to be appropriate within the overall context of not only the wider application site but the surrounding area, and approved developments to the north. The streets are considered to have a good level of frontage and areas of public amenity spaces, have a good degree of natural surveillance to provide active frontages, sense of place and a safe environment. All materials are to be secured through condition.
38. Whilst the place team comments are noted it is considered that the revised plans have gone a long way to address the initial comments, subject to the recommended conditions. Furthermore, consideration has been given to the development to the north.
39. It is considered that whilst relatively high density, subject to condition securing the final details, the scheme has managed to incorporate meaningful landscaping through and around the development, including blue green corridors in compliance with the masterplan and the formation of nodes and feature squares. Whilst the areas are indicated on the plan, full details have not been provided and therefore further conditions are required to secure the detailed design.
40. Overall, subject to the recommended conditions securing the details of the soft and hard landscaping, as well as materials, it is considered that the proposed development would largely comply with the aims of local and national planning policy.

Residential Amenity

41. Policy SD8 of the adopted Local Plan seeks to ensure that development proposals are designed to the highest possible standards by ensuring that new development are appropriately laid out, ensure adequate separation and provide privacy and amenity of all existing and future occupants.
42. In terms of the internal relationships between proposed properties, the layout and spacing of properties within the site are considered to be acceptable to provide sufficient levels of privacy and amenity between properties. In the few areas where separation distances are not met, the level of amenity for those occupiers are considered to be acceptable given the orientation of the properties, angles between habitable room windows, overall siting and nature of the rooms within close proximity to one another. This includes the relationship with the full permission and the school to the north.
43. Planning conditions are secured through the parent permission and through this permission with regards to a number of matters including finished site levels and means of enclosure. In addition, the removal of permitted development rights for extensions and alterations is also recommended to protect future levels of residential amenity for the life of the development given the overall relationship between the properties within the proposed layout.
44. To the western boundary is an approved solar farm, ref 22/1511/FUL during the course of determining that application consideration was given to the potential impact on future occupier's amenity of this allocated site. It was concluded that;
45. The results of the analysis have shown that reflections from the proposed development are geometrically possible towards the majority of the proposed dwelling receptors, however there is no significant impact upon nearby proposed dwellings due to existing screening blocking the views of the proposed development and the presence of other mitigating factors. Therefore, no mitigation is required.
46. Whilst the impact was considered that was done principally at ground floor. Due to the orientation of the proposed dwellings plots 332- 327 and 342- 349 rear elevations would front onto the solar farm. Whilst views at ground floor would largely be screened by the existing boundary treatment, the first-floor windows, which principally serves bedrooms/ bathrooms would provide views over the solar farm. The loss of a view is not a material consideration. However, due to the existing boundary treatment, orientation of the panels and the separation distances, it is not considered that the panels would give rise to a demonstrable adverse impact on future occupier's amenity with respect of glint and glare to such a degree that a reason for refusal could be sustained. It is of note that no objection has been received from the EHU officers with respect to either glint and glare or noise from the associated solar farm infrastructure
47. No objection has been received in terms of the layout from National Grid and no objection has been received from the Council EHU in terms of noise from either the overhead lines or adjacent land uses. The parent permission was supported with a Noise Assessment and necessary conditions imposed.
48. The objections from residents to the east of the site are noted with regards to loss of light and privacy, however due to the separation distance and physical separation created by the highways it is not considered that the proposed development would have an adverse impact on the occupiers of these existing properties.
49. Concerns have also been raised regarding air quality, EHU have considered the application and have raised no objection.

50. Overall subject to the recommended conditions the proposed development is considered to provide all future occupiers with an acceptable level of amenity whilst safeguarding the amenity of the existing land uses.

Highways and Transport

51. Concern has been raised by the objectors in relation to the wider traffic implication of the development. However, as set out above the principle of the development including the assessment of the wider impact on the highways network have been considered within the parent permission. The Highways Transport and Design Manager and National Highways have both confirmed that they have no objection to the proposed development.
52. In terms of the access and internal highway and parking arrangements, the Highways Transport and Design Manager has reviewed the proposed development and following receipt of the revised plans, has raised no objection to the proposed development.
53. Following submission of the development to the north revised plans were received to enable connectivity of the north south cycleway, in accordance with the masterplan

Flood Risk and Surface Water

54. The applicant has submitted a flood risk assessment, drainage strategy and are providing a SUD pond to serve the wider development. The proposed residential development which is classified as 'more vulnerable' is located within flood zone 1, therefore, the development is suitable within the identified flood zones in accordance with NPPF. Objectors have raised concerns in relation to surface water and flood risk. The LLFA have been consulted and subject to the recommended conditions have raised no objection. Northumbrian Water have raised no objection and neither has the Environment Agency

Ecology

55. Concern has been raised by objectors over the displacement and impact on wildlife and quality of the ecological appraisal. The Ecological Appraisal submitted in support of the parent permission was conditioned to be complied with however due to the passage of time a condition is proposed requiring a walkover survey be carried out prior to each stage of the development, to ensure that there has been no ecological or biodiversity change which would require different mitigation those proposed. An additional condition has also been recommended in light of the Teesmouth Bird Club.
56. A further condition has been recommended to secure any tree to be felled is subject to a climb and inspect survey. In addition to conditions regrading illumination and adaptations to boundary fences to facilitate the movement of hedgehogs in line with the guidance produced by the British Hedgehog Preservation Society. It is also proposed to condition a Construction Environmental Management Plan, to safeguard wildlife during the construction phase.
57. The application was submitted prior to Biodiversity Net Gain and therefore the application is not subject to this under the Habitat Regulations however there is still a requirement under the Local Plan Policy ENV5 for development proposals to achieve net gains in biodiversity wherever possible. The Site has the capacity to enable the retention of a number of existing landscape features, such as hedgerows and trees which provide a valued habitat for a number of key species, as well as providing some biodiversity gains. Therefore, notwithstanding the recommendations within the submitted reports a condition is required for a biodiversity protection and gains plan to be submitted detailing how this has informed and will be integrated into the detailed landscape proposals.

58. Subject to the imposition of the recommended conditions it is considered that the proposed development would not only safeguard habitats but can achieve biodiversity gains in accordance with the requirements of the NPPF and Local Planning Policies.

Nutrient Neutrality

59. Following advice from Natural England in March 2022 with regards to the unfavourable condition of the River Tees due to excess nutrients and implications of that for the Teesmouth and Cleveland Coast SPA/Ramsar. All forms of development which generate additional overnight accommodation are required to consider and assess whether there is an adverse impact resulting from the development proposals on the SPA.
60. As part of this application, an appropriate assessment has been undertaken and Natural England has seen and commented on that assessment. In summary the Appropriate Assessment notes that the proposals will increase the nitrogen arising from the development and consequently the applicant was advised that this development is deemed to have a likely significant effect on the Teesmouth and Cleveland Coast SPA/Ramsar.
61. The applicant proposes to address the increased nitrogen arising from the development through a combination of private and Natural England credits to secure the mitigation for the whole site. The HRA and AA have been submitted to Natural England, however at the time of writing the consultation response was still outstanding. Members will be updated at the committee meeting.

Crime and Disorder

62. Under the provisions of Section 17 of the Crime and Disorder Act, the planning system and the Local Planning Authority must do all that it reasonably can to prevent, crime and disorder in its area.
63. The development is relying on the proposed layout allows for natural surveillance of the public square. The comments from the Designing out Crime Officer have been noted. It is considered that a number of the recommended measures would be achievable within the site and therefore a suitably worded informative has been recommended. Subject to the recommended informative it is not considered that the proposals would give rise to crime and disorder.

Residual

64. The concerns of the objectors are noted, and the deliverability of Zone B are noted. The revised plans show two vehicle links through to Zone B, as well as cycle link. The links go through to the red line plan. Whilst the objector speaks of concerns over phasing, it is of note that no application has yet to be made for Zone B. However as per the parent permission the development shall begin no later than two years from the date of the approval of the last of the reserved matters to be approved.
65. Condition 6 of the parent permission has been discharged.

CONCLUSION

66. Given the above considerations the proposed development is considered to be visually acceptable, and it is not considered that the proposed development will have any adverse impacts on levels of residential amenity, flood risk, ecology or highway safety to justify a refusal of the application. The proposed scheme is therefore in accordance with the relevant local and national planning policies.
67. It is recommended that the application be Approved with Conditions for the reasons specified above with delegated decision back to the Planning Services Manager

Director of Finance, Development and Business Services
Contact Officer Helen Boston Telephone No 01642 526080

WARD AND WARD COUNCILLORS

Ward	Bishopsgarth And Elm Tree (Pre May 2023)
Ward Councillor	Councillor David Minchella
Ward Councillor	Councillor Hugo Stratton

IMPLICATIONS

Financial Implications:

As per the report

Environmental Implications:

As per 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 2019

Supplementary Planning Guidance Notes

Supplementary Planning Documents

SPD1 – Sustainable Design Guide - Oct 2011

SPD2 – Open Space, Recreation and Landscaping - Dec 2009/2014

SPD3 – Parking Provision for Developments - Oct 2011

SPD6 – Planning Obligations - May 2008

SPD – Housing (Meeting Housing Needs) - Adopted May 2021

SPD – Householder Extensions and Alterations - Adopted May 2021

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Schedule of Accommodation				
Harrowgate Lane - COMBINED				
				30.10.24
S106 Affordable Housing				
Name	Bed	Storey	M4(2)	Number
B2.1	2	2.5	N	11
B3	3	2.5	N	12
Total				23
Open Market Housing				
Name	Bed	Storey	M4(2)	Number
Askern	2	2	N	23
Perndale	2	2	N	17
Barthack	2	2.5	N	11
Ripley	2	2	N	43
Oakwood	3	2	Y	18
Cadeby	3	2	Y	42
Leyburn	3	2	N	18
Baldon	3	2.5	N	42
Salbury	3	2.5	N	87
Ventbridge	4	2	Y	11
Dalton	4	2.5	Y	30
Cookbury	4	2	N	12
Horbury	4	2	Y	17
Total				371
Overall Total				394



PLANNING KEY

PLANNING LAYOUT KEY:
 210249REM
 211599REM
 212130FUL



RM1 APPLICATION (21/0249/REM) :- PLOTS 48 - 257 & 312 - 331
 RM2 APPLICATION (21/1599/REM) :- PLOTS 1 - 47 & 332 - 394
 FULL APPLICATION (21/2130/FUL) :- PLOTS 258 - 311

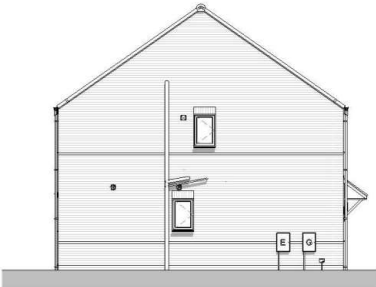
Avant homes is a trading name of Avant Homes Limited, a company registered in England. Registered office: 100, The Quadrant, Stockton-on-Tees, Cleveland, TS20 1JH. Tel: 01642 555555. Email: info@avanthomes.co.uk			
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22.07.24	1:1000 @ A1		
SHEET TITLE			
OVERALL PLANNING LAYOUT			
PROJECT			
HARROWGATE LANE, STOCKTON			
SHEET NO.			
5205 - 200			
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NOTE: Dashed lines on roof denote PV panel location.
Size and amount dependant on site location/orientation



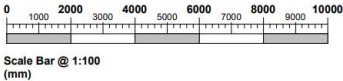
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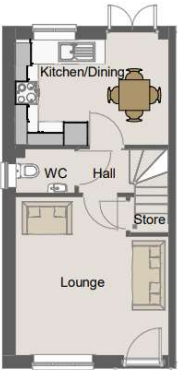
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Rear Elevation
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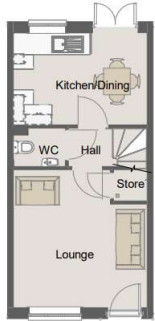
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Ground Floor.
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First Floor.
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Ground Floor.
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First Floor.
1 : 100

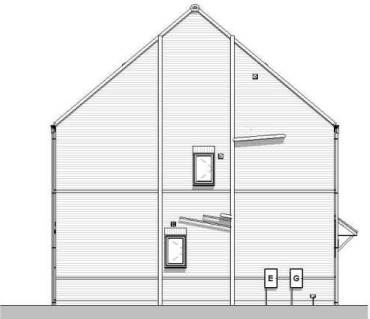


Second Floor.
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NOTE: Dashed lines on roof denote PV panel location.
Size and amount dependant on site location/orientation



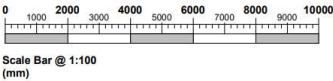
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Left Side Elevation
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Rear Elevation
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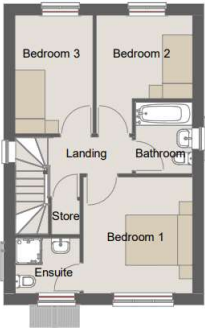


This Housetype is compliant with NDSS

DATE	1/20/2023	SCALE @ A3	1 : 100	DRAWN BY	GROUP
DWG TITLE	Planning Sheet - Elevations - Standard				
HOUSE TYPE	Baildon - End				
CORE REFERENCE					
DRAWN BY	BAI/O-002				REV
					A



Ground Floor.
1 : 100

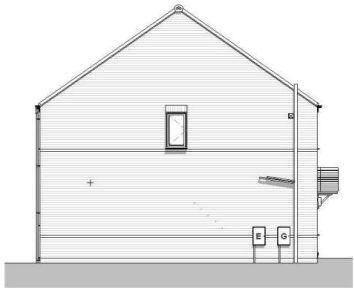


First Floor.
1 : 100

NOTE: Dashed lines on roof denote PV panel location.
Size and amount dependant on site location/orientation



Front Elevation
1 : 100



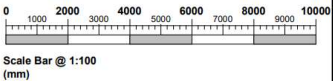
Left Elevation
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Rear Elevation
1 : 100



Right Elevation
1 : 100



This Housetype is compliant with NDSS

This Housetype is compliant with Part M4 Category 2.

AVANT homes			
AV23 SPECIFICATION			
PLANNING			
DATE:	SCALE (A3):	DRAWN BY:	GROUP:
1/30/2023	1 : 100		
DWG TITLE: Planning Sheet - Elevations - Standard			
HOUSE TYPE: Cadeby - Det			
COORD REFERENCE:			
DWG NO: CAD10-002			
REV: A			



Ground Floor
1 : 100

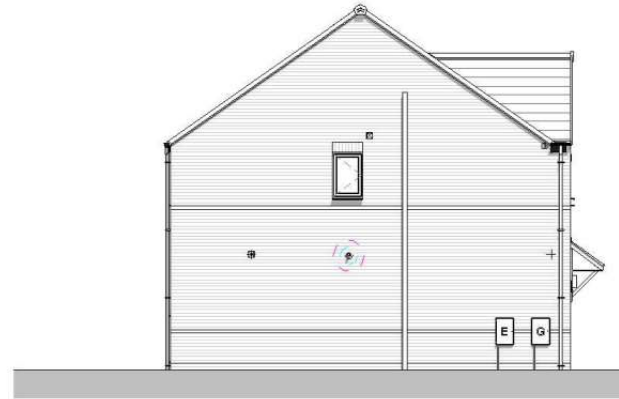


First Floor
1 : 100

NOTE: Dashed lines on roof denote PV panel location.
Size and amount dependant on site location/orientation



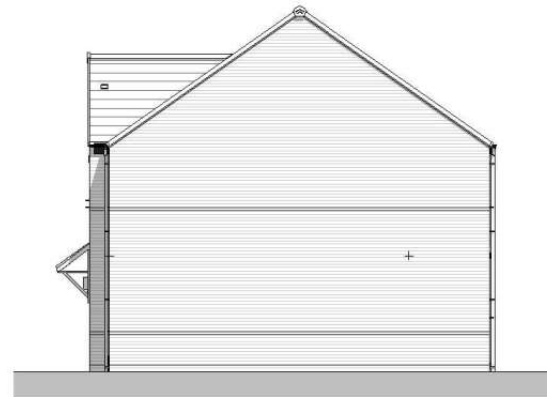
Front Elevation
1 : 100



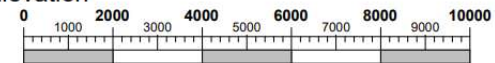
Left Side Elevation
1 : 100



Rear Elevation
1 : 100



Right Side Elevation
1 : 100



Scale Bar @ 1:100
(mm)

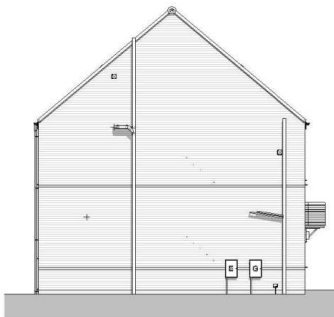
This Housetype is compliant with
NDSS

A		11/01/2023	BLK	Revision 3	
REV	DATE	BY	AMENDMENTS		
AVANT homes					
AV23 SPECIFICATION					
PLANNING					
DATE:		SCALE @ A3:		DRAWN BY:	
02/06/2023		1 : 100		GROUP	
DWG TITLE:					
Planning Sheet - Elevations - Standard					
HOUSE TYPE:					
Cookbury - Det					
CONS REFERENCE:					
DRWG No:					REV:
COO/DET/0-002.5					A

NOTE: Dashed lines on roof denote PV panel location.
Size and amount dependant on site location/orientation



Front Elevation
1 : 100



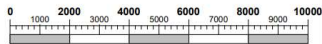
Left Elevation
1 : 100



Rear Elevation
1 : 100



Right Elevation
1 : 100



Scale Bar @ 1:100
(mm)

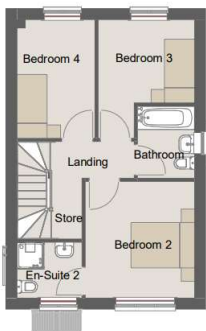
This Housetype is compliant with
NDSS

This Housetype is compliant with
Part M4 Category 2.

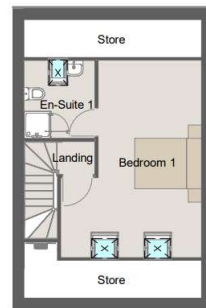
AVANT homes		
AV23 SPECIFICATION		
PLANNING		
DATE: 13/07/2023	SCALE @ A3: 1 : 100	DRAWN BY: GROUPO
DWG TITLE: Planning Sheet - Elevations - Standard		
HOUSE TYPE: Dalton - Det		
CONAL REFERENCE:		
CONVING: DAL/0-002	REV: A	



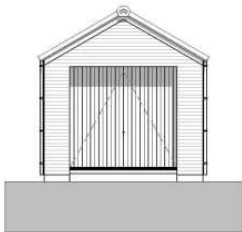
Ground Floor.
1 : 100



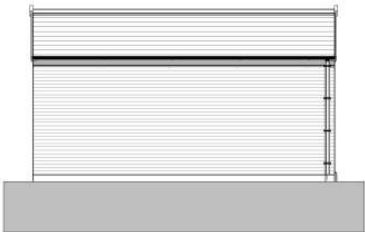
First Floor.
1 : 100



Second Floor.
1 : 100



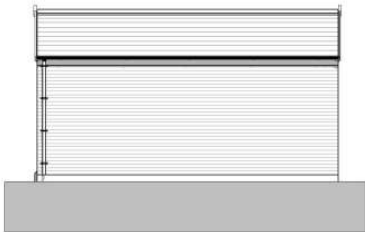
Front Elevation.
1 : 100



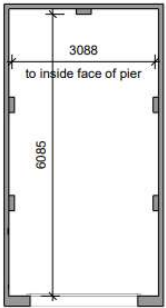
Left Elevation.
1 : 100



Rear Elevation.
1 : 100



Right Elevation.
1 : 100



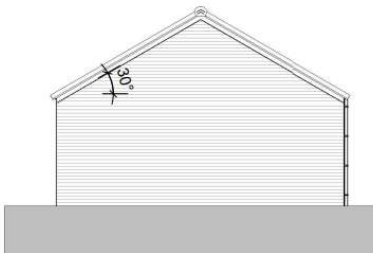
Floor Plan
1 : 100

A		25/05/2021		SA	Final Issue
REV	DATE	BY	REMARKS		
AVANT homes					
AV22 SPECIFICATION					
Planning					
Area: 0 m ² / 0 sq.ft.					
DATE: 10/10/22		SCALE @ A3: 1 : 100		DRAWN BY: TS	
DWG TITLE: Planning Drawings					
HOUSE TYPE: Garage - Single - Gable Front					
COINS REFERENCE: GgeSD					
DWG No: 500/005				REV:	A

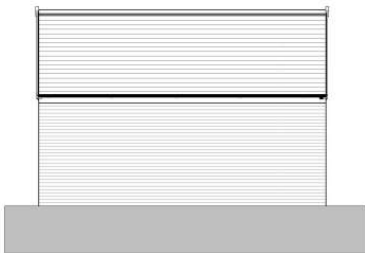
10/11/2022 1:39:32 PM



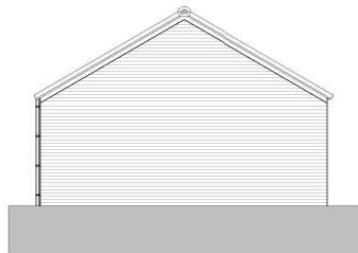
Front Elevation.
1 : 100



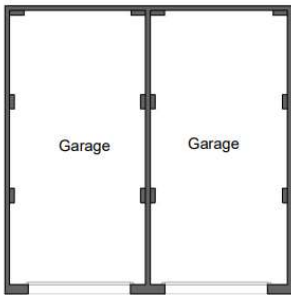
Left Elevation.
1 : 100



Rear Elevation.
1 : 100



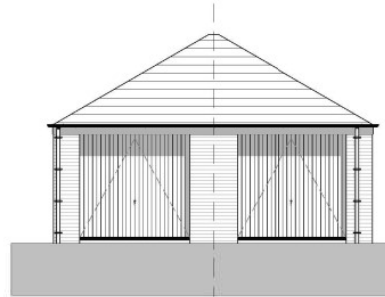
Right Elevation.
1 : 100



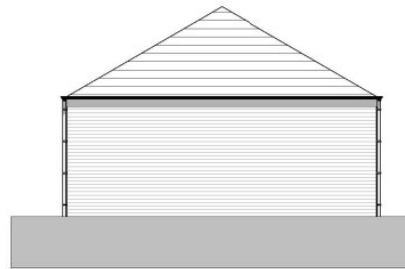
Ground Floor Plan
1 : 100

A	10/10/2022	TS	Final Issue	
REV	DATE	BY	REVISIONS	
AVANT homes				
AV22 SPECIFICATION				
PLANNING				
Area: 0 m ² / 0 sq.ft.				
DATE: 10/10/2022		SCALE @ A3 1 : 100		DRAWN BY: TS
DWG TITLE: Planning Drawings				
HOUSE TYPE: Garage - Twin - Gable Side				
CONS REFERENCE: GgeDD				
DWG No: 504/006				REV: A

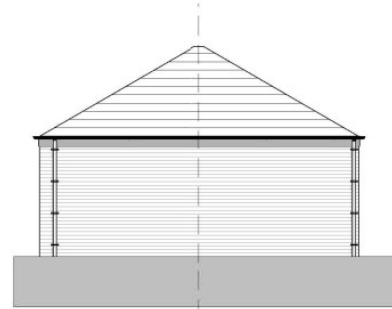
10/10/2022 1:33:10 PM



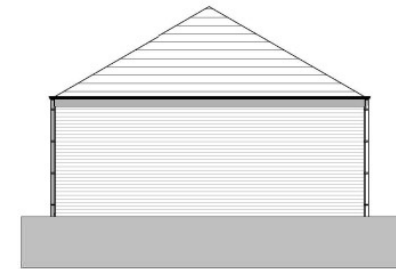
Front Elevation.
1 : 100



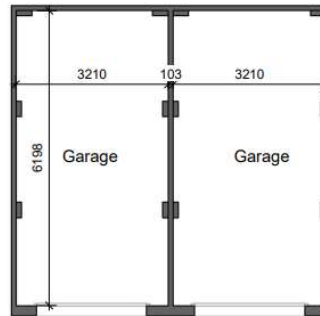
Left Elevation.
1 : 100



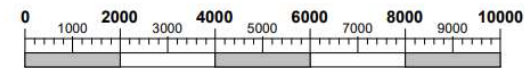
Rear Elevation.
1 : 100



Right Elevation.
1 : 100



Ground Floor Plan
1 : 100



Scale Bar @ 1:100
(mm)

A		04/10/2021		MTN Final Issue	
REV	DATE	BY	AUTHOR/REVISOR		
AVANT homes					
AV22 SPECIFICATION					
PLANNING					
Area: 0 m ² / 0 sq.ft.					
DATE: 10/10/2022		SCALE @ A3: 1 : 100		DRAWN BY: TS	
DWG TITLE: Planning Drawings					
HOUSE TYPE: Garage - Twin - Hipped Roof					
CONS REFERENCE: GgeDD					
DRAWG No: 505/006				REV A	

10/11/2022 1:31:59 PM

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Schedule of Accommodation				
Harrowgate Lane - Reserved Matters 1				30.10.24
S106 Affordable Housing				
Name	Bed	Storey	M4(2)	Number
E2.1	2	2.5	N	8
B3	3	2.5	N	4
Total				12
Open Market Housing				
Name	Bed	Storey	M4(2)	Number
Askern	2	2	N	18
Ferndale	2	2	N	7
Eastbeck	2	2.5	N	6
Ripley	2	2	N	23
Oakwood	3	2	Y	10
Cadeby	3	2	Y	27
Leyburn	3	2	N	9
Baldon	3	2.5	N	21
Salbury	3	2.5	N	55
Wentbridge	4	2	Y	7
Dalton	4	2.5	Y	19
Cookbury	4	2	N	7
Horbury	4	2	Y	9
Total				218
Overall Total				230



PLANNING LAYOUT KEY	
	SITE BOUNDARY
	1.8m TIMBER SCREEN FENCE
	1.2m POST & RAIL FENCE
	1.8m TIMBER GATE
	1.2m METAL RAILINGS
	0.6m KNEE HIGH RAIL
	1.8m SCREEN WALL & FENCE PANEL INFILL
	FORWARD VISIBILITY SPLAY
	BBN STORAGE
	BBN COLLECTION POINT
	PLOT NUMBERS
	PARKING SPACES
	S106 AFFORDABLE PLOTS
	EXISTING TREES AND HEDGING
	TREES AND HEDGING TO BE REMOVED
	SUB STATION



AVANT
homes

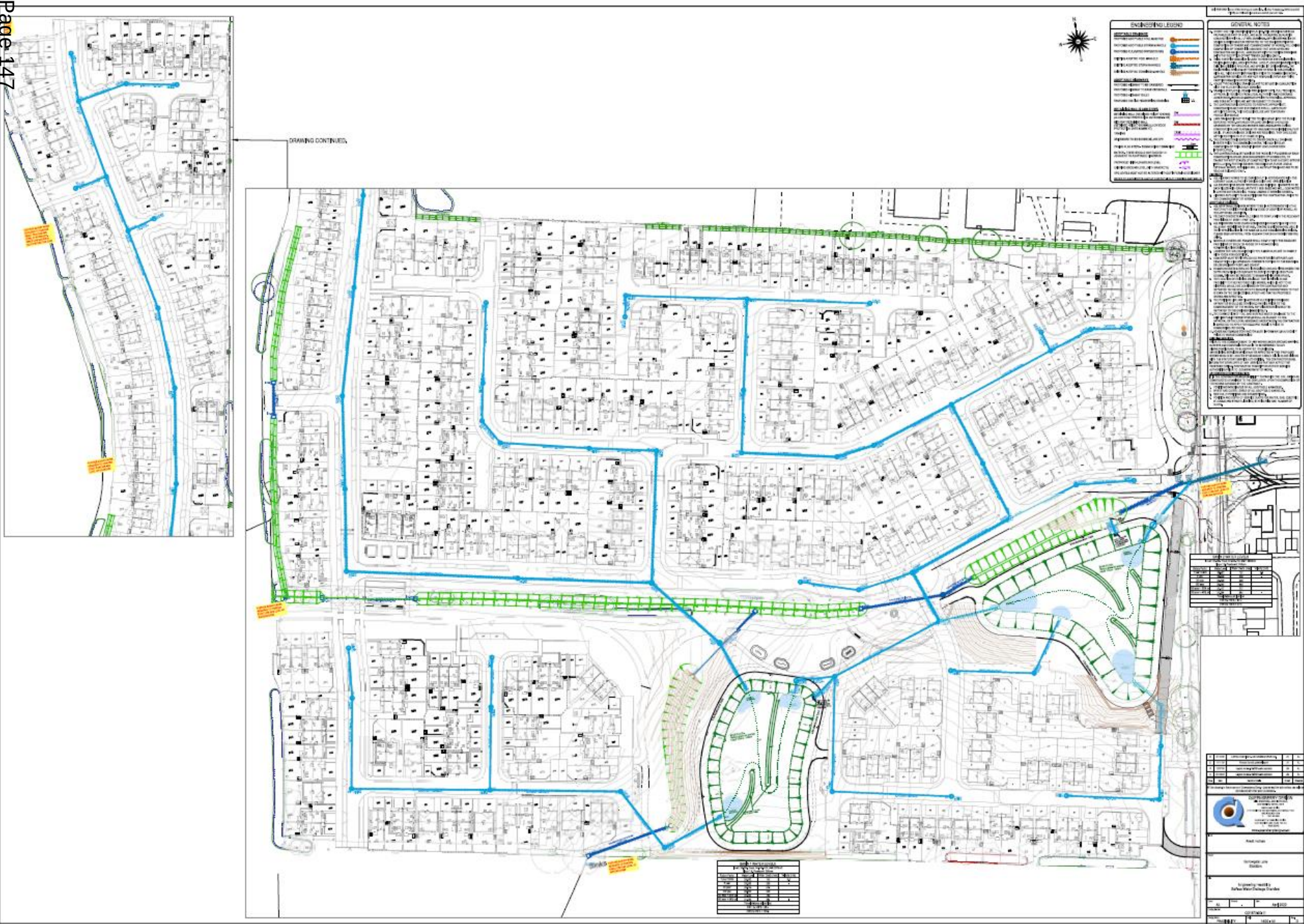
DATE: 28.06.24
SCALE: 1:1000 @ A1
DESIGN BY: TS
DRAWN BY: TS

PROJECT: HARROWGATE LANE, STOCKTON
DRAWING NO: 5205 - 201

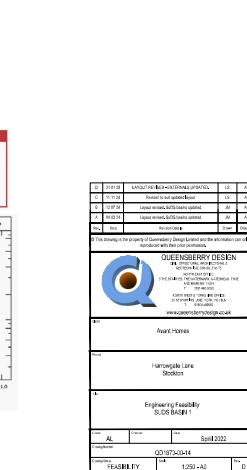
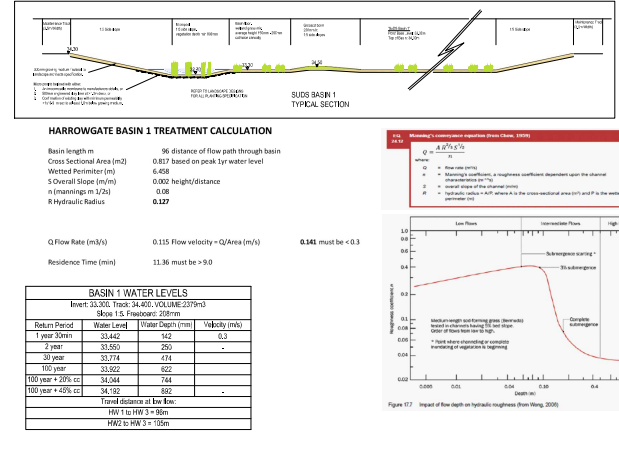
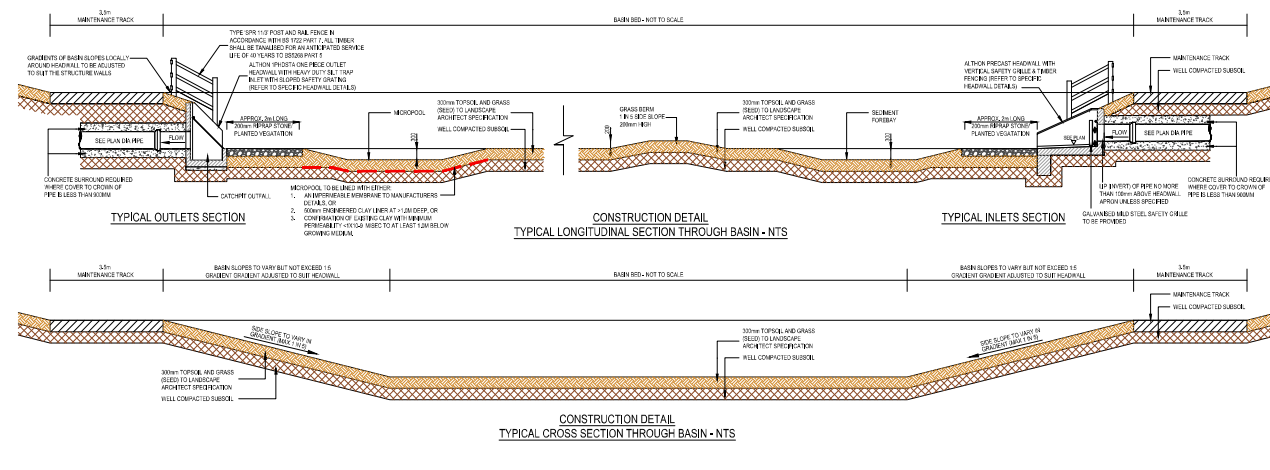
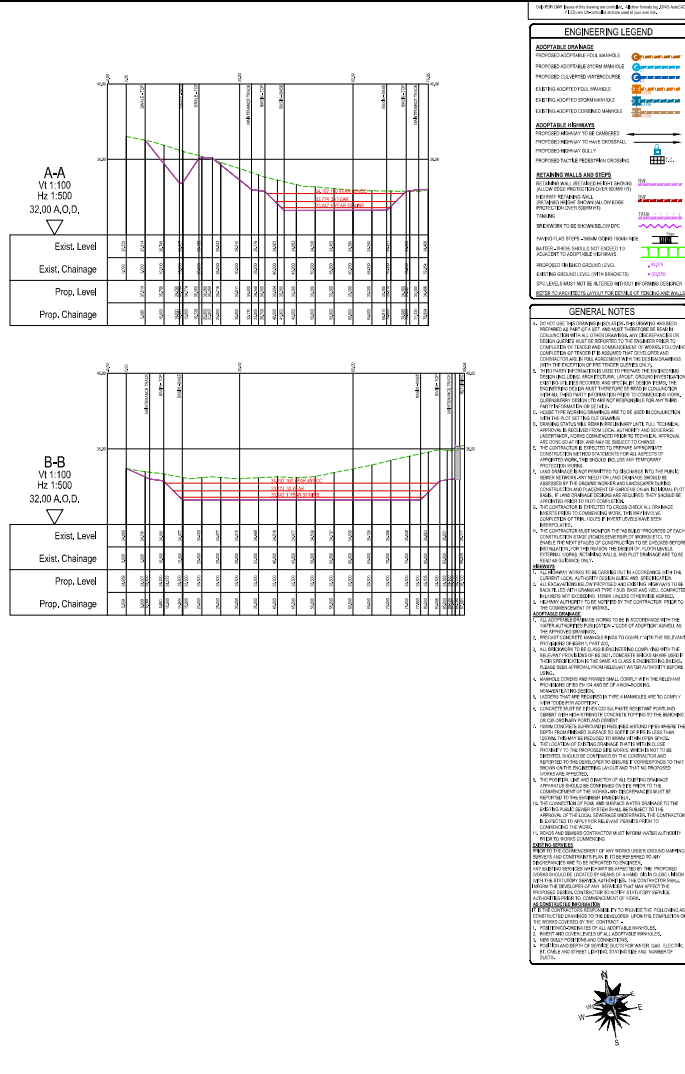
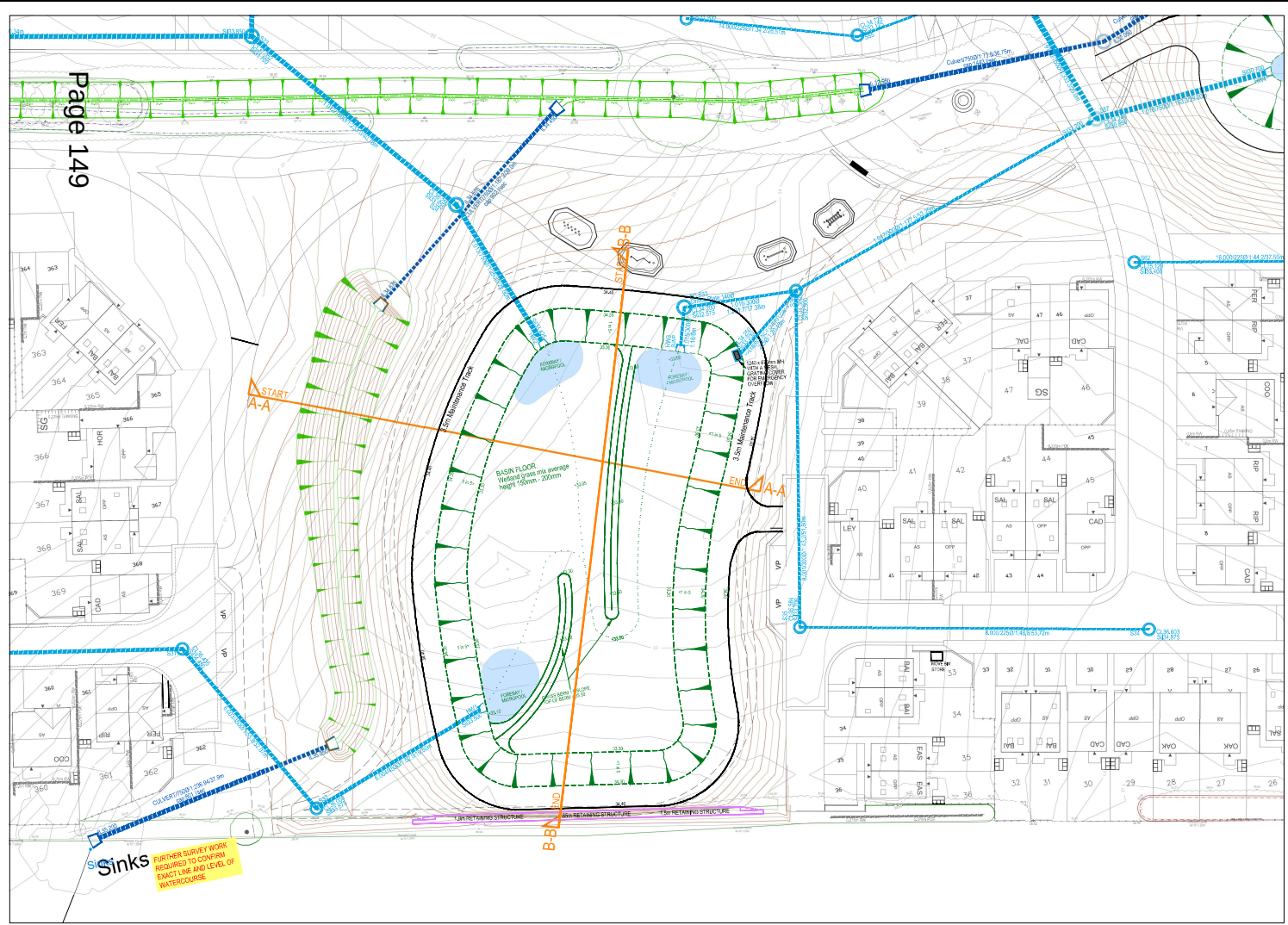
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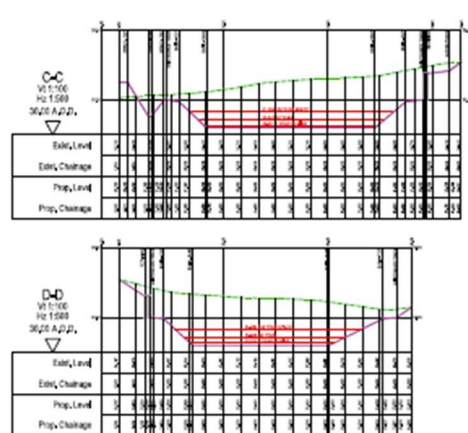
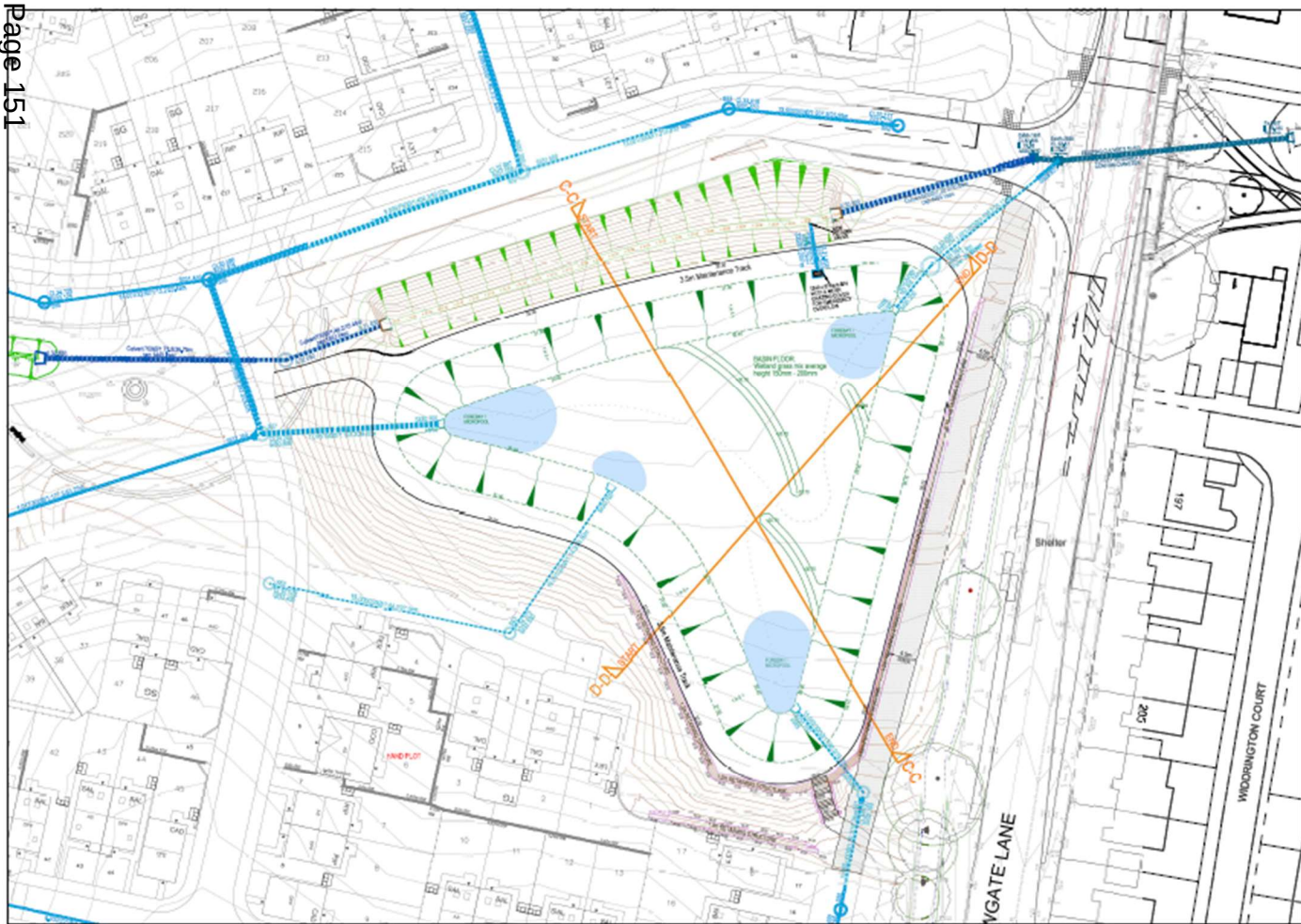
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ENGINEERING LEGEND

STRUCTURAL STEEL

- PIPESTEEL: A36, A572, A588
- PLATE: A36, A572, A588
- PIPE: A36, A572, A588
- PIPE: A36, A572, A588
- PIPE: A36, A572, A588
- PIPE: A36, A572, A588

CONCRETE

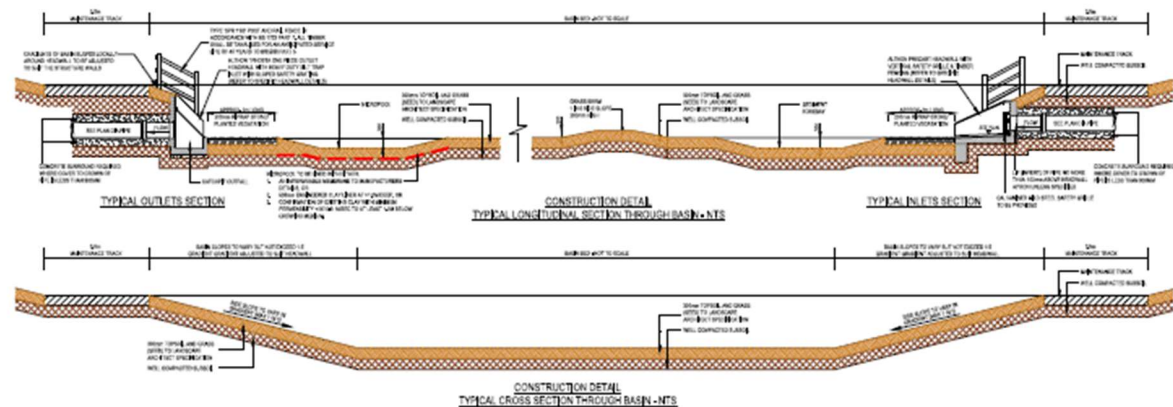
- CONCRETE: 28,000 PSI COMPRESSIVE STRENGTH
- CONCRETE: 3,500 PSI COMPRESSIVE STRENGTH
- CONCRETE: 4,000 PSI COMPRESSIVE STRENGTH
- CONCRETE: 5,000 PSI COMPRESSIVE STRENGTH
- CONCRETE: 6,000 PSI COMPRESSIVE STRENGTH
- CONCRETE: 7,000 PSI COMPRESSIVE STRENGTH

WOOD

- WOOD: 1,000 PSI COMPRESSIVE STRENGTH
- WOOD: 1,200 PSI COMPRESSIVE STRENGTH
- WOOD: 1,400 PSI COMPRESSIVE STRENGTH
- WOOD: 1,600 PSI COMPRESSIVE STRENGTH
- WOOD: 1,800 PSI COMPRESSIVE STRENGTH
- WOOD: 2,000 PSI COMPRESSIVE STRENGTH

STEEL PIPE

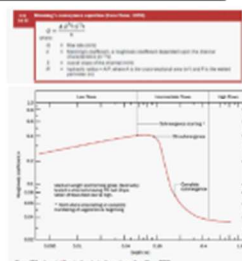
- STEEL PIPE: 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000, 1002, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018, 1020, 1022, 1024, 1026, 1028, 1030, 1032, 1034, 1036, 1038, 1040, 1042, 1044, 1046, 1048, 1050, 1052, 1054, 1056, 1058, 1060, 1062, 1064, 1066, 1068, 1070, 1072, 1074, 1076, 1078, 1080, 1082, 1084, 1086, 1088, 1090, 1092, 1094, 1096, 1098, 1100, 1102, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120, 1122, 1124, 1126, 1128, 1130, 1132, 1134, 1136, 1138, 1140, 1142, 1144, 1146, 1148, 1150, 1152, 1154, 1156, 1158, 1160, 1162, 1164, 1166, 1168, 1170, 1172, 1174, 1176, 1178, 1180, 1182, 1184, 1186, 1188, 1190, 1192, 1194, 1196, 1198, 1200, 1202, 1204, 1206, 1208, 1210, 1212, 1214, 1216, 1218, 1220, 1222, 1224, 1226, 1228, 1230, 1232, 1234, 1236, 1238, 1240, 1242, 1244, 1246, 1248, 1250, 1252, 1254, 1256, 1258, 1260, 1262, 1264, 1266, 1268, 1270, 1272, 1274, 1276, 1278, 1280, 1282, 1284, 1286, 1288, 1290, 1292, 1294, 1296, 1298, 1300, 1302, 1304, 1306, 1308, 1310, 1312, 1314, 1316, 1318, 1320, 1322, 1324, 1326, 1328, 1330, 1332, 1334, 1336, 1338, 1340, 1342, 1344, 1346, 1348, 1350, 1352, 1354, 1356, 1358, 1360, 1362, 1364, 1366, 1368, 1370, 1372, 1374, 1376, 1378, 1380, 1382, 1384, 1

[illegible]

HARROWGATE BASIN 2 TREATMENT CALCULATION

Basin length in:	77 children of these youth through basin
Coast South-east Area (m)	8,378 (based on peak 1 yr water level)
Wetland Perimeter (m)	6,353
5-Damwell Slope (m/m)	6,662 (height/distance)
average in 1/30	6.08
8 hydrologic basins	6,332

BASIN 2 WATER LEVELS				
Point: Valley, near Expy, VOLUME: 100000				
Date: 1-15, Treatment: None				
Station	Water Level	Water Depth	Water Depth	Velocity
1 station	10.00	10.00	10.00	10.00
2 station	10.00	10.00	10.00	10.00
3 station	10.00	10.00	10.00	10.00
4 station	10.00	10.00	10.00	10.00
5 station	10.00	10.00	10.00	10.00
6 station	10.00	10.00	10.00	10.00
7 station	10.00	10.00	10.00	10.00
8 station	10.00	10.00	10.00	10.00
9 station	10.00	10.00	10.00	10.00
10 station	10.00	10.00	10.00	10.00
11 station	10.00	10.00	10.00	10.00
12 station	10.00	10.00	10.00	10.00
13 station	10.00	10.00	10.00	10.00
14 station	10.00	10.00	10.00	10.00
15 station	10.00	10.00	10.00	10.00
16 station	10.00	10.00	10.00	10.00
17 station	10.00	10.00	10.00	10.00
18 station	10.00	10.00	10.00	10.00
19 station	10.00	10.00	10.00	10.00
20 station	10.00	10.00	10.00	10.00
21 station	10.00	10.00	10.00	10.00
22 station	10.00	10.00	10.00	10.00
23 station	10.00	10.00	10.00	10.00
24 station	10.00	10.00	10.00	10.00
25 station	10.00	10.00	10.00	10.00
26 station	10.00	10.00	10.00	10.00
27 station	10.00	10.00	10.00	10.00
28 station	10.00	10.00	10.00	10.00
29 station	10.00	10.00	10.00	10.00
30 station	10.00	10.00	10.00	10.00
31 station	10.00	10.00	10.00	10.00
32 station	10.00	10.00	10.00	10.00
33 station	10.00	10.00	10.00	10.00
34 station	10.00	10.00	10.00	10.00
35 station	10.00	10.00	10.00	10.00
36 station	10.00	10.00	10.00	10.00
37 station	10.00	10.00	10.00	10.00
38 station	10.00	10.00	10.00	10.00
39 station	10.00	10.00	10.00	10.00
40 station	10.00	10.00	10.00	10.00
41 station	10.00	10.00	10.00	10.00
42 station	10.00	10.00	10.00	10.00
43 station	10.00	10.00	10.00	10.00
44 station	10.00	10.00	10.00	10.00
45 station	10.00	10.00	10.00	10.00
46 station	10.00	10.00	10.00	10.00
47 station	10.00	10.00	10.00	10.00
48 station	10.00	10.00	10.00	10.00
49 station	10.00	10.00	10.00	10.00
50 station	10.00	10.00	10.00	10.00
51 station	10.00	10.00	10.00	10.00
52 station	10.00	10.00	10.00	10.00
53 station	10.00	10.00	10.00	10.00
54 station	10.00	10.00	10.00	10.00
55 station	10.00	10.00	10.00	10.00
56 station	10.00	10.00	10.00	10.00
57 station	10.00	10.00	10.00	10.00
58 station	10.00	10.00	10.00	10.00
59 station	10.00	10.00	10.00	10.00
60 station	10.00	10.00	10.00	10.00
61 station	10.00	10.00	10.00	10.00
62 station	10.00	10.00	10.00	10.00
63 station	10.00	10.00	10.00	10.00
64 station	10.00	10.00	10.00	10.00
65 station	10.00	10.00	10.00	10.00
66 station	10.00	10.00	10.00	10.00

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DELEGATED

Report to Planning Committee

5 August 2026

Report of Director of Regeneration and Inclusive Growth

21/2130/FUL

Land At Harrowgate Lane, Bishopgarth , Stockton-On-Tees

Expiry Date: 15 December 2021

Extension of Time Date: 30 January 2026

Summary

Members may recall that the application was deferred from the 5th March 2025 planning committee meeting due to matters relating to Nutrient Neutrality not being fully resolved. Despite attempts by the applicants to resolve the matter prior to the April 2025 meeting, the matter remained unresolved until September/October 2025, when an agreement was reached with Natural England following the agreement to acquire nutrient credits via a private credit provider.

Subsequently in October 2025, one of the joint applicants withdrew a number of drawings and supporting reports due to a desire to update the layout, and the associated drawing packs.

That withdrawn information has been re-provided by the other joint applicant in June 2026. Re-consultation with those relevant statutory consultees (Highways, Transport and Design Manager and Lead Local Flood Authority) has confirmed that there remain are no objections to the proposals.

Following the deferral of the application, a further 6 letters of objection to the application were received. Those comments are detailed in the report below, but no new matters were raised and they have been addressed within the original report to planning committee.

The main material planning considerations and conditions remain as outlined within the original report unless detailed within the report and recommendation below. In summary there are no technical reasons to withhold planning permission and approval of the application will bring about housing site within the West Stockton Local Plan allocation as well as a contribution towards the delivery of housing.

RECOMMENDATION

That members be minded to approve planning application 21/2130/FUL subject to the applicant entering into a Section 106 Agreement in accordance with the Heads of Terms.

CONSULTATIONS

1. Consultees were notified of the revised information and the following comments were received (in summary).

2. Highways Transport and Design Manager

I refer to your e-mail dated: 17/06/26

General Summary

The Highways Transport and Design Manager raises no issues with the proposals, subject all the comments below being addressed.

Highways Comments

A proposed site layout, drawing 5205 – 201 Rev B, and various house type layouts have been submitted in support of the proposals.

The site layout is broadly in accordance with the Councils design guide and parking has been provided in accordance with SPD3: Parking Provision for Developments 2011.

There are no highways objections to the proposals.

Flood Risk Management

The applicant has provided sufficient information to satisfy the Local Lead Flood Authority that a surface water runoff solution can be achieved without increasing existing flood risk to the site or the surrounding area. However the applicant has not provided a detailed design for the management of surface water runoff from the proposed development and this information should be secured by condition.

PUBLICITY

3. Following the deferral of the application, a further 6 letters of objection to the application were received. Those comments are detailed in the report below, but no new matters were raised and they have been addressed within the original report to planning committee.

- Will increase traffic and congestion in the area
- overcrowding and impact on infrastructure
- Loss of green space
- Flooding
- Impact on wildlife

MATERIAL PLANNING CONSIDERATIONS

4. The main considerations of this application relate to nutrient neutrality, with all other material planning considerations being set out within the committee report from the 5th March 2025.

Nutrient Neutrality

5. Following the deferral of the application in March 2025, the applicants have resolved to try and overcome the concerns of Natural England.
6. This resulted in a slight change in approach and the mitigation strategy now focuses on the applicants securing private nutrient credits to address the associated impacts on the Teesmouth and Cleveland Coast SPA/Ramsar.

7. As a result an updated appropriate assessment was undertaken and Natural England were consulted on the revised Habitat Regulations Assessment, Appropriate Assessment and the mitigation scheme. Natural England subsequently confirmed they were content with the updated documentation.
8. Subsequently, in view of the revised mitigation solution, the application is considered to satisfactorily address the associated impacts on the Teesmouth and Cleveland Coast SPA/Ramsar from increase nitrogen.

Director of Regeneration and Inclusive Growth
Contact Officer Simon Grundy Telephone No 01642 528550

WARD AND WARD COUNCILLORS

Ward	Bishopsgarth And Elm Tree (Pre May 2023)
Ward Councillor	Councillor David Minchella
Ward Councillor	Councillor Hugo Stratton

IMPLICATIONS

Financial Implications:

As per the report

Environmental Implications:

As per 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

Name of Contact Officer: Simon Grundy

Post Title: Team Leader

Telephone number: 01642 528550

Email Address: Simon.Grundy@stockton.gov.uk

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DELEGATED

**AGENDA NO
PLANNING COMMITTEE
5 MARCH 2025
REPORT OF ASSISTANT DIRECTOR OF
INCLUSIVE GROWTH AND DEVELOPMENT**

**21/2130/FUL Land at Harrowgate Lane, Bishopgarth, Stockton-On-Tees
Application for the erection of 54 dwellings to include access, parking, open space and associated infrastructure**

**Expiry Date: 15 December 2021
Extension of Time Date: 31 March 2024**

SUMMARY

The application site, hereby referred to as the Site, is located to the western edge of Harrowgate Lane, its 13.41 ha form somewhat of an 'L' shape. It is referred to as Zone C within the West Stockton Sustainable Urban Extension.

Full planning permission is sought for the erection of 54 dwellings, within the original red line of application ref 14/2291/EIS taking the total number of dwellings on the site to 394, with associated infrastructure and landscaping.

The application site forms part of the West Stockton Strategic Urban Extension which is a key housing growth area within the adopted Local Plan. The principle of housing on the site has already been accepted and established within the adopted Local Plan. Whilst this application would increase the proportionate share of this site deliverability, there are no material considerations as to which resist the increase in the number of units this site would deliver. With regards to the detail, the proposed appearance, scale and layout of the development is considered to be acceptable, and the development is of a form which means that it is one which can be accommodated without any technical implications, with special regard to highway capacity.

At the time of writing there are still outstanding consultations with Natural England regarding Nutrient Neutrality.

This application has received an objection from Cllr Hugo Stratton and one member of the public. Whilst this application, could technically be determined under delegated powers in line with the Councils Scheme of Delegation, it has been brought to Members due to the requirement of application ref 21/0249/REM to be determined by Members of the Planning Committee. Due to the integrated nature of all applications for this site, in the interest of completeness this application is being presented alongside applications 21/0249/REM, 21/1599/REM and 24/0336/VARY.

In view of the fact that the proposal is acceptable in planning terms (subject to the outstanding consultation) the application is put before members to consider the agreement to the principle of the development with decision being delegated to the Planning Services Manager.

RECOMMENDATION

That members be minded to approve planning application 21/2130/FUL with the decision being delegated to the Planning Service Manager subject to final confirmation of conditions and informatives and subject to, the applicant entering into a Section 106 Agreement in accordance with the Heads of Terms below;

Time Limit

01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: By virtue of the provision of Section 91 of the Town and Country Planning Act 1990 (as amended).

Approved Plans

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

Plan Reference Number	Date Received
ASK/END/0-002 REV A	22 April 2024
ASK/END/0-002 REV A	22 April 2024
ASK/MID/0-001 REV A	22 April 2024
ASK/MID/0-002 REV A	22 April 2024
B3/0-001 REV A	22 April 2024
B3/END/0-001 REV A	22 April 2024
B3/END/0-002 REV A	22 April 2024
BAI/0-001 REV A	22 April 2024
BAI/0-002 REV A	22 April 2024
CAD/0-001 REV A	22 April 2024
CAD/0-002 REV A	22 April 2024
DAL/0-001 REV A	22 April 2024
510-001	22 April 2024
510-002	22 April 2024
510-003 -1.8M	22 April 2024
510-004 - 0.45M	22 April 2024
ASK/END/0-001 REV A	22 April 2024
DAL/0-002 REV A	22 April 2024
E2.1/END/0-001.5 REV A	22 April 2024
E2.1/END/0-002.5 REV A	22 April 2024
E2.1/MID/0-001.5 REV A	22 April 2024
E2.1/MID/0-002.5 REV A	22 April 2024
FER/END/0-001 REV B	8 November 2024
FER/END/0-002 REV A	8 November 2024
HOR/0-001 REV A	22 April 2024
HOR/0-002 REV A	22 April 2024
LEY/DET/0-001 REV A	22 April 2024
LEY/DET/0-002 REV A	22 April 2024
OAK/0-001 REV A	22 April 2024
OAK/0-002 REV A	22 April 2024
RIP/ALT/0-001.5 REV A	22 April 2024
RIP/ALT/0-002.5 REV A	22 April 2024
RIP/END/0-001.5 REV A	22 April 2024
RIP/END/0-002.5 REV A	22 April 2024
SAL/END/0-002.5 REV A	22 April 2024
5205 - 203 A	24 January 2025

5205 - 103 A	8 November 2024
5205 - 253 A	24 January 2025
5205 - 200 REV C	16 January 2025
SITE/SG/006	24 February 2025
5205-203 REV A	24 January 2024
500-005	22 April 2024

Reason: To define the consent

Walkover Survey

- 03 A maximum of three months before works commencing on site for each phase of development a suitably qualified ecologist shall undertake a checking survey to ensure that no protected species or their habitat are present on site. The results of the survey shall be submitted to and approved in writing by the Local Planning Authority and any identified additional or revised mitigation measures required shall be implemented wholly in accordance with the approved details prior to the commencement of the respective phase.

Reason: To preserve, protect and enhances the biodiversity of the site in accordance with Local Plan Policy ENV5 and the NPPF

Mitigation Measures

- 04 All ecological mitigation/ recommendation measures within Chapter 6 of the submitted contained within the submitted Ecological Impact Assessment (April 2024) shall be implemented throughout the development in full accordance with the advice and recommendations.

Reason: To preserve, protect and enhances the biodiversity of the site in accordance with Local Plan Policy ENV5 and the NPPF

Bat Check

- 05 Prior to the felling of any trees a Climb and Inspect Assessment shall be carried out by a qualified Ecologist in conjunction with the qualified Arboriculturist to check for cavities and inspection with an endoscope or mirrors if appropriate. Works to the trees should not commence until the Inspection Report has been submitted to and agreed in writing by the Local Planning Authority. The works should then be carried out in complete conformity of the report. If any evidence of bat roosts are found works should cease immediately and a Natural England License sought.

Reason: In the interest of safeguarding a European Protected Species and their habitat in accordance with the Habitat Regulations and in accordance with Local Plan Policy ENV5 and the NPPF.

Biodiversity Enhancement and Management Plan (BEMP)

- 06 Notwithstanding the proposals detailed in the respective reports, prior to the commencement of the development hereby permitted the developer shall submit to and have approved in writing by the Local Planning Authority a Biodiversity Gain Plan. The Biodiversity Gain Plan must contain, including information about the steps that will be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and the site's pre- and post-development biodiversity value and how these gains will be incorporated within the final landscape plan as required by condition 18. The agreed works shall be implemented in accordance with the agreed details and be retained thereafter for the lifetime of the development.

Reason: To preserve, protect and enhances the biodiversity of the site in accordance with Local Plan Policy ENV5 and the NPPF.

Construction Environment Management Plan

- 07 Prior to the commencement of the development hereby approved, a detailed site-specific Construction Environmental Management Plan for each phase is to be submitted and agreed in writing by the Local Planning Authority. This shall include details of all proposed excavations, piling, construction, machinery used (including location) and associated mitigations should be submitted in accordance with BS 5228:1997. This should also include all measures to be undertaken to protect habitats and wildlife during the construction phase of the development identified in the submitted Ecological Impact Assessment (September 2021). Once approved the CEMP Plan shall be adhered to throughout the construction period.

Reason: In the interests of residential amenity and to protect habitats and wildlife site in accordance with Local Plan Policy ENV5 and the NPPF

NWL Drainage

- 08 Development shall be implemented in line with the drainage scheme contained within the submitted document entitled "Flood Risk Assessment and Surface Water Management Strategy" dated "May 2021". The drainage scheme shall ensure that foul flows discharge to the combined sewer at manhole 2601 and ensure that surface water discharges to the surface water sewer at manhole 1601. The surface water discharge rate for Phase 6 of this development shall not exceed the available capacity of 8l/sec that has been identified in this sewer. The final surface water discharge rate shall be agreed by the Lead Local Flood Authority.

Reason: To prevent the increased risk of flooding from any sources in accordance with the NPPF.

Phasing and Delivery Schedule

- 09 Notwithstanding the proposals detailed in the Design and Access Statement and submitted plans, prior to commencement of development a Phasing Programme shall be submitted to and approved in writing by the Local Planning Authority which shall identify the phasing of infrastructure, dwellings, landscaping, public open space, accesses and landscaping to the residential areas of the development hereby approved. Thereafter the development shall be undertaken in accordance with the Phasing Programme.

Reason: To ensure the co-ordinated progression of the development and the provision of the relevant infrastructure to each individual phase

Construction Management Plan

- 10 Within each phase, no development shall take place, until a Construction Management Plan has been submitted to, and approved in writing by, the local planning authority. The Construction Management Plan shall provide details of:
- i. the site construction access(es)
 - ii. the parking of vehicles of site operatives and visitors;
 - iii. loading and unloading of plant and materials including any restrictions on delivery times;
 - iv. storage of plant and materials used in constructing the development;
 - v. the erection and maintenance of security hoarding
 - vi. measures to be taken, including but not limited to wheel washing facilities and the use of mechanical road sweepers operating at regular intervals or as and when necessary, to avoid the deposit of mud, grit and dirt on the public highway by vehicles travelling to and from the site;
 - vii. measures to control and monitor the emission of dust and dirt during construction;

- viii. a Site Waste Management Plan;
- ix. details of the HGVs routing including any measures necessary to minimise the impact on other road users;
- x. measures to protect existing footpaths and verges; and
- xi. a means of communication with local residents.

The approved Construction Management Plan shall be adhered to throughout the construction period.

Reason: In the interests of highway safety and residential amenity in accordance with Local Plan Policy SD8 and TI1 and NPPF

Construction Hours

- 11 No construction/demolition works, or deliveries shall be carried out except between the hours of 8.00am and 6.00pm on Mondays to Fridays and between 9.00am and 1.00pm on Saturdays. There shall be no construction activity including demolition on Sundays or on Bank Holidays.

Reason: To ensure that the development does not prejudice the enjoyment of neighbouring occupiers of their properties in accordance with Local Plan Policy SD8 and NPPF

Noise Report

- 12 The development hereby approved shall be built out in accordance with the mitigation measures detailed within table 4.2 of the submitted noise report received by the Local Planning Authority on the 25 November 2024

Reason: To enable the Local Planning Authority to satisfactorily control the development and to ensure satisfactory residential amenity in accordance with Local Plan Policy SD8 and NPPF

Levels

- 13 Prior to the commencement of each phase of development, details of the existing and proposed levels of the site including the finished floor levels of the buildings to be erected, cross sections and any earth retention measures (including calculations where such features support the adopted highway) shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that earth-moving operations, retention features and the final landforms resulting are structurally sound, compliment and not detract from the visual amenity or integrity of existing natural features and habitats in accordance with Local Plan Policy SD8 and NPPF

Soil Management

- 14 No development shall be commenced until the Local Planning Authority has approved in writing the details of a soil management plan. The plan shall indicate how and where soils will be stripped, and their temporary storage during the works. Details shall describe the height, width, length and location on site of all such mounding together with any temporary seeding.

Reason: To enable the Local Planning Authority to satisfactorily control the development and to ensure satisfactory residential amenity in accordance with Local Plan Policy SD8 and NPPF

Electric Charging Points

- 15 Notwithstanding the submitted plans, prior to above ground construction a plan shall be submitted to and agreed in writing by the Local Planning Authority detailing the location of all electric charging points in both the residential and commercial areas. The development shall thereafter be built out in accordance with the approved plans.

Reason: To promote sustainable travel in accordance with Local Plan Policy TI1 and NPPF

Renewables or Fabric First

- 16 No above ground development shall take place until the Local Planning Authority has approved a report provided by the applicant identifying how the predicted CO2 emissions of the development will be reduced by at least 10% through the use of on-site renewable energy equipment or design efficiencies. The carbon savings which result from this will be above and beyond what is required to comply with Part L Building Regulations. Before the development is occupied the renewable energy equipment or design efficiency measures shall have been installed and the local planning authority shall be satisfied that their day-to-day operation will provide energy for the development for so long as the development remains in existence.

Reason: In the interests of promoting sustainable development in accordance with policy ENV1.

External Materials

- 17 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 details.

Reason: To enable the Local Planning Authority to control details of the proposed development in accordance with Local Plan Policy SD8 and NPPF

Landscaping Softworks

- 18 Notwithstanding the proposals detailed in the Design and Access Statement and submitted plans, no development shall commence until full details of soft landscaping and associated maintenance has been submitted to and been approved in writing by the Local Planning Authority. Those details shall include; 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); a phasing programme for the implementation of landscaping and associate maintenance; details of all existing or proposed utility services that may influence proposed tree planting shall be indicated on the planting plan.

The soft landscape maintenance details should include details of access routes to demonstrate operations can be undertaken from publicly accessible land, long term design objectives, management responsibilities and maintenance schedules for all landscape areas/ retained vegetation, other than small privately owned domestic gardens. 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.

All planting works shall be in accordance with the approved plans and details and shall be implemented prior to the first planting season following completion of each identified phase of development. 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 Local

Planning Authority 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.

Reason: To ensure satisfactory landscaping to improve the appearance of the site in the interests of visual amenity and in accordance with Local Plan Policy SD8 and NPPF

Trees within and adjacent to the adopted highway

- 19 Notwithstanding the proposals detailed in the Design and Access Statement and submitted plans, no development shall be commenced until the Local Planning Authority has approved in writing the details of arrangements for the planting of street trees and protection of the adopted highway from tree root damage. Root barriers will be required where trees are planted within 2m of the adopted highway.

Reason: To protect the adopted highway from damage by tree roots and in accordance with Local Plan Policy SD8 and NPPF

Tree Protection

- 20 The hereby approved development shall be carried out in complete conformity with the submitted Arboricultural Impact Assessment Arboricultural Method Statement Tree Protection Plan as received by the Local Planning Authority on 09 August 2021

Reason: to safeguard the trees within and adjacent to the hereby approved development and in accordance with Local Plan Policy SD8 and NPPF

Light Intrusion

- 21 Prior to the commencement of the development hereby permitted, a scheme for the protection of biodiversity, the proposed dwellings and the neighbouring premises from light intrusion shall be submitted to and approved in writing by the Local Planning Authority. All works, which form a part of such a scheme, shall be completed before any of the permitted dwellings / facilities are occupied. The scheme should detail the type of luminaries and their Lumen levels, locations, means of affixation, heights, angles plus the level of light trespass in lux.

The position of all columns shall be agreed in writing by the Local Planning Authority to avoid conflict with the positions of trees as approved under condition 19.

The lighting shall be implemented wholly in accordance with the agreed scheme prior to the occupation of the development or approved phases.

Reason: To enable the Local Planning Authority to control details and in the interests of the amenity of adjoining residents, amenity of the area and protection of biodiversity on and adjacent to the site and in accordance with Local Plan Policy SD8 and NPPF

Enclosure

- 22 Notwithstanding the proposals detailed in the Design and Access Statement and submitted plans, prior to the above ground construction of development within each relevant phase, details of all means of enclosures shall be submitted to and approved in writing by the Local Planning Authority. This shall include all acoustic barriers, walls, fences, entrance feature walls, hedgerows and kneerails, including those surrounding pumping stations and other infrastructure sites. This shall include the specification for holes in boundary walls and fences at ground level to allow for the movement of hedgehogs. Such means of enclosure shall be implemented in accordance with the approved plan prior to the occupation of the development or approved phases.

Reason: In the interests of biodiversity, the visual amenities of the locality and to protect the residential amenity of future occupiers and in accordance with Local Plan Policy SD8 and NPPF

Landscaping Hardworks

- 23 Notwithstanding the proposals detailed in the Design and Access Statement and submitted plans, no above ground construction shall commence until full details of proposed hard landscaping including the highway materials has been 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 in accordance with an agreed timetable / delivery programme.

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.

Reason: To enable the Local Planning Authority 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 and in accordance with Local Plan Policy SD8 and NPPF

Bins/refuse

- 24 Prior to the occupation of each phase of the development hereby approved each plot and commercial facility should be provided with the appropriate means of waste and recycling provision in accordance with the applicable Council standards

Reason: To ensure a satisfactory form of development in accordance with Policy SD8 and NPPF

Open Access

- 25 Open access ducting to facilitate fibre and internet connectivity shall be provided from the homes to the public highway

Reason: To ensure that infrastructure is provided to facilitate fibre connections to all new development in accordance with Policy TI3 of the Stockton on Tees Local Plan

Removal of PD rights – No Garage Alterations/Conversions

- 26 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revising, revoking and re-enacting that Order with or without modification), no internal or external alterations shall take place to any garage, which would preclude its use for housing motor vehicles.

Reason: To ensure that the site has adequate parking provision in accordance with the requirements of SPD3 and in accordance with Local Plan Policy SD8 and NPPF

Removal of PD rights – No Boundary Treatments to front of properties.

- 27 Notwithstanding the provisions of Class A of Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order) there shall be no walls, fences, railings or other form of boundary enclosures erected between any point taken in line with the properties front elevation and the highway unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent significant undue detrimental loss of privacy and amenity for future occupants taking into account the relationship with existing dwellings and to comply with Policy SD8 the Stockton on Tees Local Plan and paragraph 135 of the NPPF.

Removal of PD Rights – Householder extensions and alterations

28 Notwithstanding the provisions of classes A,AA, B, C, D, E and F of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (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, without the written approval of the Local Planning Authority.

Reason: To prevent significant undue detrimental loss of privacy and amenity for future occupants taking into account the relationship with existing dwellings and to comply with Policy SD8 the Stockton on Tees Local Plan and paragraph 135 of the NPPF.

Travel Plan

29 The development hereby approved shall be carried out in accordance with the submitted Travel Plan (revision 3) received by the Local Planning Authority dated 22 April 2024.

Reason: To ensure compliance with Local Plan Policy TI1

Feature Squares

30 Notwithstanding the proposals detailed in the Design and Access Statement and submitted plans, prior to the above ground construction 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 and maintained thereafter.

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: To enable the Local Planning Authority to satisfactorily control the development and to ensure a high standard of design in accordance with Local Plan Policy H2 and SD8.

Discharge of Surface Water

31 The development hereby approved shall not be commenced on site, until a scheme for 'the implementation, maintenance and management of a Sustainable Surface Water Drainage Scheme has first been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details, the scheme shall include but not be restricted to providing the following details;

- I. Detailed design of the surface water management system; (for each phase of the development).
- II. Detailed overland flow management assessment & Integration with Adoptable Drainage Network
- III. Finished Floor Levels (FFLs) – Minimum finished floor levels shall be set based on the development's post-construction flood risk profile, including critical water levels arising from the 1 in 100-year event plus 40% climate change allowance, with a suitable freeboard applied.

- IV. A build programme and timetable for the provision of the critical surface water drainage infrastructure;
- V. A management plan detailing how surface water runoff from the site will be managed during the construction phase;
- VI. Details of adoption responsibilities

Reason: To ensure the site is developed in a manner that will not increase the risk of surface water flooding to site or surrounding area, in accordance with the Local Plan Policies SD5 & ENV4 and the National Planning Policy Framework.

Watercourse Assessment

32 No development shall commence until a detailed surface water drainage strategy has been submitted to and approved in writing by the Lead Local Flood Authority (LLFA). The strategy shall address the following concerns and provide supporting evidence to ensure the proposed development does not increase flood risk within or beyond the site boundary:

1. Hydraulic Performance of Overland Flow Channels & Culverts – The developer shall provide detailed, site-specific hydraulic modelling of all proposed overland flow channels and culverts
2. Long-Term Functionality & Erosion Mitigation
3. Culvert Risk Assessments & Screen Initial Needs Assessment
4. Impounding Structures & Embankment Design Assessment

Reason: To ensure that the proposed development adequately mitigates flood risk and integrates with the local drainage network in accordance with the National Planning Policy Framework (NPPF), and relevant local policies on flood risk and sustainable drainage.

FRM - Discharge of Surface Water

33 The building hereby approved shall not be brought into use until:-

- I. Requisite elements of the approved surface water management scheme for the development, or any phase of the development are in place and fully operational to serve said building
- II. The drawings of all Suds features have been submitted and approved in writing by the Local Planning Authority, the drawings should highlight all site levels, including the 30year and 100year+cc flood levels and confirmation of storage capacity
- III. A Management and maintenance plan of the approved Surface Water Drainage scheme has been submitted and approved in writing by the Local Planning Authority, this should include the funding arrangements and cover the lifetime of the development

Reason: To reduce flood risk and ensure satisfactory long-term maintenance are in place for the lifetime of the development.

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: Northern Gas

The developer is advised to contact Northern Gas Networks prior to any construction works as there may be apparatus in the vicinity of the development.

Informative: Northumbrian Water

It should also be noted that, following the transfer of private drains and sewers in 2011, there may be assets that are the responsibility of Northumbrian Water that are not yet included on our records. Care should therefore be taken prior and during any construction work with consideration to the presence of sewers on site. Should you require further information, please visit <https://www.nwl.co.uk/services/developers/>

Informative: Designing out Crime

The applicant is encouraged to engage with the Policer Architectural Liaison Officer to see how secure by design principles can be incorporated into the scheme

Informative: Hydraulic Performance of Overland Flow Channels & Culverts –

The developer shall provide detailed, site-specific hydraulic modelling of all proposed overland flow channels and culverts. This assessment shall:

- o Include the critical 1 in 100-year flood event plus 40% climate change allowance.
- o Justify the sizing of culverts and flow channels based on accurate cross-sectional survey data rather than idealised sections.
- o Demonstrate that the proposed network will perform effectively under design storm conditions without increasing flood risk elsewhere.

Informative Long-Term Functionality & Erosion Mitigation –

The applicant shall demonstrate, through hydraulic modelling, that all proposed diversion channels will remain stable over their design life. Where scour of the bed and banks is identified as a potential risk, suitable mitigation measures shall be provided.

Informative Culvert Risk Assessments & Screens –

Any culvert exceeding 350mm diameter shall be subject to a Public Risk Assessment and a Screen Initial Needs Assessment. If a security or debris screen is deemed necessary, it shall be designed in accordance with CIRIA C786 - The Culvert Screen and Outfall Manual.

Informative Impounding Structures & Embankment Design Assessment –

Where proposed SuDS features abut any watercourse or drainage channel, the embankment between these features shall be designed as an impounding structure. The developer shall provide full design details, including construction materials, stability calculations, and justification of resilience measures to mitigate the risk of embankment failure.

Informative Site-specific surface water construction management plan

A site-specific construction management plan must be provided in accordance with Appendix B Section 6 of the CIRIA SuDS Manual before commencing the drainage construction. Detailing how surface water will be managed during construction phase and contained within the site boundary must also include prevention of silts entering existing surface waterbodies, details of measures to be taken to protect and maintain the natural flows of the watercourse/ditches through the proposed site (including the provision of any required temporary drainage). Particular attention should be given to the phasing of the de-culverting works, full construction method statements should be provided.

Informative Land Drainage Consents

Land Drainage Consent/s sites outside the planning process, the LLFA would like to make you aware that no works on the ordinary watercourse are permitted until a Land Drainage Consent approval has been received from the Lead Local Flood Authority. The Land Drainage consent application form and supporting information must be submitted to the LLFA for consideration. The application process will take 8 weeks for determination.

Informative Management and Maintenance

A Maintenance Plan and checklist must be provided in accordance with Appendix B Section 8 of the CIRIA SuDS Manual and the LLFA local requirements. The LLFA requirements are as follows;

- Details of who is responsible for the maintenance and management of all surface water components during construction phase, including contact details, emergency contact details, expected completion date for the development, expected date the management company will commence the maintenance and management of the SuDS.
- Details of the management company responsible for the maintenance

HEADS OF TERMS

- Local Labour Agreement
- Open Space
- Affordable Housing
- Nutrient Neutrality
- NHS
- Proportionate share of required infrastructure in broad accordance with West Stockton Masterplan
- Connectivity through to Zone B

BACKGROUND

1. 14/2291/EIS Application for outline permission for residential development (340 dwellings) including access, this application was, refused December 2014, however permission was subsequently allowed, at appeal June 2016.
2. The following applications are also being presented to members of the Planning Committee and will be considered alongside this application, and are pursuant to the above parent permission 21/0249/REM Reserved matters application for the appearance, landscaping, layout and scale for residential development comprising 230 dwellings for phase 1, 2 and 3.
3. 21/1599/REM Reserved matters application for the appearance, landscaping, layout and scale for residential development comprising 110 dwellings for phase 4 and 5.
4. 24/0336/VARY Section 73 application to vary conditions no1 (approved plan) 14/2291/EIS - Application for outline permission for residential development (340 dwellings) including access

SITE AND SURROUNDINGS

5. The application site, hereby referred to as the Site, is located to the western edge of Harrowgate Lane, its 13.41 ha form somewhat of an 'L' shape. It is referred to as Zone C within the West Stockton Sustainable Urban Extension.
6. The majority of the site is cropped arable land with small areas of semi-improved and improved rough grassland. The site is undulating in nature and has a partially culverted natural watercourse flows under part of the site to join a deeply incised semi natural drainage ditch. This watercourse then flows under the eastern part of the site under Harrowgate Lane where it flows into Hardwick Dene and Elm Tree Woods Nature Reserve and becomes a tributary of Lustrum Beck.
7. Outwood Academy borders the northern and north eastern boundary. The Site adjoins Zone A to the north, which benefits from planning permission and the western boundary adjoining Zone B and the safeguarded land which also forms the southern boundary.

PROPOSAL

8. Full planning permission is sought for the erection of 54 dwellings, within the original red line of application ref 14/2291/EIS taking the total number of dwellings on the site to 394, with associated infrastructure and landscaping.
9. The proposal is for a mix of 2, 3 and 4 bedroom properties with a mix of tenures.

	Proposed	Housing	Mix			
	21/0249/REM	Affordable	21/1599/REM	Affordable	21/2130/FUL	Affordable
2 Bedroom	54	8	24	0	16	3
3 Bedroom	122	4	66	0	20	8
4 Bedroom	42	0	20	0	7	0
Total	218	12	110	0	43	11

CONSULTATIONS

10. Consultees were notified and the following comments were received.

Highways Transport and Design Manager General Summary

Subject to the securing a financial contribution towards the identified highways mitigation schemes the highways transfer underside manager raises no issue with the proposal he lied

Highways Comments

The impact of the additional 54 dwellings associated with this proposal over and above those considered as part of the original outline application (14/2993/EIS) have been assessed using the West Stockton Aimsum Model (WeSAM)

The results from the WeSAM demonstrate that no additional highways mitigation is required over above but what has already been identified within the Yarm back lane and Harrogate late master plan however this development is reliant on the mitigation that has been identified and should therefore contribute towards the cost of providing it.

Therefore, should the application be approved a financial contribution towards the identified highways mitigation should be secured by reception 106 agreement

A proposed layout drawing 5205 203 REV A, and various house type layouts have been submitted in support of the proposal

The site layout is broadly in accordance with the council's design guide and parking has been provided in accordance with SPD Parking Provision for Development 2011

Subject to the securing of the financial contribution towards the identified highways mitigation schemes there are no highway objections to the proposal

Flood Risk Management

The applicant has provided sufficient information to satisfy the Local Lead Flood Authority that a surface water runoff solution can be achieved without increasing existing flood risk to the site or the surrounding area. However, the applicant has not provided a detailed design for the management of surface water runoff from the proposed development and this information should be secured by condition.

SBC Housing Services Manager

To fully appraise the three applications I need an Affordable Housing Statement to be submitted to Strategic Housing for consideration and approval before the scheme commences.

The Affordable Housing Statement needs to include the following detail;

1. Identification of the location, size, tenure and property type of each of the Affordable Housing dwellings including which phases they fall within and anticipated completion date of each (this will be subject to quarterly monitoring returns). This can best be demonstrated on a colour coded Masterplan map.
2. There is an expectation that Affordable dwellings will be suitably dispersed (clusters of no more than 4-6 dwellings in a single location) throughout the overall site and throughout phases of development and that the Affordable dwellings offered and proportionate to the overall housing offer for the site i.e. not limited to one or two property types if the site offers more choice.
3. Early identification and confirmation of any preferred or appointed Registered Provider partner and an adoption of the Tees Valley Homefinder policy for the allocation of all Affordable dwellings.
4. Confirmation of any service charges related to the Affordable dwellings, for example maintenance of open space or the two proposed attenuation basins.
5. Confirmation of any sale prices and rental values connected to the Affordable Housing to ensure that it remains affordable and accessible to local targeted housing markets and consumers.
6. An Affordable Housing offer that mirrors and conforms to the Affordable Housing SPD 2021 and provision of 20% of Affordable Housing in accordance with the policy on an indicative 70:30, Affordable Rented : Intermediate Affordable ratio.

Environmental Health Unit

I have no objection in principle to the development, subject to the imposition of the following conditions:

Air Quality Assessment

As the submitted transport assessment indicates that there will be less than 500 AADT vehicle movements an air quality assessment is not required for this site.

Environmental Health Unit - Contaminated Land

I have reviewed the submitted Geo-technical Report (Ref 3685/1, Feb 2021) and this shows that the site is a greenfield site with no previous usage likely to cause ground contamination. I am satisfied that the risks to human health have been assessed and I therefore have no objections from a contaminated land perspective.

Northern Gas Networks

Northern Gas Networks has no objections to these proposals

Northumbrian Water Limited

We have no issues to raise with the above application which relates to phase 6 of the wider development, provided it is approved and carried out within strict accordance with the submitted document entitled "Flood Risk Assessment and Surface Water Management Strategy". This document corresponds with the advice provided in our pre-planning enquiry response which states that surface water should enter the local watercourse via manhole 1601 and foul flows should enter the combined sewer network.

We therefore request that the following condition be attached to any planning approval, so that the development is implemented in accordance with this document:

Highway England

No objection

Tees Archaeology

The site has already been subject to archaeological evaluation and was determined to be of low potential. No further archaeological work is required.

Campaign To Protection Rural England

We note that the site was granted permission, following an appeal, for up to 340 houses in 2016. The site has since been allocated in the Stockton Local Plan as part of a Sustainable Urban Extension (SUE) for over 2000 houses. We are surprised that this application is for a number of houses so much below that allowed on appeal and trust that this will not mean land is required elsewhere to make up a deficit.

A number of conditions are imposed both in the appeal decision letter and in the relevant Policy in the Stockton Plan. These include provision of certain community buildings and infrastructure requirements, particularly highway matters. While it is suggested in the application that this is covered in overall applications for the wider SUE. We note however the comments of a councillor regarding traffic in particular.

We are also concerned that the appeal decision letter imposed a condition relating to renewable energy provision. None is being provided but we note also the provisions of the Energy and Sustainability Statement. This however clearly does not accord with the provisions of the decision letter requiring renewable energy provision and we represent that this be considered very carefully. At a time when there are many applications in the North East for large solar arrays on greenfield sites, provision of small scale arrays on roof on new buildings is a serious consideration.

We also note the Ecological Assessment does not contain any provision for Biodiversity Net Gain. We note the species of wildlife recorded on the site includes farmland birds, some of which are red listed. At paragraph 5.16, the Assessment states

“The Site is on the edge of urban development associated with Stockton-on-Tees with extensive areas of arable fields in the much wider area to the west and south. Taking this into account, the loss of habitat supporting up to two skylark territories is unlikely to significantly impact the local population.”

We represent that this is the wrong approach. Bearing in mind paragraph 174 of the National Planning Policy Framework and the relevant provisions of the Environment Bill relating to biodiversity net gain (which, although not yet law, are frequently considered in planning applications) we represent a much more positive approach should be taken to consider biodiversity net gain, not just net loss. While we note paragraph 5.20 relating to species such as yellowhammer and tree sparrow, it must be remembered that this is part of a much larger area within the SUE for housing, so the overall position should be considered.

see document

NHS

Local surgeries are part of CCG wide plans to improve GP access and would be the likely beneficiaries of any S106 funds secured.

Local GP Practices are keen to maintain/improve their access, and an increase in patient numbers may require adjustments to existing premises/access methods. Please be advised that we would be unable to guarantee to provide sustainable health services in these areas in future, should contributions not be upheld by developers.

In calculating developer contributions, we use the Premises Maxima guidance which is available publicly. This assumes a population growth rate of 2.3 people per new dwelling and we link this increase to the nearest practice to the development, for ease of calculation.

We use the NHS Property Service build cost rate of £3,000 per square metre to calculate the total financial requirement.

This reflects the current position based on information known at the time of responding. The NHS reserves the right however to review this if factors change before a final application is approved.

Item	Response
LA Planning References	21/2130/FUL
GP Practices affected	The Dovecot Surgery The Densham Surgery
Local intelligence	These practices fall within the Stockton Primary Care Network which is at full capacity with regards to space requirements to deliver services to their patient list size. S106 funding would support creating extra capacity for them to provide appropriate services to patients
Number of Houses proposed	55
Housing impact calculation	2.3
Patient Impact (increase)	126
Maxima Multiplier	0.07
Additional m ² required (increase in list x Maxima Multiplier)	8.855 m ²
Total Proposed Contribution £ (Additional m ² x £3kpm ² , based on NHSPS build cost)	£26,565

Cleveland Police

I'm encouraged to see the inclusion of Secured by Design under the heading 'Planning Policy Context' within the Design and Access Statement at 2.3.2 2-, and heartened to see the heading at 8.0 Designing out Crime (page 66)

I would encourage the developer to get in touch to discuss how the principles of Secured by Design can be incorporated within the development of the proposal of 55 homes at Harrowgate lane, Bishopgarth, Stockton.

My contact details are below, and these can also be found on the Secured by Design website under the Cleveland Police link www.securedbydesign.com

Sabic UK Petrochemicals Ltd

Please note the planning application referenced 21/2130/FUL will not affect SABIC/INEOS ethylene pipeline apparatus.

Natural England

Still pending following further consultation, Members will be updated at planning committee.

Sport England

Sport England has reviewed the ball-strike risk assessment and its understanding of where a playing pitch is set out on this part of the playing field. The assessment concludes there is no risk of ball-strike and on this basis, Sport England wishes to withdraw its objection to this application.

Durham County Badger Group

Further to your request for comments 24/4/24. We have no additional comments and note retained hedgerow on field boundary.

SBC Place Development Manager Place Development Comments

Place development has outlined the following comments regarding outstanding issues with the development layout.

Clarity sought on the proposed landscape hatched purple on the section shown below (at the northern boundary of site). Not annotated in Key.

Square 1

The landscaped square is a positive focal point within the development. The applicant is advised to review the position of planter and path of travel east / west to provide a direct connection between the central green space and western link. (illustrated below)

Square 3 (central node)

The layout of public realm is much improved and provides a focal point to the development. An existing feature tree in centre of this area is to be retained. It is understood that this tree is an Ash tree, confirmation is required as to whether this tree needs to be removed due to ash die back; if this is the case a replacement tree will be required.

Trim trail route is spaced too far apart to be used collectively. The applicant is advised to review the position of the trim trail to be closer together along the trail (towards node).

Detail is sought on the "sculpture artwork" noted in the square design unless the intention is to condition the detail of this aspect.

Cllr Hugo Stratton Municipal Buildings Church Road

I write to object to this planning proposal. I'm very disappointed to see this planning application submitted. I'm extremely concerned about the impact on traffic, and I feel it is wrong to build as many houses in the green belt in an area that is already subject to huge amounts of pressure and congestion.

This development will have a severe and detrimental effect on traffic concentration. Harrowgate Lane is at times a car park, with heavy traffic congestion. I do not see in the proposals a way that will address these very serious traffic concerns.

The proposal does not address the very serious issues around the natural environment and the biodiversity of the area, nor does it address how it will support community functions like GP or medical practices, due to the increased demand such a development would create.

This proposal should be REFUSED.

PUBLICITY

11. Neighbours were notified and a total of one letter of objection has been received to the application the following comments were made;

- Loss of privacy to the front of my property,
- Traffic problems will increase,
- Road safety will be compromised,
- Noise and disturbance will greatly increase,
- Flooding will increase in the area and along the road,
- Threat to the environment
- Wildlife which needs protection.

PLANNING POLICY

12. 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 Stockton on Tees Borough Council Local Plan 2019.

13. Section 143 of the Localism Act came into force on the 15 January 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 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

14. The purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. These are economic social and environmental objectives.

15. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11) which for decision making means;

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. 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.

Local Planning Policy

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

Strategic Development Strategy Policy 1 (SD1) - Presumption in favour of Sustainable Development

1. In accordance with the Government's National Planning Policy Framework (NPPF), when the Council considers development proposals it will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. It will always work proactively with applicants jointly to find solutions which mean that proposals for sustainable

development can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

2. Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

3. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise - taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or,
- Specific policies in that Framework indicate that development should be restricted.

Strategic Development Strategy Policy 2 (SD2) - Strategic Development Needs

2. To meet the housing requirement of 10,150 new homes over the plan period a minimum of:

- a. 720 dwellings (net) will be delivered per annum from 2017/18 to 2021/22.
- b. 655 dwellings (net) will be delivered per annum from 2022/23 to 2031/32.

3. The Strategic Housing Market Assessment for Stockton-on-Tees Borough identifies that there are specific needs with regard to housing type and tenure. This includes delivering homes to meet the needs of the ageing population.

Other Development Needs

7. Where other needs are identified, new developments will be encouraged to meet that need in the most sustainable locations having regard to relevant policies within the Local Plan.

Strategic Development Strategy Policy 3 (SD3) - Housing Strategy

1. The housing requirement of the Borough will be met through the provision of sufficient deliverable sites to ensure the maintenance of a rolling five year supply of deliverable housing land. Should it become apparent that a five year supply of deliverable housing land cannot be identified at any point within the plan period, or delivery is consistently falling below the housing requirement, the Council will work with landowners, the development industry and relevant stakeholders and take appropriate action in seeking to address any shortfall.

2. The following are priorities for the Council:

- a. Delivering a range and type of housing appropriate to needs and addressing shortfalls in provision; this includes the provision of housing to meet the needs of the ageing population and those with specific needs.
- b. Providing accommodation that is affordable.
- c. Providing opportunities for custom, self-build and small and medium sized house builders.

3. The approach to housing distribution has been developed to promote development in the most sustainable way. This will be achieved through:

- c. Creating a Sustainable Urban Extension to West Stockton.

Strategic Development Strategy Policy 5 (SD5) - Natural, Built and Historic Environment

To ensure the conservation and enhancement of the environment alongside meeting the challenge of climate change the Council will:

1. Conserve and enhance the natural, built and historic environment through a variety of methods including:

- a) Ensuring that development proposals adhere to the sustainable design principles identified within Policy SD8.

c) Protecting and enhancing green infrastructure networks and assets, alongside the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species.

j) Ensuring development proposals are responsive to the landscape, mitigating their visual impact where necessary. Developments will not be permitted where they would lead to unacceptable impacts on the character and distinctiveness of the Borough's landscape unless the benefits of the development clearly outweigh any harm. Wherever possible, developments should include measures to enhance, restore and create special features of the landscape.

l) Preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of ground, air, water, light or noise pollution or land instability. Wherever possible proposals should seek to improve ground, air and water quality.

m) Encouraging the reduction, reuse and recycling of waste, and the use of locally sourced materials.

2. Meet the challenge of climate change, flooding and coastal change through a variety of methods including

a. Directing development in accordance with Policies SD3 and SD4.

b. Delivering an effective and efficient sustainable transport network to deliver genuine alternatives to the private car.

c. Supporting sustainable water management within development proposals.

d. Directing new development towards areas of low flood risk (Flood Zone 1), ensuring flood risk is not increased elsewhere, and working with developers and partners to reduce flood risk.

e. Ensuring development takes into account the risks and opportunities associated with future changes to the climate and are adaptable to changing social, technological and economic conditions such as incorporating suitable and effective climate change adaptation principles.

f. Ensuring development minimises the effects of climate change and encourage new development to meet the highest feasible environmental standards.

g. Supporting and encouraging sensitive energy efficiency improvements to existing buildings.

h. Supporting proposals for renewable and low carbon energy schemes including the generation and supply of decentralised energy.

3. Conserve and enhance the historic environment through a variety of methods including:

a. Celebrating, promoting and enabling access, where appropriate, to the historic environment.

b. Ensuring monitoring of the historic environment is regularly undertaken.

c. Intervening to enhance the historic environment especially where heritage assets are identified as being at risk.

d. Supporting proposals which positively respond to and enhance heritage assets.

e. Recognising the area's industrial heritage, including early history, railway and engineering heritage and the area's World War II contribution.

Strategic Development Strategy Policy 6 (SD6) - Transport and Infrastructure Strategy

1. To provide realistic alternatives to the private car, the Council will work with partners to deliver a sustainable transport network. This will be achieved through improvements to the public transport network, routes for pedestrians, cyclists and other users, and to local services, facilities and local amenities.

2. To ensure the road network is safe and there are reliable journey times, the Council will prioritise and deliver targeted improvements at key points on the local road network and work in conjunction

with Highways England to deliver improvements at priority strategic locations on the strategic road network.

3. The Council will work with partners to deliver community infrastructure within the neighbourhoods they serve. Priority will be given to the provision of facilities that contribute towards sustainable communities, in particular the growing populations at Ingleby Barwick, Yarm, Eaglescliffe, Wynyard Sustainable Settlement and West Stockton Sustainable Urban Extension.

4. To ensure residents needs for community infrastructure are met, where the requirement is fully justified and necessary, the Council will support planning applications which:

- a. Provide for the expansion and delivery of education and training facilities.
- b. Provide and improve health facilities.
- c. Provide opportunities to widen the Borough's cultural, sport, recreation and leisure offer.

5. Proposals will be encouraged where they provide for the expansion of communications networks, including telecommunications and high speed broadband; especially where this addresses gaps in coverage.

Strategic Development Strategy Policy 7 (SD7) - Infrastructure Delivery and Viability

1. The Council will ensure appropriate infrastructure is delivered when it is required so it can support new development. Where appropriate and through a range of means, the Council will seek to improve any deficiencies in the current level of infrastructure provision. The Council will also work together with other public sector organisations, within and beyond the Borough, to achieve funding for other necessary items of infrastructure.

2. New development will be required to contribute to infrastructure provision to meet the impact of that growth through the use of planning obligations and other means including the Community Infrastructure Levy (CIL). Planning obligations will be sought where:

- a. It is not possible to address unacceptable impacts through the use of a condition; and,
- b. The contributions are:
 - i Necessary to make the development acceptable in planning terms;
 - ii Directly related to the development; and
 - iii Fairly and reasonably related in scale and kind to the development.

3. Where the economic viability of a new development is such that it is not reasonably possible to make payments to fund all or part of the infrastructure required to support it, applicants will need to provide robust evidence of the viability of the proposal to demonstrate this. In these circumstances, the Council may:

- a. Enter negotiations with the applicant over a suitable contribution towards the infrastructure costs of the proposed development, whilst continuing to enable viable and sustainable development; and/or
- b. Consider alternative phasing, through the development period, of any contributions where to do so would sufficiently improve the economic viability of the scheme to enable payment.

Strategic Development Strategy Policy 8 (SD8) - Sustainable Design Principles

1. The Council will seek new development to be designed to the highest possible standard, taking into consideration the context of the surrounding area and the need to respond positively to the:

- a. Quality, character and sensitivity of the surrounding public realm, heritage assets, and nearby buildings, in particular at prominent junctions, main roads and town centre gateways;
- b. Landscape character of the area, including the contribution made by existing trees and landscaping;
- c. Need to protect and enhance ecological and green infrastructure networks and assets;
- d. Need to ensure that new development is appropriately laid out to ensure adequate separation between buildings and an attractive environment;

- e. Privacy and amenity of all existing and future occupants of land and buildings;
- f. Existing transport network and the need to provide safe and satisfactory access and parking for all modes of transport;
- g. Need to reinforce local distinctiveness and provide high quality and inclusive design solutions, and
- h. Need for all development to be designed inclusively to ensure that buildings and spaces are accessible for all, including people with disabilities.

2. New development should contribute positively to making places better for people. They should be inclusive and establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit.

3. All proposals will be designed with public safety and the desire to reduce crime in mind, incorporating, where appropriate, advice from the Health and Safety Executive, Secured by Design, or any other appropriate design standards.

4. New development will seek provision of adequate waste recycling, storage and collection facilities, which are appropriately sited and designed.

Housing Policy 1 (H1) - Housing Commitments and Allocations

1. To deliver the housing requirement and to maintain a rolling five year supply of deliverable housing land, the Council have allocated sites identified within this policy. The majority of the new homes will be delivered through existing commitments (sites with planning permission identified within point 2) with the remainder of new homes being delivered through allocations at:

- c. West Stockton Sustainable Urban Extension.

The total number of dwellings set out in this policy is not the same as the housing requirement. This is because some commitments have already delivered a proportion of the dwelling numbers identified and some sites will likely deliver dwellings beyond the plan period, after 2032.

West Stockton Sustainable Urban Extension

6. Land is allocated and land reserved for the following number of dwellings at West Stockton Sustainable Urban Extension (SUE):

Site Location/Name Area (ha) Total Dwellings (approx)

- a. West Stockton SUE 'Allocated Land' 115.2 2,150
- b. West Stockton SUE 'Reserve Land 19.6 400

7. Further policy regarding the West Stockton SUE is provided within Policy H2.

10. Indicative mapping identifying potential access arrangements as well as possible areas of open space and green infrastructure have been prepared for a selected range of allocations where additional guidance could benefit future delivery.

Housing Policy 2 (H2) - West Stockton Sustainable Urban Extension

The West Stockton Sustainable Urban Extension covers approximately 135 ha of land and is allocated for the development of approximately 2,550 new homes.

Development will be guided by the Yarm Back Lane and Harrowgate Lane Masterplan, including the indicative Strategic Framework Plan, to provide:

1. Approximately 2,550 new homes (including 2,150 homes on allocated land and 400 homes on the 'reserve land').

2. A new primary school at the northern end of the Yarm Back Lane component of the SUE.

3. A community hub, comprising a shopping parade and community centre at the southern end of the Harrowgate Lane component of the SUE subject to the requirements of Policies SD6(3) and EG6(2).
4. Highway junction improvements at the following locations:
 - a. Elton Interchange.
 - b. Darlington Back Lane and Yarm Back Lane.
 - c. Horse and Jockey Roundabout (Durham Road, Junction Road and Harrowgate Lane).
 - d. Harrowgate Lane and Leam Lane.
5. A range of homes including affordable housing in accordance with Policy H4.
6. Green infrastructure and open space in accordance with ENV6.
7. A scheme with its own identity, informed by Design Codes for each Development Zone, detailing important design elements to ensure a consistent approach to quality standards.
8. A clearly defined street hierarchy and accessible, convenient and safe routes for pedestrians, cyclists and other users; this will include:
 - a. Improved linkages to the existing settlement.
 - b. Linkages to and enhancements of Castle Eden Walkway.
 - c. The provision of routes for north-south movement within and along the western extent of the site.
 - d. Improved connectivity along Harrowgate Lane.
9. A layout which facilitates delivery of the 'reserve land' allowing it to integrate into the wider street hierarchy, accessible routes and green infrastructure.
10. A scheme which avoids unacceptable harm to and maximises possible enhancements to the significance of heritage assets.

Each phase of development or proposals for each Development Zone as illustrated on Figure 14, must contribute equitably to the delivery of the SUE including all necessary services, facilities and planning obligations. On the allocated land, one planning application will be supported per Development Zone unless it can be demonstrated that shared infrastructure can be delivered by an alternative method that will not prejudice the delivery of the SUE.

11. All development proposals must be planned and implemented in a coordinated manner in accordance with an agreed phasing and delivery schedule for each phase or Development Zone which shall provide for:
 - a. An equal distribution of the 2,150 new homes on the allocated land based on the land area of each application;
 - b. Contributions towards shared infrastructure on a proportionate basis per new dwelling proposed; and
 - c. Where it is necessary for individual applications to provide increased contributions to frontload the delivery of infrastructure, a mechanism to ensure that contributions are recouped from later phases of development to ensure each application has contributed proportionately to the delivery of the SUE.
12. Development proposals which come forward prior to, or without an agreed phasing and delivery schedule for each phase or Development Zone will be refused.
13. Until significant improvements have been made to Elton Interchange (above those identified in point 4 above):
 - a. no residential development will be permitted on the 'reserve land'; and

b. the number of new homes on allocated land will be restricted to 2,150 unless it can be demonstrated in highway terms that additional homes can be provided without prejudicing the ability for the wider allocated land to deliver homes in accordance with the equal distribution detailed within point 11(a) of this policy.

14. Any proposals for residential development on the 'reserve land', or additional dwellings on the allocated land, must accord with other Local Plan Policies and demonstrate that the development can be accommodated without prejudicing the safe and efficient operation of the highway network or the equitable delivery of the SUE.

Housing Policy 4 (H4) - Meeting Housing Needs

1. Sustainable residential communities will be created by requiring developers to provide a mix and balance of good quality housing of appropriate sizes, types and tenures which reflects local needs and demand, having regard to the Strategic Housing Market Assessment, its successor documents or appropriate supporting documents.

2. Support will be given to higher density development within areas with a particularly high level of public transport accessibility. Elsewhere housing densities will be considered in the context of the surrounding area in accordance with Policy SD8.

3. The Council require 20% of new homes to be affordable on schemes of more than 10 dwellings or with a combined gross floorspace of above 1000sqm.

4. Where an applicant considers that the provision of affordable housing in accordance with the requirements of this policy would make the scheme unviable, they must submit a full detailed viability assessment to demonstrate the maximum level of affordable housing that could be delivered on the site. The applicant will be expected to deliver the maximum level of affordable housing achievable.

5. Affordable housing will normally be provided on-site as part of, and integrated within housing development to help deliver balanced communities. This provision should be distributed across sites in small clusters of dwellings. Off-site affordable housing or a commuted sum will only be acceptable where:

- a. All options for securing on-site provision of affordable housing have been explored and exhausted; or
- b. The proposal is for exclusively executive housing, where off-site provision would have wider sustainability benefits and contribute towards the creation of sustainable, inclusive and mixed communities; or
- c. The proposal involves a conversion of a building which is not able to accommodate units of the size and type required; or
- d. Any other circumstances where off-site provision is more appropriate than on-site provision.

6. Where off-site affordable housing or a commuted sum is considered acceptable, the amount will be equivalent in value to that which would have been viable if the provision was made onsite and calculated with regard to the Affordable Housing Supplementary Planning Document 8 or any successor.

9. To ensure that homes provide quality living environments for residents both now and in the future and to help deliver sustainable communities, from the 1st April 2019 the following Optional Standards will apply, subject to consideration of site suitability, the feasibility of meeting the standards (taking into account the size, location and type of dwellings proposed) and site viability:

- a. 50% of new homes to meet Building Regulation M4 (2) "Category 2 - accessible and adaptable dwellings".

- b. 8% of new dwellings to meet Building Regulation M4(3) "Category 3 - Wheelchair User Dwellings". Where the local authority is responsible for allocating or nominating a person to live in that dwelling, homes should meet building regulation M4 (3) (2) (b). When providing for wheelchair user housing, early discussion with the Council is required to obtain the most up-to-date information on specific need in the local area.

Transport and Infrastructure Policy 1 (TI1) - Transport Infrastructure Delivering A Sustainable Transport Network

1. To support economic growth and provide realistic alternatives to the private car, the Council will work with partners to deliver an accessible and sustainable transport network. This will be achieved through improvements to the public transport network and routes for pedestrians, cyclists and other users.
2. A comprehensive, integrated and efficient public transport network will be delivered by:
 - a. Retaining essential infrastructure that will facilitate sustainable passenger movements by bus, rail and water;
 - b. Supporting proposals for the provision of infrastructure which will improve the operation, punctuality and reliability of public transport services;
 - d. Improving public transport interchanges to allow integration between different modes of transport;
 - e. Working with public transport operators to maintain and enhance provision wherever possible;
 - f. Working with partners to promote the provision of accessible transport options for persons with reduced mobility; and
3. Accessible, convenient, and safe routes for pedestrians, cyclists and other users will be delivered by:
 - a. Improving, extending and linking the Borough's strategic and local network of footpaths, bridleways and cycleways; and
 - b. Improving the public realm and implementing streetscape improvements to ensure they provide a safe and inviting environment.
4. Sites and routes which will play a role in developing infrastructure to widen transport choice will be safeguarded from development which would impact negatively on their delivery or attractiveness to potential users; routes include:
 - c. Cycleway/footway to the north of Mill Lane, Long Newton;
 - d. Cycleway/footway from Elton Interchange to Durham Lane Industrial Estate;

Highways Infrastructure

6. To support economic growth, it is essential that the road network is safe and that journey times are reliable. The Council will seek to provide an efficient and extensive transport network which enables services and facilities to be accessible to all, accommodate the efficient delivery of goods and supplies, whilst also minimising congestion and the environmental impact of transport.
7. Targeted improvements will be delivered at the following priority locations (routes are safeguarded where identified):
 - a. Strategic road network:
 - i. A66 (including A66 Elton Interchange);
 - ii. A19 Widening Norton to A689 (route safeguarded);
 - iii. A19/A689 Interchange; and
 - iv. A19/A67 Interchange (Crathorne).
 - b. Local road network:
 - i. Junctions associated with the West Stockton Sustainable Urban Extension;
 1. Darlington Back Lane and Yarm Back Lane junction.
 2. Horse and Jockey Roundabout (Durham Road, Junction Road and Harrowgate Lane).

3. Harrowgate Lane and Leam Lane.

- ii. Junction of A1027, Junction Road and Norton High Street, Stockton; and
- iii. Junction of Durham Road, A1027 and Bishopton Avenue, Stockton.
- iv. A689 at Wynyard:

8. The Council and its partners will support the development of the Key Route Network which through continual assessment of the strategic and local road network, will help identify and ensure appropriate improvements are delivered.

New Development

10. Existing sustainable transport and public transport infrastructure will be protected from development which would impair its function or attractiveness to users.

11. To assist consideration of transport impacts, improve accessibility and safety for all modes of travel associated with development proposals, the Council will require, as appropriate, a Transport Statement or Transport Assessment and a Travel Plan.

12. The Council and its partners will seek to ensure that all new development, where appropriate, which generate significant movements are located where the need to travel can be minimised, where practical gives priority to pedestrian and cycle movements, provides access to high quality public transport facilities and offers prospective residents and/or users with genuine sustainable transport options. This will be achieved by seeking to ensure that:

- a. Transport choices are widened and the use of sustainable transport modes are maximised. New developments provide access to existing sustainable and public transport networks and hubs. Where appropriate, networks are extended and new hubs created. When considering how best to serve new developments, measures make best use of capacity on existing bus services before proposing new services and consideration is given to increasing the frequency of existing services or providing feeder services within the main network.
- b. Suitable access is provided for all people, including those with disabilities, to all modes of transport.
- c. Sufficient accessible, and convenient operational and non-operational parking for vehicles and cycles is provided, and where practicable, incorporates facilities for charging plug-in and other ultra-low emission vehicles. Any new or revised parking provision is of sufficient size and of a layout to facilitate it's safe and efficient operation.
- d. Appropriate infrastructure is provided which supports Travel Demand Management to reduce travel by the private car and incentivises the use of sustainable transport options.
- e. New development incorporates safe and secure layouts which minimises conflict between traffic, cyclists or pedestrians.

13. The Council's approach to transport infrastructure provision is set out in Policy SD7.

Transport and Infrastructure Policy 2 (TI2) - Community Infrastructure

1. There is a need to ensure that community infrastructure is delivered and protected to meet the needs of the growing population within the Borough. To ensure community infrastructure meets the education, cultural, social, leisure/recreation and health needs of all sections of the local community, the Council will:

- a. Protect, maintain and improve existing community infrastructure where appropriate and practicable;
- b. Work with partners to ensure existing deficiencies are addressed; and
- c. Require the provision of new community infrastructure alongside new development in accordance with Policy SD7.

4. To ensure needs for community infrastructure are met, the Council will:

- a. Support opportunities to widen the cultural, sport, recreation and leisure offer;

- b. Support proposals of education, training and health care providers to meet the needs of communities;
- c. Encourage the multi-purpose use of facilities to provide a range of services and facilities within one accessible location;

5. Community Infrastructure is to be delivered alongside residential development at the West Stockton Sustainable Urban Extension and Wynyard Sustainable Settlement in accordance with Policies H2 and H3 to ensure the creation of sustainable communities.

Transport and Infrastructure Policy 3 (TI3) - Communications Infrastructure

1. The Council supports the expansion of communications networks, including telecommunications and high speed broadband; especially where this addresses gaps in coverage.

4. When considering applications for telecommunications development, the Council will have regard to the operational requirements of communications networks and the technical limitations of the technology.

7. Developers should demonstrate how proposals for new homes, employment or main town centre uses will contribute to and be compatible with local fibre and internet connectivity.

8. Taking into consideration viability, the Council require developers of new homes, employment or main town centre uses to deliver, as a minimum, on-site infrastructure including open access ducting to industry standards, to enable new premises and homes to be directly served by local fibre and internet connectivity. This on-site infrastructure should be provided from homes and premises to the public highway or other location justified as part of the planning application. Where possible, viable and desirable, the provision of additional ducting will be supported where it allows the expansion of the network.

Natural, Built and Historic Environment Policy 1 (ENV1) - Energy Efficiency

1. The Council will encourage all development to minimise the effects of climate change through meeting the highest possible environmental standards during construction and occupation.

The Council will:

- a. Promote zero carbon development and require all development to reduce carbon dioxide emissions by following the steps in the energy hierarchy, in the following sequence:
 - i. Energy reduction through 'smart' heating and lighting, behavioural changes, and use of passive design measures; then,
 - ii. Energy efficiency through better insulation and efficient appliances; then,
 - iii. Renewable energy of heat and electricity from solar, wind, biomass, hydro and geothermal sources; then
 - iv. Low carbon energy including the use of heat pumps, Combined Heat and Power and Combined Cooling Heat and Power systems; then
 - v. Conventional energy.
- b. Require all major development to demonstrate how they contribute to the greenhouse gas emissions reduction targets set out in Stockton-on-Tees' Climate Change Strategy 2016; and
- c. Support and encourage sensitive energy efficiency improvements to existing buildings.

2. Proposals are encouraged where development:

- a. Incorporates passive design measures to improve the efficiency of heating, cooling and ventilation; and
- b. Includes design measures to minimise the reliance on artificial lighting through siting, design, layout and building orientation that maximises sunlight and daylight, passive ventilation and avoids overshadowing.

Domestic

3. All developments of ten dwellings or more, or of 1,000 sq m and above of gross floor space, will be required to:
 - a. Submit an energy statement identifying the predicted energy consumption and associated CO₂ emissions of the development and demonstrating how the energy hierarchy has been applied to make the fullest contribution to greenhouse gas emissions reduction; and
 - b. Achieve a 10% reduction in CO₂ emissions over and above current building regulations. Where this is not achieved, development will be required to provide at least 10% of the total predicted energy requirements of the development from renewable energy sources, either on site or in the locality of the development.

Non domestic

4. All new non-residential developments up to and including 499 sq m of gross floor space will be completed to a Building Research Establishment Environmental Assessment Method (BREEAM) minimum rating of 'very good' (or any future national equivalent).
5. All new non-residential developments of 500 sqm and above of gross floor space will be required to:
 - a. Submit an energy statement demonstrating how the energy hierarchy has been applied to make the fullest contribution to CO₂ reduction; and
 - b. Be completed to a Building Research Establishment Environmental Assessment Method (BREEAM) minimum rating of 'very good' (or any future national equivalent).

Natural, Built and Historic Environment Policy 2 (ENV2) - Renewable and Low Carbon Energy Generation

1. Development proposals will be supported where renewable energy measures are considered from the outset, including incorporating small-scale renewable and low carbon energy generation into the design of new developments where appropriate, feasible and viable, and where there would be no unacceptable adverse effects on landscape, ecology, heritage assets and amenity. The Council encourages and supports:
 - a. The local production of energy from renewable and low carbon sources to help to reduce carbon emissions and contribute towards the achievement of renewable energy targets; and
 - b. Community energy schemes that reduce, manage and generate energy to bring benefits to the local community.

Natural, Built and Historic Environment Policy 3 (ENV3) - Decentralised Energy Generation and Supply

1. The Council will promote and support decentralised energy such as District Heat and Power Networks by:
 - a. Working with local partner organisations and developers to implement decentralised energy networks in Stockton-on-Tees Borough in line with the District Energy Masterplan;
 - b. Requiring any developments with the potential to produce waste heat (such as power generation, energy from waste or chemical processing) to be CHP ready so that heat can be supplied into new or existing networks;
 - c. Identifying and safeguarding potential network routes; and
 - d. Requiring all major developments to assess the feasibility of connecting to an existing decentralised energy network, or where this is not possible, assess the feasibility of establishing a new network or future proofing energy infrastructure to make future connection feasible.
2. The Council will require all major development to investigate the use of decentralised energy networks for heat and power as part of the feasibility assessment and energy statement.

Natural, Built and Historic Environment Policy 4 (ENV4) - Reducing and Mitigating Flood Risk

1. All new development will be directed towards areas of the lowest flood risk to minimise the risk of flooding from all sources, and will mitigate any such risk through design and implementing sustainable drainage (SuDS) principles.
2. Development on land in Flood Zones 2 or 3 will only be permitted following:
 - a. The successful completion of the Sequential and Exception Tests (where required); and
 - b. A site specific flood risk assessment, demonstrating development will be safe over the lifetime of the development, including access and egress, without increasing flood risk elsewhere and where possible reducing flood risk overall.
3. Site specific flood risk assessments will be required in accordance with national policy.
4. All development proposals will be designed to ensure that:
 - a. Opportunities are taken to mitigate the risk of flooding elsewhere;
 - b. Foul and surface water flows are separated;
 - c. Appropriate surface water drainage mitigation measures are incorporated and Sustainable Drainage Systems (SuDS) are prioritised; and
 - d. SuDS have regard to Tees Valley Authorities Local Standards for Sustainable Drainage (2015) or successor document.
5. Surface water run-off should be managed at source wherever possible and disposed of in the following hierarchy of preference sequence:
 - a. To an infiltration or soak away system; then,
 - b. To a watercourse open or closed; then,
 - c. To a sewer.
6. Disposal to combined sewers should be the last resort once all other methods have been explored.
7. For developments which were previously developed, the peak runoff rate from the development to any drain, sewer or surface water body for the 1-in-1 year rainfall event and the 1-in-100 year rainfall event should be as close as reasonably practicable to the greenfield runoff rate from the development for the same rainfall event, but should never exceed the rate of discharge from the development prior to redevelopment for that event. For greenfield developments, the peak runoff rate from the development to any highway drain, sewer or surface water body for the 1-in-1 year rainfall event and the 1-in-100 year rainfall event should never exceed the peak greenfield runoff rate for the same event.
9. Sustainable Drainage Systems (SuDS) should be provided on major development (residential development comprising 10 dwellings or more and other equivalent commercial development) unless demonstrated to be inappropriate. The incorporation of SuDS should be integral to the design process and be integrated with green infrastructure. Where SuDS are provided, arrangements must be put in place for their whole life management and maintenance.
10. Through partnership working the Council will work to achieve the goals of the Stockton-on-Tees Local Flood Risk Management Strategy and the Northumbria Catchment Flood Management Plan. This will include the implementation of schemes to reduce the risk of flooding to existing properties and infrastructure. Proposals which seek to mitigate flooding, create natural flood plains or seek to enhance and/or expand flood plains in appropriate locations will be permitted.

Natural, Built and Historic Environment Policy 5 (ENV) - Preserve, Protect and Enhance Ecological Networks, Biodiversity and Geodiversity

1. The Council will protect and enhance the biodiversity and geological resources within the Borough. Development proposals will be supported where they enhance nature conservation and management, preserve the character of the natural environment and maximise opportunities for biodiversity and geological conservation particularly in or adjacent to Biodiversity Opportunity Areas in the River Tees Corridor, Teesmouth and Central Farmland Landscape Areas.
2. The Council will preserve, restore and re-create priority habitats alongside the protection and recovery of priority species.
3. Ecological networks and wildlife corridors will be protected, enhanced and extended. A principal aim will be to link sites of biodiversity importance by avoiding or repairing the fragmentation and isolation of natural habitats.
5. Development proposals should seek to achieve net gains in biodiversity wherever possible. It will be important for biodiversity and geodiversity to be considered at an early stage in the design process so that harm can be avoided and wherever possible enhancement achieved (this will be of particular importance in the redevelopment of previously developed land where areas of biodiversity should be retained and recreated alongside any remediation of any identified contamination). Detrimental impacts of development on biodiversity and geodiversity, whether individual or cumulative should be avoided. Where this is not possible, mitigation and lastly compensation, must be provided as appropriate. The Council will consider the potential for a strategic approach to biodiversity offsetting in conjunction with the Tees Valley Local Nature Partnership and in line with the above hierarchy⁶. When proposing habitat creation it will be important to consider existing habitats and species as well as opportunities identified in the relevant Biodiversity Opportunity Areas. This will assist in ensuring proposals accord with the 'landscape scale' approach and support ecological networks.
7. Existing trees, woodlands and hedgerows which are important to the character and appearance of the local area or are of nature conservation value will be protected wherever possible. Where loss is unavoidable, replacement of appropriate scale and species will be sought on site, where practicable.

Natural, Built and Historic Environment Policy 6 (ENV6) - Green Infrastructure, Open Space, Green Wedges and Agricultural Land

1. Through partnership working, the Council will protect and support the enhancement, creation and management of all green infrastructure to improve its quality, value, multi-functionality and accessibility in accordance with the Stockton-on-Tees Green Infrastructure Strategy and Delivery Plan.
2. Where appropriate, development proposals will be required to make contributions towards green infrastructure having regard to standards and guidance provided within the Open Space, Recreation and Landscaping SPD or any successor. Green infrastructure should be integrated, where practicable, into new developments. This includes new hard and soft landscaping, and other types of green infrastructure. Proposals should illustrate how the proposed development will be satisfactorily integrated into the surrounding area in a manner appropriate to the surrounding townscape and landscape setting and enhances the wider green infrastructure network.
3. The Council will protect and enhance open space throughout the Borough to meet community needs and enable healthy lifestyles. The loss of open space as shown on the Policies Map, and any amenity open space, will not be supported unless:
 - a. it has been demonstrated to be surplus to requirements; or
 - b. the loss would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
 - c. the proposal is for another sports or recreational provision, the needs for which, clearly outweigh the loss; or

- d. the proposal is ancillary to the use of the open space; and
- e. in all cases there would be no significant harm to the character and appearance of the area or nature conservation interests.

5. Development proposals will be expected to demonstrate that they avoid the 'best and most versatile' agricultural land unless the benefits of the proposal outweigh the need to protect such land for agricultural purposes. Where significant development of agricultural land is demonstrated to be necessary, proposals will be expected to demonstrate that they have sought to use areas of lower quality land in preference to that of a higher quality.

Natural, Built and Historic Environment Policy 7 (ENV7) - Ground, Air, Water, Noise and Light Pollution

1. All development proposals that may cause groundwater, surface water, air (including odour), noise or light pollution either individually or cumulatively will be required to incorporate measures as appropriate to prevent or reduce their pollution so as not to cause unacceptable impacts on the living conditions of all existing and potential future occupants of land and buildings, the character and appearance of the surrounding area and the environment.

2. Development that may be sensitive to existing or potentially polluting sources will not be sited in proximity to such sources. Potentially polluting development will not be sited near to sensitive developments or areas unless satisfactory mitigation measures can be demonstrated.

3. Where development has the potential to lead to significant pollution either individually or cumulatively, proposals should be accompanied by a full and detailed assessment of the likely impacts. Development will not be permitted when it is considered that unacceptable effects will be imposed on human health, or the environment, taking into account the cumulative effects of other proposed or existing sources of pollution in the vicinity. Development will only be approved where suitable mitigation can be achieved that would bring pollution within acceptable levels.

4. Where future users or occupiers of a development would be affected by contamination or stability issues, or where contamination may present a risk to the water environment, proposals must demonstrate via site investigation/assessment that:

- a. Any issues will be satisfactorily addressed by appropriate mitigation measures to ensure that the site is suitable for the proposed use, and does not result in unacceptable risks which would adversely impact upon human health and the environment; and
- b. Demonstrate that development will not cause the site or the surrounding environment to become contaminated and/or unstable.

5. Groundwater and surface water quality will be improved in line with the requirements of the European Water Framework Directive and its associated legislation and the Northumbria River Basin Management Plan. Development that would adversely affect the quality or quantity of surface or groundwater, flow of groundwater or ability to abstract water will not be permitted unless it can be demonstrated that no significant adverse impact would occur or mitigation can be put in place to minimise this impact within acceptable levels.

6. To improve the quality of the water environment the Council will:

- a. Support ecological improvements along riparian corridors including the retention and creation of river frontage habitats;
- b. Avoid net loss of sensitive inter-tidal or sub-tidal habitats and support the creation of new habitats; and
- c. Protect natural water bodies from modification, and support the improvement and naturalisation of heavily modified water bodies (including de-culverting and the removal of barriers to fish migration).

Historic Environment Policy 2 (HE2) - Conserving and Enhancing Stockton's Heritage Assets

1. In order to promote and enhance local distinctiveness, the Council will support proposals which positively respond to and enhance heritage assets.

2. Where development has the potential to affect heritage asset(s) the Council require applicants to undertake an assessment that describes the significance of the asset(s) affected, including any contribution made by their setting. Appropriate desk-based assessment and, where necessary, field evaluation will also be required where development on a site which includes or has the potential to include heritage assets with archaeological interest. Applicants are required to detail how the proposal has been informed by assessments undertaken.

3. Development proposals should conserve and enhance heritage assets, including their setting, in a manner appropriate to their significance. Where development will lead to harm to or loss of significance of a designated or non-designated heritage asset the proposal will be considered in accordance with Policy SD8, other relevant Development Plan policies and prevailing national planning policy.

4. The loss of a heritage asset, in whole or part, will not be permitted unless the Council are satisfied that reasonable steps to ensure new development will proceed after loss has occurred.

5. Where the significance of a heritage asset is lost (wholly or in part) the Council will require developers to record and advance the understanding of the significance of the heritage asset in a manner proportionate to the importance of the asset and impact of the proposal. Recording will be required before development commences.

6. The following are designated heritage assets:

- a. Scheduled Monuments - Castle Hill; St. Thomas a Becket's Church, Grindon; Barwick Medieval Village; Round Hill Castle Mound and Bailey; Larberry Pastures Settlement Site; Newsham Deserted Medieval Village; Stockton Market Cross and Yarm Bridge
- b. Registered Parks and Gardens - Ropner Park and Wynyard Park
- c. Conservation Areas - Billingham Green; Bute Street; Cowpen Bewley; Eaglescliffe with Preston; Egglescliffe, Hartburn; Norton; Stockton Town Centre; Thornaby Green; Wolviston and Yarm
- d. Listed Buildings

10. Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to policies for designated heritage assets.

11. Where archaeological remains survive, whether designated or not, there will be a presumption in favour of their preservation in-situ. The more significant the remains, the greater the presumption will be in favour of this. The necessity for preservation in-situ will result from desk-based assessment and, where necessary, field evaluation. Where in-situ preservation is not essential or feasible, a programme of archaeological works aimed at achieving preservation by record will be required.

12. Any reports prepared as part of a development scheme will be submitted for inclusion on the Historic Environment Record.

MATERIAL PLANNING CONSIDERATIONS

16. The main considerations of this application relate to the principle of development/compliance with planning policies and the associated impacts on the character of the area, landscaping, amenity, flood risk, highway safety, ecology, impact on heritage assets and other environmental matters.

Principle of Development

17. The National Planning Policy Framework (2024) sets out that the planning system should contribute towards the delivery of sustainable development which is outlined as meaning “meeting the needs of the present without compromising the ability of future generations to meet their own needs”. Achieving sustainable development also means that the planning system has three overarching objectives, which are economic, social and environmental and that at the heart of the National Planning Policy Framework is a presumption of sustainable development.
18. With regards to the policies of the Local Plan, Policy SD2 identifies a housing requirement of 10,150 dwellings across the plan period of 2017/18 to 2031/32. Policy H1 sets out the housing allocations and commitments across the plan period with the application site forming part of that allocation under H1 6(a).
19. Policy H2 providing specific detail on the West Stockton Sustainable Urban Extension (WSSUE) which allocates approximately 135 hectares for the development of approximately 2,550 new homes (400 of which would be on reserved land). The wider extension should also include a new primary school; a community hub (including shopping parade and community centre); a series of highway improvements and pedestrian/cycleway connections including those to the Castle Eden Walkway.
20. As detailed above, the application site forms part of the West Stockton SUE and is a key part of the Boroughs housing delivery across the Local Plan (as detailed in policies H1 and H2), providing 2,150 homes on allocated land of which the application site forms part of. Along with housing delivery at Wynyard, the SUE is therefore one of the key strategic sites for housing delivery under the current local plan.
21. This application proposes to deliver 394 units across the detailed and reserved matters applications with 54 units forming the full planning approval which is considered to bring forward the benefits of delivering part of the housing requirement and contributing towards the delivery of the Council's 5 year housing supply. Furthermore, paragraph 129 of the NPPF seeks to ensure development makes ‘efficient use of land (emphasis added)’, taking into account identified need, local market conditions/ viability, availability and capacity of infrastructure/ services, maintaining the areas prevailing character and securing well designed places.
22. Subject to consideration of site suitability, the feasibility of meeting the standards and site viability, Policy H4 requires 50% of new homes to meet Building Regulation M4 (2) “Category 2 – accessible and adaptable dwellings” and 8% of new dwellings to meet Building Regulation M4(3) “Category 3 – Wheelchair User Dwellings”. In this instance due to the parent permission predating adoption of the Local Plan, the reserved matters applications are not subject to these requirements. However, the applicant has confirmed that whilst none of the dwellings would meet M4(3) 118 M4(2) compliant plots (30%) would be delivered. This is significantly above the 27 that would be needed to satisfy the 50% associated with the full application, which seeks permission for 54 plots. This would provide a significant degree of over provision across the development as a whole. Considering the overall balance between the optional standards and the delivery of affordable homes, it is considered that in this instance the scheme as proposed is acceptable.
23. The proposed layout and associated land take are broadly consistent with the housing allocation of the WSSUE and associated masterplan, the proposals are considered to be in accordance with the requirements of policy H2 of the adopted Stockton on Tees Local Plan

Affordable Housing

24. The full application would provide a policy compliant 11 affordable housing units within the full application boundary, these will be secured through the S106 Agreement.

Education

25. As part of the Yarm Back Lane development proposals (ref 20/0191/EIS) a future school site was secured through an outline permission, and it was considered that the revised location was in accordance with the aims of the development plan and West Stockton SUE Masterplan. Securing the school site was an important element of the overall infrastructure requirements for the WSSUE, although there is a requirement for additional housing to provide a proportionate share as required by the Yarm Back Lane and Harrowgate Lane Masterplan
26. At the time of writing the Council School Place Planning has not sought any contributions towards secondary school places.

Health Provision

27. The NHS has confirmed that Local GP Practices are keen to maintain/improve their access, and an increase in patient numbers may require adjustments to existing premises/access methods. The required contribution would be secured via S106.

Economic/Social Benefits

28. In addition, and as with all significant housing schemes they offer significant benefits through the provision of new housing and affordable housing. In addition, they support the growth of the economy through job creation both on site and within the supply chain during the construction period.
29. Additionally, within the Heads of Terms, provision is made to secure the local labour agreement which would see to employ 10% of staff and the supply of materials from the local area.

Sustainability

30. The application site lies within the limits to development where development should generally be directed and given the location of the site adjacent to the urban area which has relatively accessible transport and footpath links, the site itself could be considered sustainable.
31. It is considered that the site is a sustainable development and the presumption in the NPPF that planning should operate to encourage and not act as an impediment to sustainable growth must be applied. Significant weight is required to be placed on the need to support economic growth through the planning system.
32. It is recognised that a benefit of the proposed development would boost the boroughs 5 year housing land supply providing both social and economic benefits. Furthermore, the development would provide a number of jobs in the construction industry and supply chain in the short term and such benefits are consistent with the NPPF. As well as the long-term employment within the commercial units.
33. The site is within the limits of development. As set out above, there is no policy reason for refusal of the principle of development, the material considerations are considered in turn below;

Character and Appearance

34. The National Planning Policy Framework at paragraph 135 requires that developments should not only maintain a strong sense of place but should improve the quality of the area. Developments should also be visually attractive as a result of good architecture, layout and appropriate and effective landscaping

35. Policy SD8 of the Local Plan reflects those policies of the NPPF seeking to achieve high design standards. Additionally, the Yarm Back Lane and Harrogate Lane masterplan also sets out a strategic framework for delivery which include a number of key design requirements when considering the overall approach taken by a development proposal. While the Stockton on Tees Local Design Guide SPD also promotes placemaking, good design and delivering high quality environment to live, work, play and learn in.
36. As set out within the parent permission, the site is situated towards the northern end of the Harrowgate Lane in Zone C of the WSSUE. Within the surrounding area there are a mix of properties, Zone A which has secured permission the north has a mix of dwellings sizes and styles although mainly consist of 2 and 2.5 storey dwelling. The residential properties to the east form the south-western edge of Hardwick and northern parcel of the Bishopsgarth estate. These properties are two storey and consist of a mix of materials including a variety of brickwork colours, elements of render and hanging tiles.
37. The proposed housing layout incorporates a range of dwellings which are two storey and two and a half storey in scale and would therefore be appropriate within the surrounding setting. The house types indicate a mix of two, three and four bedroomed properties over a mix of small terraces, semi-detached and detached dwellings and with a mix of tenure types. The general layout is considered to be appropriate within the overall context of not only the wider application site but the surrounding area, and approved developments to the north. The streets are considered to have a good level of frontage and areas of public amenity spaces, have a good degree of natural surveillance to provide active frontages, sense of place and a safe environment. All materials are to be secured through condition.
38. With regards to the requirements of para 129 of the NPPF the overall layout and density of the proposed development is such that, notwithstanding the proposed uplift of housing numbers, it is considered to be broadly in accordance with the overall character of this part of the WSSUE character, especially the approved development to the north and would represent efficient use of the site.
39. Whilst the place team comments are noted it is considered that the revised plans have gone a long way to address the initial comments, subject to the recommended conditions. Furthermore, consideration has been given to the development to the north.
40. It is considered that whilst relatively high density, subject to condition securing the final details, the scheme has managed to incorporate meaningful landscaping through and around the development, including blue green corridors in compliance with the masterplan and the formation of nodes and feature squares. Whilst the areas are indicated on the plan, full details have not been provided and therefore further conditions are required to secure the detailed design.
41. As set out the proposed overall development site has, in accordance with the masterplan incorporated the de culverting of the watercourse enabling the incorporation of the blue/ green corridor. Whilst the scheme, subject to conditions would provide high value amenity space and landscaping, it would not provide onside meaningful public open space. However, in considering the aforementioned and the existing and proposed connectivity to open space to the north and east of the site, in this instance it is considered to be appropriate to seek an offsite contribution to open space to be secured via s106.
42. Overall, subject to the recommended conditions securing the details of the soft and hard landscaping, as well as materials, it is considered that the proposed development would largely comply with the aims of local and national planning policy.

Residential Amenity

43. Policy SD8 of the adopted Local Plan seeks to ensure that development proposals are designed to the highest possible standards by ensuring that new development are appropriately laid out, ensure adequate separation and provide privacy and amenity of all existing and future occupants.
44. The concerns of existing residents over potential loss of amenity space are noted however the siting for the proposed addition dwellings are to the north western boundary of the site, a considerable distance to those properties fronting Harrowgate Lane to the east.
45. In terms of the internal relationships between proposed properties, the layout and spacing of properties within the site are considered to be acceptable to provide sufficient levels of privacy and amenity between properties. In the few areas where separation distances are not met, the level of amenity for those occupiers are considered to be acceptable given the orientation of the properties, angles between habitable room windows, overall siting and nature of the rooms within close proximity to one another. This includes the relationship with the full permission and the school to the north.
46. Planning conditions are recommended with regards to a number of matters including finished site levels and means of enclosure. In addition, the removal of permitted development rights for extensions and alterations is also recommended to protect future levels of residential amenity for the life of the development given the overall relationship between the properties within the proposed layout.
47. To the western boundary is an approved solar farm, ref 22/1511/FUL during the course of determining that application consideration was given to the potential impact on future occupier's amenity of this allocated site. It was concluded that;
48. The results of the analysis have shown that reflections from the proposed development are geometrically possible towards the majority of the proposed dwelling receptors, however there is no significant impact upon nearby proposed dwellings due to existing screening blocking the views of the proposed development and the presence of other mitigating factors. Therefore, no mitigation is required.
49. Whilst the impact was considered that was done principally at ground floor. Due to the orientation of the proposed dwellings plots 294 – 301 and 305 – 311 rear elevations would front onto the solar farm. Whilst views at ground floor would largely be screened by the existing boundary treatment, the first-floor windows, which principally serves bedrooms/ bathrooms would provide views over the solar farm. The loss of a view is not a material consideration. However, due to the existing boundary treatment, orientation of the panels and the separation distances, it is not considered that the panels would give rise to a demonstrable adverse impact on future occupier's amenity with respect of glint and glare to such a degree that a reason for refusal could be sustained. It is of note that no objection has been received from the EHU officers with respect to either glint and glare or noise from the associated solar farm infrastructure
50. No objection has been received in terms of the layout from National Grid and no objection has been received from the Council EHU in terms of noise from either the overhead lines or adjacent land uses. The parent permission was supported with a Noise Assessment and necessary conditions imposed.
51. Overall subject to the recommended conditions the proposed development is considered to provide all future occupiers with an acceptable level of amenity whilst safeguarding the amity of the existing land uses.

Highways and Transport

52. Concern has been raised by the objectors in relation to the wider traffic implication of the development. This proposed development would result in an uplift of housing number of 54 above the approved numbers in the parent permission. Para 129 however is clear that providing there is capacity of infrastructure, this should not in itself be a reason for refusal. The Highways Transport and Design Manager has confirmed that following the proposal being run through the WeSAM that that no additional highways mitigation is required over above but what had already been identified within the Yarm Back Lane and Harrogate Lane Master Plan. However, this development is reliant on the mitigation that has been identified and should therefore contribute towards the cost of providing it. Subject to securing the necessary monies as detailed within the HOTs there is no objection to the uplift in numbers proposed in terms of highway capacity.
53. National Highways have confirmed they have no objection to the increased capacity over the original outline permission. It is therefore considered that the uplift can be accommodated within the limits of the existing infrastructure.
54. In terms of the access and internal highway and parking arrangements, the Highways Transport and Design Manager has reviewed the proposed development and following receipt of the revised plans has raised no objection to the proposed development.
55. Following submission of the development to the north revised plans were received to enable connectivity of the north south cycleway, in accordance with the masterplan.

Flood Risk and Surface Water

56. The applicant has submitted a flood risk assessment, drainage strategy and are providing a SUD pond to serve the wider development. The proposed residential development which is classified as 'more vulnerable' is located within flood zone 1, therefore, the development is suitable within the identified flood zones in accordance with NPPF. Objectors have raised concerns in relation to surface water and flood risk. The LLFA have been consulted and subject to the recommended conditions have raised no objection to the proposed development. Northumbrian Water have raised no objection and neither has the Environment Agency

Ecology

57. Concern has been raised by objectors over the displacement and impact on wildlife. The Ecological Appraisal submitted in support of the application was updated in April 2024. Due to the potential for works to commence in excess of 3 years from the date of this survey, a condition requiring a walkover survey be carried out prior to each stage of the development, to ensure that there has been no ecological or biodiversity change which would require different mitigation those proposed.
58. A further condition has been recommended to secure any tree to be felled is subject to a climb and inspect survey. In addition to conditions regrading illumination and adaptations to boundary fences to facilitate the movement of hedgehogs in line with the guidance produced by the British Hedgehog Preservation Society. It is also proposed to condition a Construction Environmental Management Plan, to safeguard wildlife during the construction phase.
59. The application was submitted prior to Biodiversity Net Gain and therefore the application is not subject to this under the Habitat Regulations however there is still a requirement under the Local Plan Policy ENV5 for development proposals to achieve net gains in biodiversity wherever possible. The Site has the capacity to enable the retention of a number of existing landscape feature, such a hedgerows and trees which provide a valued habit for a number of key species, as well as providing some biodiversity gains. Therefore, notwithstanding the recommendations within the submitted reports a condition is required for a biodiversity protection and gains plan to be submitted detailing how this has informed and will be integrated into the detailed landscape proposals.

60. Subject to the imposition of the recommended conditions it is considered that the proposed development would not only safeguard habitats but can achieve biodiversity gains in accordance with the requirements of the NPPF and Local Planning Policies.

Nutrient Neutrality

61. Following advice from Natural England in March 2022 with regards to the unfavourable condition of the River Tees due to excess nutrients and implications of that for the Teesmouth and Cleveland Coast SPA/Ramsar. All forms of development which generate additional overnight accommodation are required to consider and assess whether there is an adverse impact resulting from the development proposals on the SPA.
62. As part of this application, an appropriate assessment has been undertaken and Natural England has seen and commented on that assessment. In summary the Appropriate Assessment notes that the proposals will increase the nitrogen arising from the development and consequently the applicant was advised that this development is deemed to have a likely significant effect on the Teesmouth and Cleveland Coast SPA/Ramsar.
63. The applicant proposes to address the increased nitrogen arising from the development through a combination of private and Natural England credits to secure the mitigation for the whole site. The HRA and AA have been submitted to Natural England, however at the time of writing the consultation response was still outstanding. Members will be updated at the committee meeting.

Crime and Disorder

64. Under the provisions of Section 17 of the Crime and Disorder Act, the planning system and the Local Planning Authority must do all that it reasonably can to prevent, crime and disorder in its area.
65. The development is relying on the proposed layout allows for natural surveillance of the public square. The comments from the Designing out Crime Officer have been noted. It is considered that a number of the recommended measures would be achievable within the site and therefore a suitably worded informative has been recommended. Subject to the recommended informative it is not considered that the proposals would give rise to crime and disorder.

Low Carbon

66. The comments from CPRE are noted and in accordance with the requirements of Policy ENV1 major residential development should achieve a 10% reduction of total predicted energy requirements. A condition is recommended to ensure these details are submitted.

Residual Matters

67. Following submission of the ball strike report, Sports England have removed their objection.
68. To ensure delivery of Zone B is not prejudiced notwithstanding the proposed plans which show a connection point, up to the red line, as set out with the Heads of Terms there will be the requirement within the S106 to make this access point available without ransom. This is to ensure the whole of the WSSUE is deliverable.

CONCLUSION

69. Given the above considerations the proposed development is considered to be visually acceptable, and it is not considered that the proposed development will have any adverse impacts on levels of residential amenity, flood risk, ecology or highway safety to justify a refusal of the application. The proposed scheme is therefore in accordance with the relevant local and national planning policies.

70. It is recommended that the application be Approved with Conditions for the reasons specified above with delegated decision back to the Planning Services Manager.

Director of Finance, Development and Business Services
Contact Officer Helen Boston Telephone No 01642 526080

WARD AND WARD COUNCILLORS

Ward	Bishopsgarth And Elm Tree (Pre May 2023)
Ward Councillor	Councillor David Minchella
Ward Councillor	Councillor Hugo Stratton

IMPLICATIONS

Financial Implications:

As per the report

Environmental Implications:

As per 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 2019

Supplementary Planning Documents

SPD1 – Sustainable Design Guide - Oct 2011

SPD2 – Open Space, Recreation and Landscaping - Dec 2009/2014

SPD3 – Parking Provision for Developments - Oct 2011

SPD6 – Planning Obligations - May 2008

SPD – Housing (Meeting Housing Needs) - Adopted May 2021

SPD – Householder Extensions and Alterations - Adopted May 2021

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PLANNING LAYOUT KEY:

	21/0249/REM
	21/1599/REM
	21/2130/FUL

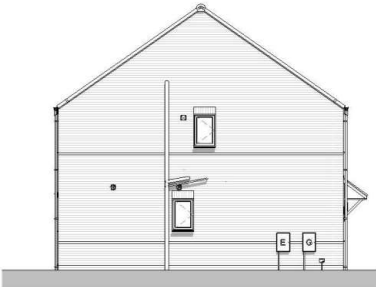


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NOTE: Dashed lines on roof denote PV panel location.
Size and amount dependant on site location/orientation



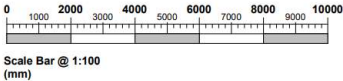
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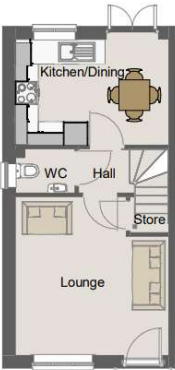
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Rear Elevation
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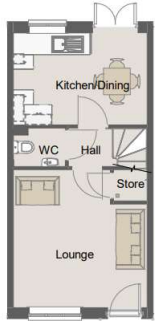
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PLANNING			
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DWS TITLE			
Planning Sheet - Elevations - Standard			
HOUSE TYPE			
Askern - End			
COORD REFERENCE			
DWG NO			REV
ASK/END/0-002			A



Ground Floor.
1 : 100



First Floor.
1 : 100



Ground Floor.
1 : 100



First Floor.
1 : 100

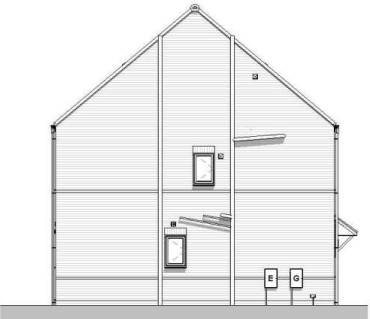


Second Floor.
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NOTE: Dashed lines on roof denote PV panel location.
Size and amount dependant on site location/orientation



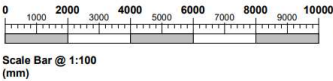
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Left Side Elevation
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Rear Elevation
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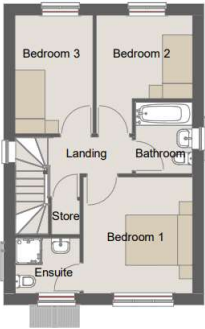


This Housetype is compliant with NDSS

A		B		C		D	
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PLANNING							
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12/07/2023		1 : 100		GROUP			
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DRAWN IN:						REV:	
BAI/O-002						A	



Ground Floor.
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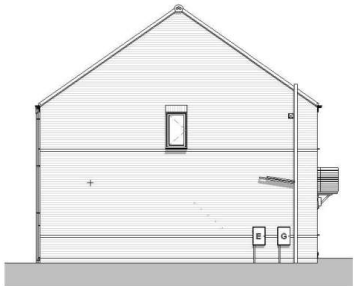


First Floor.
1 : 100

NOTE: Dashed lines on roof denote PV panel location.
Size and amount dependant on site location/orientation



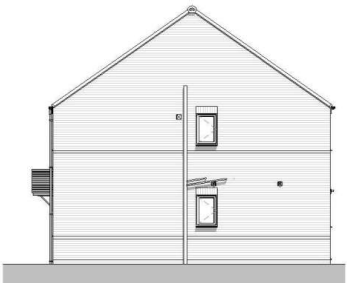
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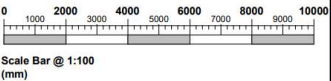
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Rear Elevation
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Right Elevation
1 : 100



This Housetype is compliant with
NDSS

This Housetype is compliant with
Part M4 Category 2.

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PLANNING			
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COORD REFERENCE:			
DWG NO: CAD10-002			REV: A



Ground Floor
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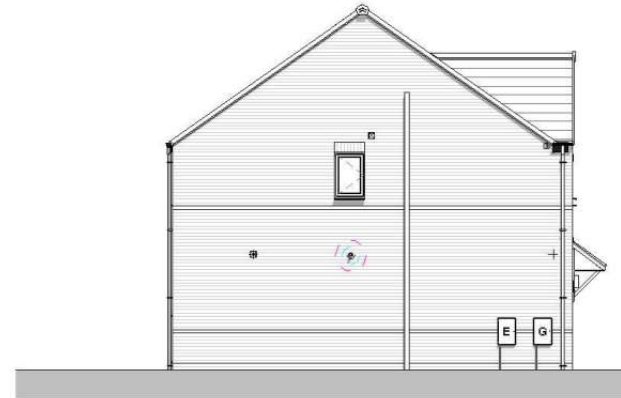


First Floor
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NOTE: Dashed lines on roof denote PV panel location.
Size and amount dependant on site location/orientation



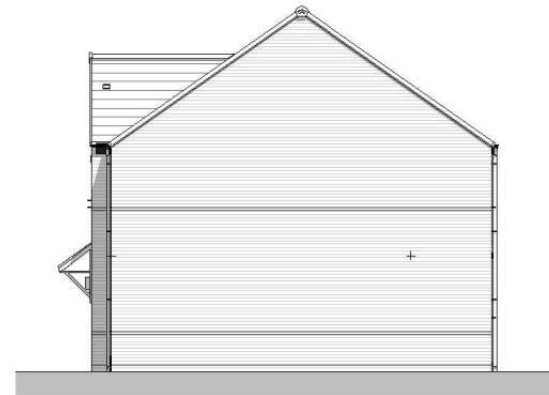
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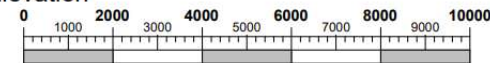
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Rear Elevation
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Right Side Elevation
1 : 100



Scale Bar @ 1:100
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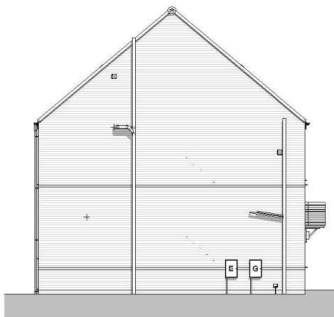
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NOTE: Dashed lines on roof denote PV panel location.
Size and amount dependant on site location/orientation



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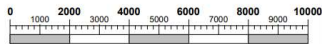
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Right Elevation
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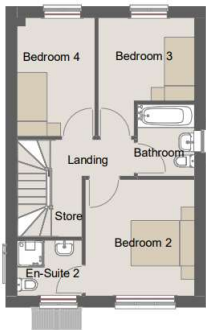
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This Housetype is compliant with
Part M4 Category 2.

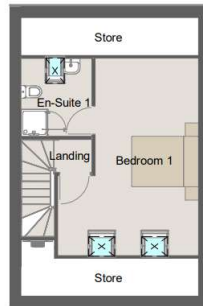
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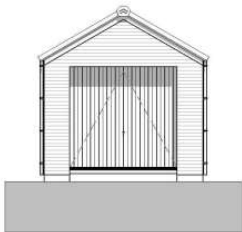
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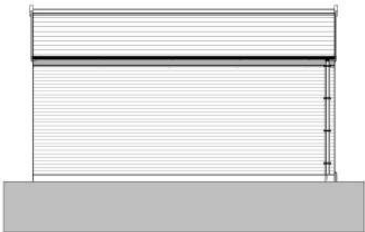
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Second Floor.
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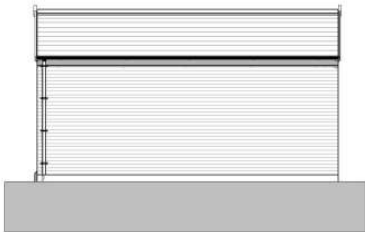
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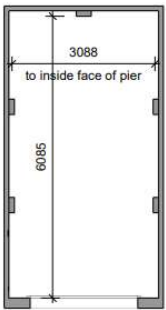
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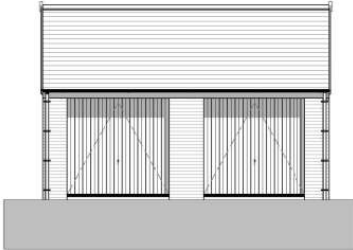
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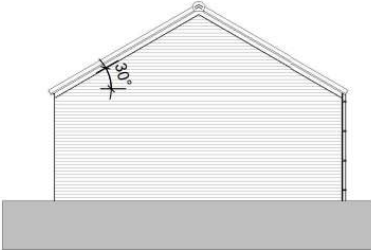
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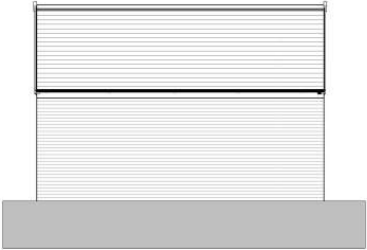
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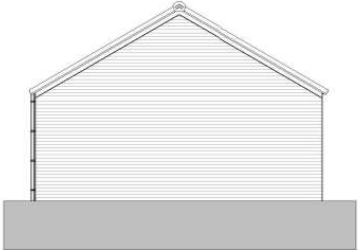
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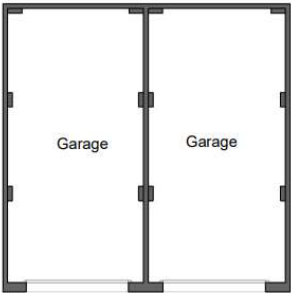
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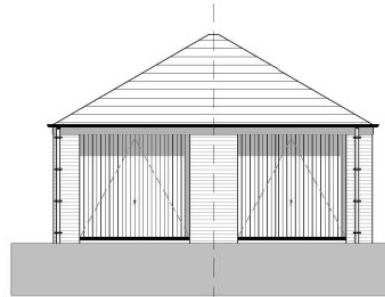
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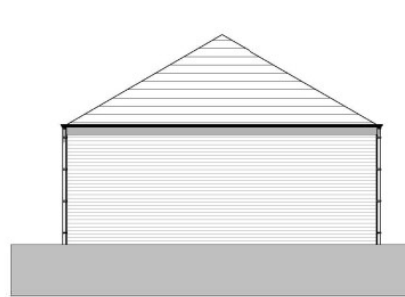
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HOUSE TYPE: Garage - Twin - Gable Side				
CONS. REFERENCE: GgeDD				
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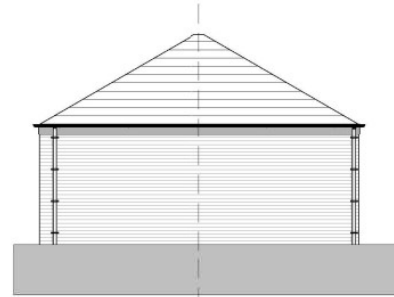
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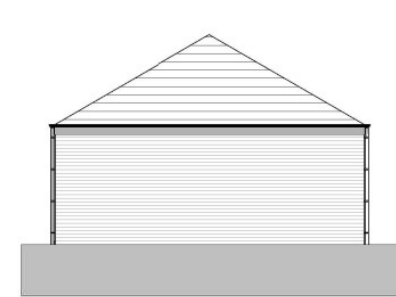
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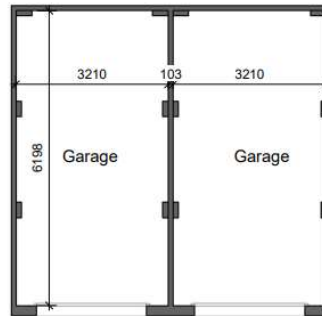
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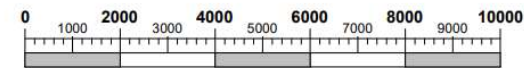
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Right Elevation.
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Ground Floor Plan
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GgeDD					
DRAWG No:				REV	
505/006				A	

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Schedule of Accommodation				
Harrowgate Lane - Reserved Matters 1				30.10.24
S106 Affordable Housing				
Name	Bed	Storey	M4(2)	Number
E2.1	2	2.5	N	8
B3	3	2.5	N	4
Total				12
Open Market Housing				
Name	Bed	Storey	M4(2)	Number
Askern	2	2	N	18
Ferndale	2	2	N	7
Eastbeck	2	2.5	N	6
Ripley	2	2	N	23
Oakwood	3	2	Y	10
Cadeby	3	2	Y	27
Leyburn	3	2	N	9
Baldon	3	2.5	N	21
Salbury	3	2.5	N	55
Wentbridge	4	2	Y	7
Dalton	4	2.5	Y	19
Cookbury	4	2	N	7
Horbury	4	2	Y	9
Total				218
Overall Total				230



PLANNING LAYOUT KEY	
	SITE BOUNDARY
	1.8m TIMBER SCREEN FENCE
	1.2m POST & RAIL FENCE
	1.8m TIMBER GATE
	1.2m METAL RAILINGS
	0.6m KNEE HIGH RAIL
	1.8m SCREEN WALL & FENCE PANEL INFILL
	FORWARD VISIBILITY DISPLAY
	BBN STORAGE
	BBN COLLECTION POINT
	PLOT NUMBERS
	PARKING SPACES
	S106 AFFORDABLE PLOTS
	EXISTING TREES AND HEDGING
	TREES AND HEDGING TO BE REMOVED
	SUB STATION



AVANT
homes

DATE: 28.06.24
SCALE: 1:1000 @ A1
DESIGN BY: TS
DRAWN BY: RM1 PLANNING LAYOUT

PROJECT: HARROWGATE LANE, STOCKTON

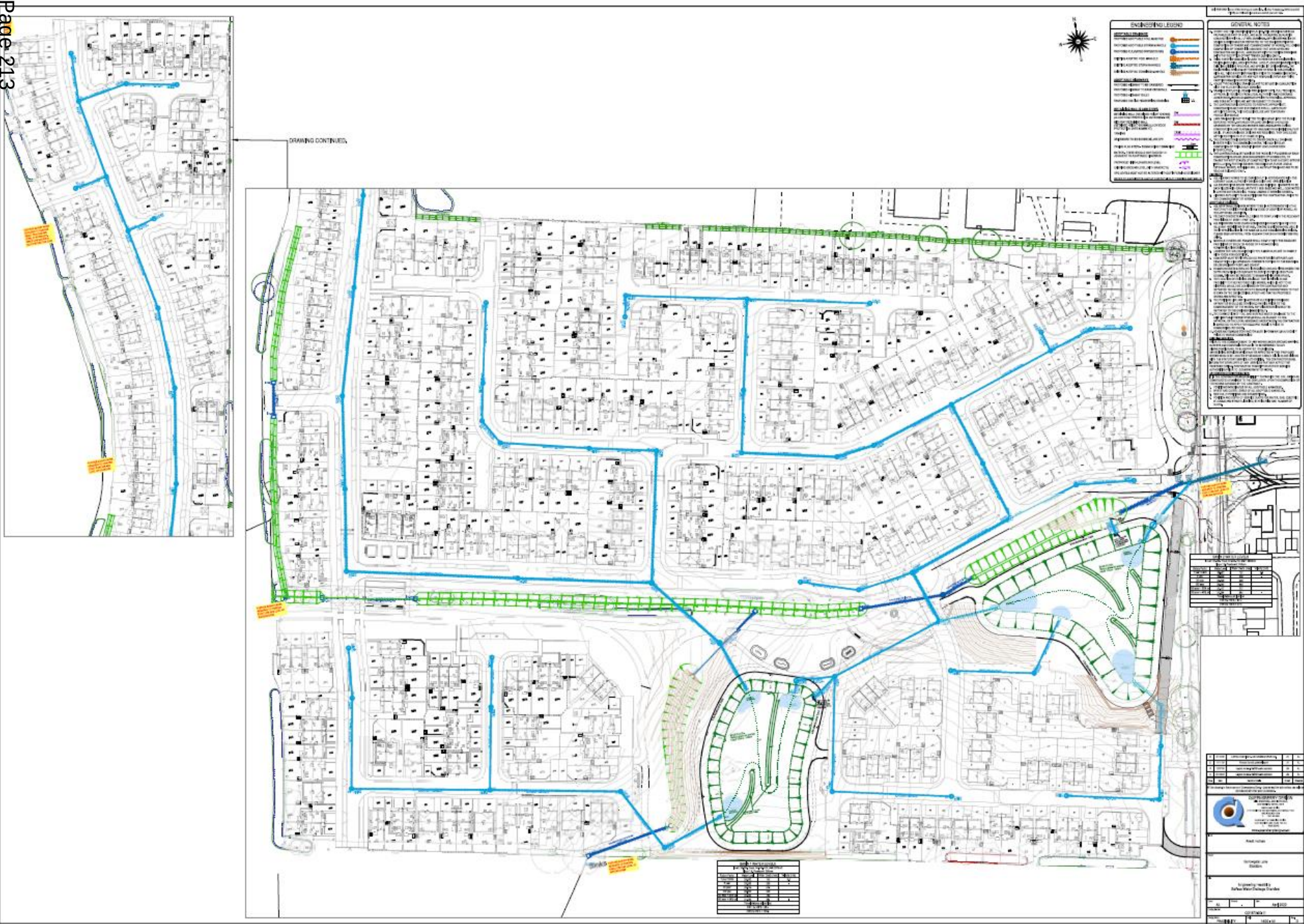
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Rev: B

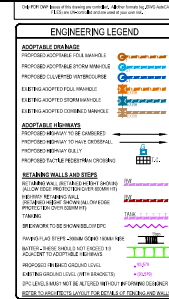
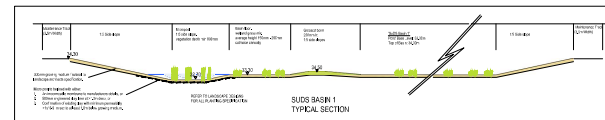
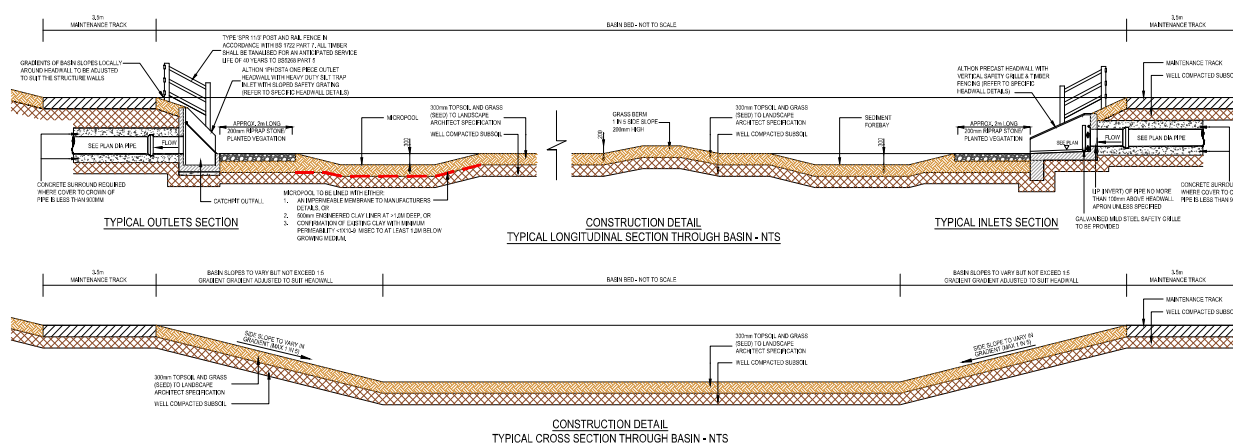
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Basin length m	96 distance of flow path through basin
Cross Sectional Area (m ²)	0.817 based on peak 1 yr water level
Wetted Perimeter (m)	6.458
S Overall Slope (m/m)	0.002 height/distance
n (mannings m ^{1/3} /s)	0.08
R Hydraulic Radius	0.127
Q Flow Rate (m ³ /s)	0.115 Flow velocity = Q/Area (m/s)
Residence Time (min)	11.36 must be > 9.0

BASIN 1 WATER LEVELS			
Invert: 33.300, Track: 34.400, VOLUME: 2379m3			
Slope 1:5, Freeboard: 208mm			
Return Period	Water Level	Water Depth (mm)	Velocity (m/s)
1 year 30min	33.442	142	0.3
2 year	33.560	260	-
30 year	33.774	474	-
100 year	33.922	622	-
100 year + 20% cc	34.044	744	-
100 year + 45% cc	34.192	892	-
Travel distance at low flow:			
HW 1 to HW 3 = 96m			
HW 3 to HW 5 = 105m			

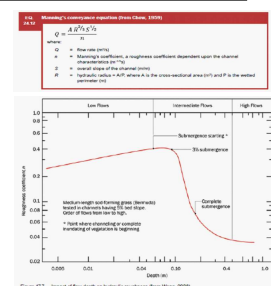
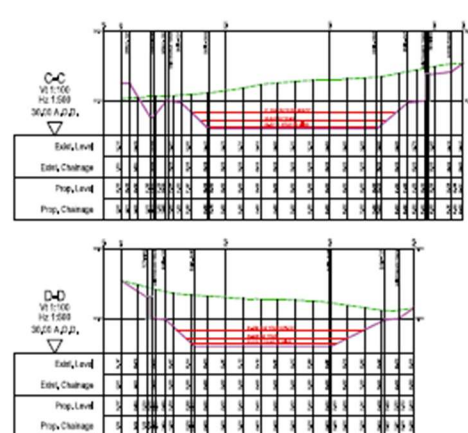
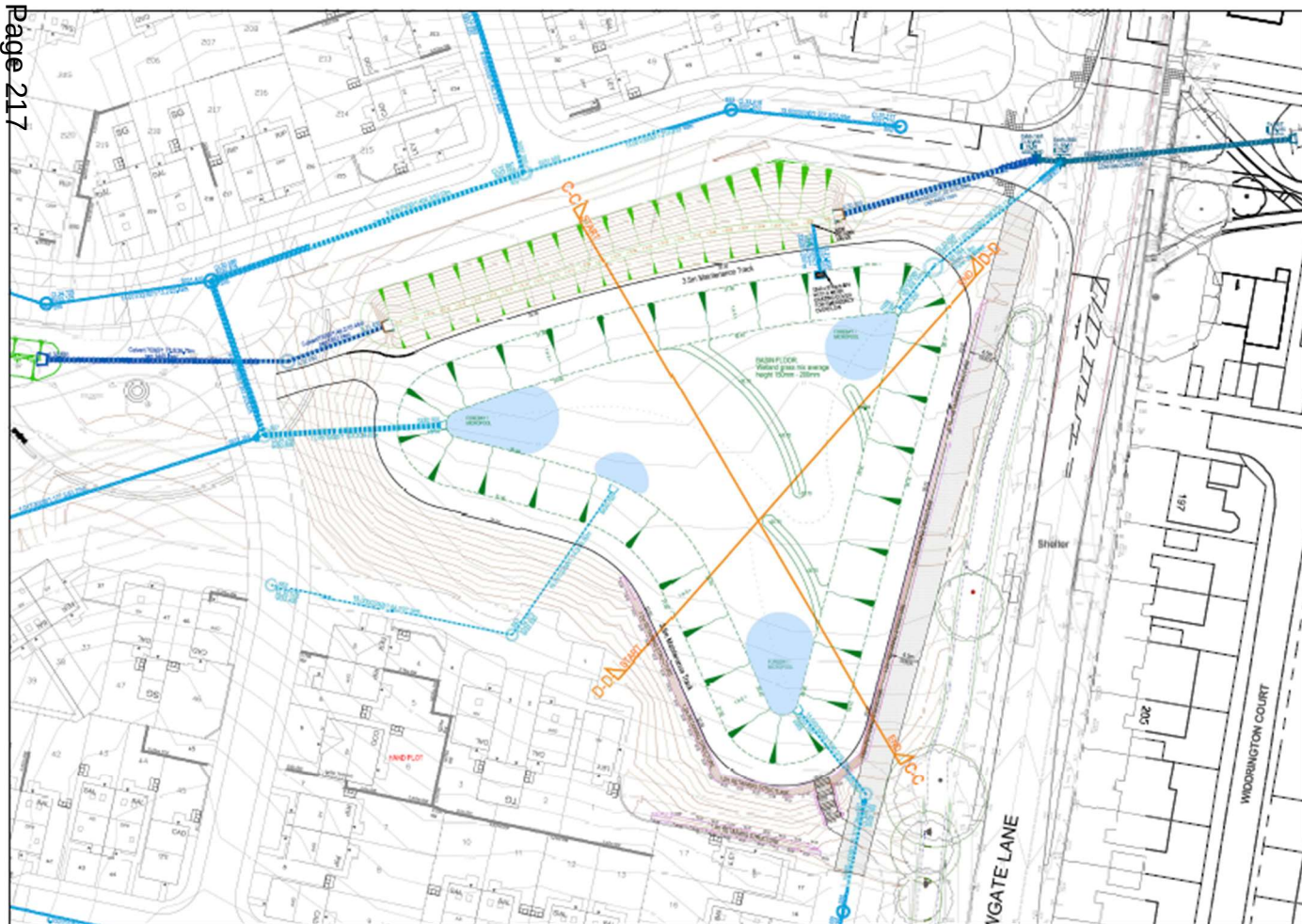


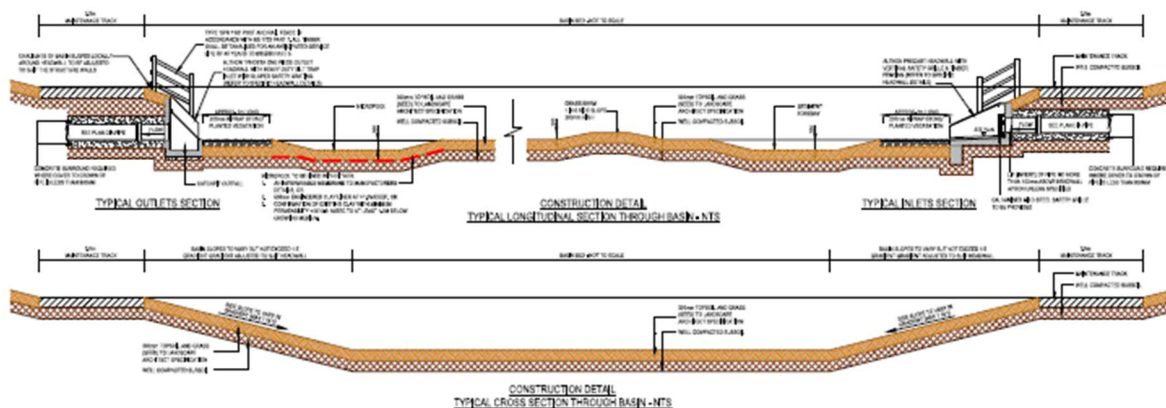
Figure 17.2 Impact of flow depth on hydraulic roughness (from Wiers, 2009)

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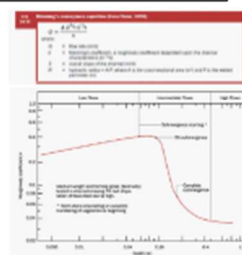
CONTRA TOBACCO—The American Cancer Society has announced that it will not support the tobacco industry's proposed settlement with the federal government. The settlement, which would require the industry to pay \$200 billion over 25 years, was announced last week. The settlement would also require the industry to pay for the costs of treating tobacco-related diseases. The American Cancer Society, which has been a leading advocate of tobacco control, said that the settlement would not provide enough money to pay for the costs of treating tobacco-related diseases. The settlement would also require the industry to pay for the costs of treating tobacco-related diseases. The settlement would also require the industry to pay for the costs of treating tobacco-related diseases.



HARBORWATER BASIN 2 TREATMENT CALCULATION

Basin length (m)	77 (distance of flow path through basin)
Grass Seedling Area (m ²)	6,379 (based on 40% 1-y ¹ water level)
Netland Perimeter (m)	6,353
S. Diurnal Slope (m/m)	0.003 (average/distance)
α (rainfalls in 1/2 h)	0.08
R Hydraulic Radius	0.002

BASIC 2 WATER LEVELS			
From 1995 North Valley VMAA Section			
	Water Level	Right Angle from	Industry group
Station Point			
1 year ARI	20.571	613	0.3
5 year	20.603	640	"
10 year	20.628	660	"
25 year	20.653	680	"
50 year	20.677	713	"
100 year	20.700	744	"

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DELEGATED

Report to Planning
Committee

5th August 2026

Report of Director of Regeneration
and Inclusive Growth

25/1608/FUL

High Clarence Primary School, Port Clarence Road, Port Clarence

Expiry Date: 13 November 2025

Extension of Time Date: 13 July 2026

Summary

Planning permission is sought for Erection of a Multi-Use Games Area (MUGA), including installation of floodlighting, associated enclosure and footpaths.

The application site relates to High Clarence Primary School and no letters of objection have been received.

The application comes before Members as it falls outside of Officers scheme of delegation, in that it exceeds the definitions of minor development.

The proposed application has been assessed and it is considered that the development would not result in any significant conflict with the policies of the Local Plan or relevant chapters of the NPPF and there are no technical reasons why the proposed scheme would be deemed unacceptable in planning terms in which to justify refusal of the planning consent application.

Recommendation(s)

That planning application 25/1608/FUL be approved subject to the following conditions and informatives

01 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: By virtue of the provision of Section 91 of the Town and Country Planning Act 1990 (as amended).

02 Approved Plans

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

Plan Reference Number

23-0111 01 01

Date Received

1 August 2025

23-0111 02 01
HLS8265
HLS8265
23-0111 03 06
23-0111 04 01

1 August 2025
1 August 2025
1 August 2025
18 September 2025
18 September 2025

Reason: To define the consent.

03 Hours of Use

The Multi Use Games Area (MUGA) hereby approved shall only be used between the following hours:

- 08:00 to 20:00 hours Monday to Saturday; and
- 08:00 to 17:00 hours on Sundays and Bank Holidays.

Reason: In the interests of residential amenity and to comply with Policy SD8 of the Stockton on Tees Local Plan.

04 Biodiversity Net Gain Plan

Prior to commencement of the development hereby approved a Biodiversity Net Gain Plan, shall be submitted to and approved in writing by the local planning authority which provides a minimum of 10% measurable biodiversity net gain, using the DEFRA Biodiversity Metric 3.0 or any successor. The content of the Biodiversity Net Gain report should include the following:

Baseline data collection and assessment of current conditions on site;

A commitment to measures in line with the Mitigation Hierarchy and evidence of how BNG Principles have been applied to maximise benefits to biodiversity;

Provision of the full BNG calculations, with detailed justifications for the choice of habitat types, distinctiveness and condition, connectivity and ecological functionality;

Details of the implementation measures and management of proposals;

Details of any off-site provision to be secured by a planning obligation;

Details of the monitoring and auditing measures.

The proposed enhancement measures shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To ensure measurable net gains to biodiversity and in accordance with the Environment Act 2021 and in accordance with Local Plan Policies SD5 and ENV5 and NPPF paragraphs 180 and 186.

05 Biodiversity Net Gain Monitoring

Monitoring reports will be submitted to the Local Planning Authority during years 2, 5, 7, 10, 20 and 30 from commencement of development unless otherwise stated in the Biodiversity Management Plan, demonstrating how the BNG is progressing towards achieving its objectives, evidence of arrangements and any rectifying measures needed.

Reason: To ensure measurable net gains to biodiversity and in accordance with the Environment Act 2021 and in accordance with Local Plan Policies SD5 and ENV5 and NPPF paragraphs 180 and 186.

06 Floodlighting

The hereby approved floodlighting shall be installed in full accordance with the submitted drawings (ref; HLS8265; Halliday Lighting; received 1st August 2025). The floodlighting shall be arranged so as not to shine directly towards any dwelling and shall be shielded to prevent light spillage beyond the boundary of the property. All works, shall be completed in accordance with the agreed details before any lighting is first used and shall be maintained in accordance with the approved details thereafter.

Reason: To ensure that the amenity of neighbouring occupiers is not adversely affected by undue external light pollution.

07 Floodlighting - control of hours of use;

The floodlighting hereby approved shall not be used after 20:00 or before 08:00 on Monday to Saturday or after 17:00 or before 08:00 on Sunday.

Reason: To ensure that the amenity of neighbouring occupiers is not adversely affected by undue external light intrusion and noise, in accordance.

08 UXO Risk Assessment

No development shall commence until a detailed Unexploded Ordnance (UXO) Risk Assessment has been submitted to and approved in writing by the Local Planning Authority. The assessment shall be undertaken by a suitably qualified specialist and shall include details of any mitigation measures considered necessary. The development shall thereafter be carried out in accordance with the approved recommendations.

Reason: To ensure risks associated with potential unexploded ordnance are appropriately assessed and managed in the interests of public safety.

Informative Reason for Planning Approval

Informative: Working Practices

The Local Planning Authority found the submitted details satisfactory subject to the imposition of appropriate planning conditions and has worked in a positive and proactive manner in dealing with the planning application.

Site and Surroundings

1. The application site relates to High Clarence Primary School on Port Clarence Road in Port Clarence.
2. East and west of the site are residential properties and south of the site is a highway.

Proposal

3. The application seeks planning permission for the erection of a Multi-Use Games Area (MUGA), including installation of floodlighting, associated enclosure and footpaths.

Consultations

4. Consultees were notified and the following comments were received (in summary).

Flood Risk

No Comments

SBC Environmental Health – Contaminated Land

The submitted Site Investigation Report (JPP Ref. R-SI-27937-01-00, August 2024) has been reviewed in support of the discharge of the contaminated land condition.

The investigation included intrusive works, chemical testing and a contamination risk assessment for the proposed PlayZone development. The report concludes that the site is suitable for the proposed end use as a surfaced sports facility, with no unacceptable risks identified to future users. No asbestos was detected within the samples tested and the soils assessed were classified as non-hazardous.

The report identifies a medium UXO risk and recommends that a detailed UXO risk assessment be undertaken to determine the extent of the risk and any necessary mitigation measures during construction.

UXO Assessment

No development shall commence until a detailed Unexploded Ordnance (UXO) Risk Assessment has been submitted to and approved in writing by the Local Planning Authority. The assessment shall be undertaken by a suitably qualified specialist and shall include details of any mitigation measures considered necessary. The development shall thereafter be carried out in accordance with the approved recommendations.

Reason: To ensure risks associated with potential unexploded ordnance are appropriately assessed and managed in the interests of public safety.

Environmental Health

I have checked the documentation provided, have found no grounds for objection in principle to the development and do not think that conditions need to be imposed from an Environmental Health perspective.

Flood Lighting

I have reviewed the lighting assessment and the designs, and I am satisfied this complies with the relevant guidance on light intrusion for residential properties in an E2 environmental zone. The lighting system should be installed as detailed in the Halliday report (Ref HLS8262).

Noise Impact Assessment

I have reviewed the noise assessment (Ref: 11626/LN, Sept 2025), and this concludes that the noise will be noticeable but not intrusive and would result in "no observed adverse effect." This is with installation of an acoustic noise barrier 10 kh/m2.

The predicted noise level (externally) predicted is 50 dB LAeq 1 hour, are an indicator that internal noise levels are achievable. However, it is stated that noise levels will be noticeable. Additionally, 50 dB is the threshold for the onset of moderate community annoyance (WHO 1999). The façade of the nearest residential houses located approx. 20 m distance.

I therefore do not agree that the noise is not intrusive and would result in no "observed adverse effect." I would therefore recommend that the hours of use of the pitch are restricted. I would also request further information regarding the effectiveness of the fence, the height, length and material. Consideration should be given to additional acoustic enhancements such as landscaping.

Proposed Hours of Use

The MUGA pitch shall not be used after 7.00pm or before 8.00am on Monday to Saturday, no use on Sundays/Bank Holidays.

Land & Property Services

No Comments

Sport England

Thank you for consulting Sport England on the above application. The proposed development does not fall within our statutory remit (Statutory Instrument 2015/595) and, therefore, Sport England has not provided a detailed response in this case.

Billingham Town Council

Billingham Town Council made no comment to this application.

Highways Transport & Design Manager

There are no highway objections to the proposed Multi Use Games Area including installation of floodlighting, associated enclosure and footpaths.

The Environment Agency

No objection

Publicity

5. Neighbours were notified by individual letters, and wider publicity has been site notice, no comments have been received.

Planning Policy Considerations

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 Stockton on Tees Borough Council Local Plan 2019.

Section 143 of the Localism Act came into force on the 15 January 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 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

The purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. These are economic social and environmental objectives.

So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11) which for decision making means;

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. 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.

Paragraph 96. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

- a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;
- b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of well designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas; and
- c) enable and support healthy lives, through both promoting good health and preventing ill health, especially where this would address identified local health and well-being needs and reduce health inequalities between the most and least deprived communities – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

Paragraph 98. To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
- b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;
- c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;
- d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and
- e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

Paragraph 103. Access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities and can deliver wider benefits for nature and support efforts to address climate change. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and

opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate.

Paragraph 104. Existing open space, sports and recreational buildings and land, including playing fields and formal play spaces, should not be built on unless:

- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

Paragraph 135: Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive, and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Local Planning Policy

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

Policy SD1 - Presumption in favour of Sustainable Development

1. In accordance with the Government's National Planning Policy Framework (NPPF), when the Council considers development proposals it will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. It will always work proactively with applicants jointly to find solutions which mean that proposals for sustainable development can be approved wherever possible, and to secure development that improves the economic, social, and environmental conditions in the area.

2. Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Strategic Development Strategy Policy 5 (SD5) - Natural, Built and Historic Environment

To ensure the conservation and enhancement of the environment alongside meeting the challenge of climate change the Council will:

1. Conserve and enhance the natural, built and historic environment through a variety of methods including:

a) Ensuring that development proposals adhere to the sustainable design principles identified within Policy SD8.

j) Ensuring development proposals are responsive to the landscape, mitigating their visual impact where necessary. Developments will not be permitted where they would lead to unacceptable impacts on the character and distinctiveness of the Borough's landscape unless the benefits of the development clearly outweigh any harm. Wherever possible, developments should include measures to enhance, restore and create special features of the landscape.

l) Preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of ground, air, water, light or noise pollution or land instability. Wherever possible proposals should seek to improve ground, air and water quality.

Policy SD8 – Sustainable Design Principles

1. The Council will seek new development to be designed to the highest possible standard, taking into consideration the context of the surrounding area and the need to respond positively to the:

a. Quality, character and sensitivity of the surrounding public realm, heritage assets, and nearby buildings, in particular at prominent junctions, main roads and town centre gateways;

b. Landscape character of the area, including the contribution made by existing trees and landscaping;

c. Need to protect and enhance ecological and green infrastructure networks and assets;

d. Need to ensure that new development is appropriately laid out to ensure adequate separation between buildings and an attractive environment;

e. Privacy and amenity of all existing and future occupants of land and buildings;

f. Existing transport network and the need to provide safe and satisfactory access and parking for all modes of transport;

g. Need to reinforce local distinctiveness and provide high quality and inclusive design solutions, and

h. Need for all development to be designed inclusively to ensure that buildings and spaces are accessible for all, including people with disabilities.

2. New development should contribute positively to making places better for people. They should be inclusive and establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit.

3. All proposals will be designed with public safety and the desire to reduce crime in mind, incorporating, where appropriate, advice from the Health and Safety Executive, Secured by Design, or any other appropriate design standards.

Natural, Built and Historic Environment Policy 6 (ENV6) - Green Infrastructure, Open Space, Green Wedges and Agricultural Land

1. Through partnership working, the Council will protect and support the enhancement, creation and management of all green infrastructure to improve its quality, value, multifunctionality and accessibility in accordance with the Stockton-on-Tees Green Infrastructure Strategy and Delivery Plan.

2. Where appropriate, development proposals will be required to make contributions towards green infrastructure having regard to standards and guidance provided within the Open Space, Recreation and Landscaping SPD or any successor. Green infrastructure should be

integrated, where practicable, into new developments. This includes new hard and soft landscaping, and other types of green infrastructure. Proposals should illustrate how the proposed development will be satisfactorily integrated into the surrounding area in a manner appropriate to the surrounding townscape and landscape setting and enhances the wider green infrastructure network.

3. The Council will protect and enhance open space throughout the Borough to meet community needs and enable healthy lifestyles. The loss of open space as shown on the Policies Map, and any amenity open space, will not be supported unless:

- a. it has been demonstrated to be surplus to requirements; or
- b. the loss would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or c. the proposal is for another sports or recreational provision, the needs for which, clearly outweigh the loss; or
- d. the proposal is ancillary to the use of the open space; and e. in all cases there would be no significant harm to the character and appearance of the area or nature conservation interests.

Natural, Built and Historic Environment Policy 7 (ENV7) - Ground, Air, Water, Noise and Light Pollution

1. All development proposals that may cause groundwater, surface water, air (including odour), noise or light pollution either individually or cumulatively will be required to incorporate measures as appropriate to prevent or reduce their pollution so as not to cause unacceptable impacts on the living conditions of all existing and potential future occupants of land and buildings, the character and appearance of the surrounding area and the environment.

2. Development that may be sensitive to existing or potentially polluting sources will not be sited in proximity to such sources. Potentially polluting development will not be sited near to sensitive developments or areas unless satisfactory mitigation measures can be demonstrated.

3. Where development has the potential to lead to significant pollution either individually or cumulatively, proposals should be accompanied by a full and detailed assessment of the likely impacts. Development will not be permitted when it is considered that unacceptable effects will be imposed on human health, or the environment, taking into account the cumulative effects of other proposed or existing sources of pollution in the vicinity. Development will only be approved where suitable mitigation can be achieved that would bring pollution within acceptable levels.

Transport and Infrastructure Policy 2 (TI2) - Community Infrastructure

1. There is a need to ensure that community infrastructure is delivered and protected to meet the needs of the growing population within the Borough. To ensure community infrastructure meets the education, cultural, social, leisure/recreation and health needs of all sections of the local community, the Council will:

- a. Protect, maintain and improve existing community infrastructure where appropriate and practicable;
- b. Work with partners to ensure existing deficiencies are addressed; and
- c. Require the provision of new community infrastructure alongside new development in accordance with Policy SD7.

6. Development on existing sports and recreational buildings and land, including playing fields will be resisted, unless:

- a. An assessment has been undertaken which has clearly shown the buildings or land as surplus to requirements; or
- b. The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quality and quantity in a suitable location; or

c. The development is for an alternative sports and recreational provision, the needs for which clearly outweigh the loss.

Material Planning Considerations

6. The material planning considerations in relation to this application are the principal of the development and the impact on the character of the area and amenity.

Principle of Development

7. National planning policy sets out a presumption in favour of sustainable development, which states that development which accords with relevant policies in an up-to-date development plan should be granted planning permission without delay. Local Plan policies SD6 and TI2 states that Local Planning Authorities should give great weight to the need to create, expand or alter schools; provide for the expansion and delivery of education and training facilities and support proposals of education, training and health care providers to meet the needs of communities.
8. The site is an existing school within the development limits and therefore the principle of re-developing the site for physical education use is already established. The area to which the development is to be located comprises of an existing playing area and is located to the west of the school, within the confinements of the school grounds.
9. Taking into account the above, it is considered that the proposed development would broadly accord with the provisions of local plan policy TI2 (community infrastructure) The acceptability of the development therefore lies in the detailed matters assessed below.

Character

10. Planning policy SD8 seeks to ensure the highest possible standard of development whilst ensuring no adverse impacts occur to the character and appearance of the area. The finishing materials of the proposed extension would be similar to that of the existing building.
11. The proposed erection of the MUGA with associated floodlighting, enclosure and footpaths would be sited to the west of the application site on the existing school playing field. The proposed MUGA would consist of an approximate 3-metre-high mesh fence and an approximate 2-metre-high brick wall. The approximate 2-metre-high brick wall would run along the west elevation of the development site.
12. The site is a Primary School and the proposed MUGA would be sited on an existing playing field. To the west and east of the site are residential properties and to the south of the site is a public highway.
13. There are a number of existing, mature trees which run along the sites southern and west boundary. Theres trees will be retained which has been shown on the tree protection plan submitted alongside this application. These mature trees will provide some screening for the proposed MUGA.
14. Taking into consideration the context of the surrounding area and the design and location of the proposed development, it is not considered to have a significant

impact on the character of the area and would therefore comply with NPPF paragraph 135 and Local Plan policy SD8.

Impact on Amenity

15. There are a number of residential properties which are sited to the west of the proposed site. The proposed development would be sited approximately 19.2 metres away from these residential properties.
16. The application proposes associated floodlights, and an associated floodlighting report was submitted alongside the application. Environmental Health have advised that they are satisfied that the proposed floodlights would comply with the relevant guidance on light intrusion and a condition is recommended to control this aspect along with hours of operation.
17. Given the close proximity of residential properties to the proposed MUGA a noise impact assessment was also submitted alongside the application.
18. The initial report concluded that the noise from the development site will be noticeable but not intrusive and would result in "no observed adverse effect" on the close by residential properties. Environmental Health reviewed this report and disagreed with the report's conclusions and asked for it to be reviewed. An amended report has been received and Environmental Health consider that acceptable, subject to 2no conditions relating to a no whistle policy and hours of use.
19. Whilst hours of use can be controlled via a planning condition, a no whistle policy is not considered to be an enforceable planning condition, and sufficient control would be provided in land use terms via the control of hours of use.
20. Subject to the relevant conditions as detailed in the report above, the proposals are considered to accord with NPPF paragraph 135 and Local Plan policies SD8, ENV7 and therefore be considered acceptable in this regard.

Highways

21. The Highways and Transport design manager was consulted with the application. They provided no objection to the application, and it is considered that the proposed development would be considered acceptable in this regard.

Contaminated Land

22. Within the course of the application a Site Investigation Report (JPP Ref. R-SI-27937-01-00, August 2024) has been provided. The investigation included intrusive works, chemical testing and a contamination risk assessment for the proposed development and concludes that the site is suitable for the proposed end use as a surfaced sports facility, with no unacceptable risks identified to future users.
23. Additionally, the report identifies a medium UXO risk and recommends that a detailed UXO risk assessment be undertaken to determine the extent of the risk and any necessary mitigation measures during construction. A planning condition is recommended in this regard.

Biodiversity

24. The site is captured by BNG requirements, and the application has been supported by a BNG assessment. The report states that the gains will be on-site. A condition has been added to the report stating that Biodiversity Net Gain Plan, shall be submitted to and approved in writing by the local planning authority which provides a minimum of 10% measurable biodiversity net gain, using the DEFRA Biodiversity Metric 3.0 or any successor.
25. Another condition has been added to the report stating that monitoring reports will be submitted to the Local Planning Authority during years 2, 5, 7, 10, 20 and 30 from commencement of development unless otherwise stated in the Biodiversity Management Plan, demonstrating how the BNG is progressing towards achieving its objectives, evidence of arrangements and any rectifying measures needed.

Conclusion

26. In view of the considerations set out within this report, the application is recommended for approval subject to the identified planning conditions.

Financial Implications

No known implications other than the associated costs of implementation of the proposals/maintenance.

Environmental Implications

No known additional environmental implications other than what has been set out in the report.

Biodiversity Net Gain

Biodiversity Net Gain is required as proposal dose met onsite requirements.

Legal Implications

No known legal implications.

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.

Human Rights Implications

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

Ward and War Councillors

Ward	Billingham South
Ward Councillor	Councillor Katie Zagoria
Ward Councillor	Councillor Paul Weston

Background Papers

National Planning Policy Framework

National Planning Practice Guidance
Stockton on Tees Local Plan Adopted 2019

Name of Contact Officer: [Hannah Whiting](#)

Post Title: [Planning Officer](#)

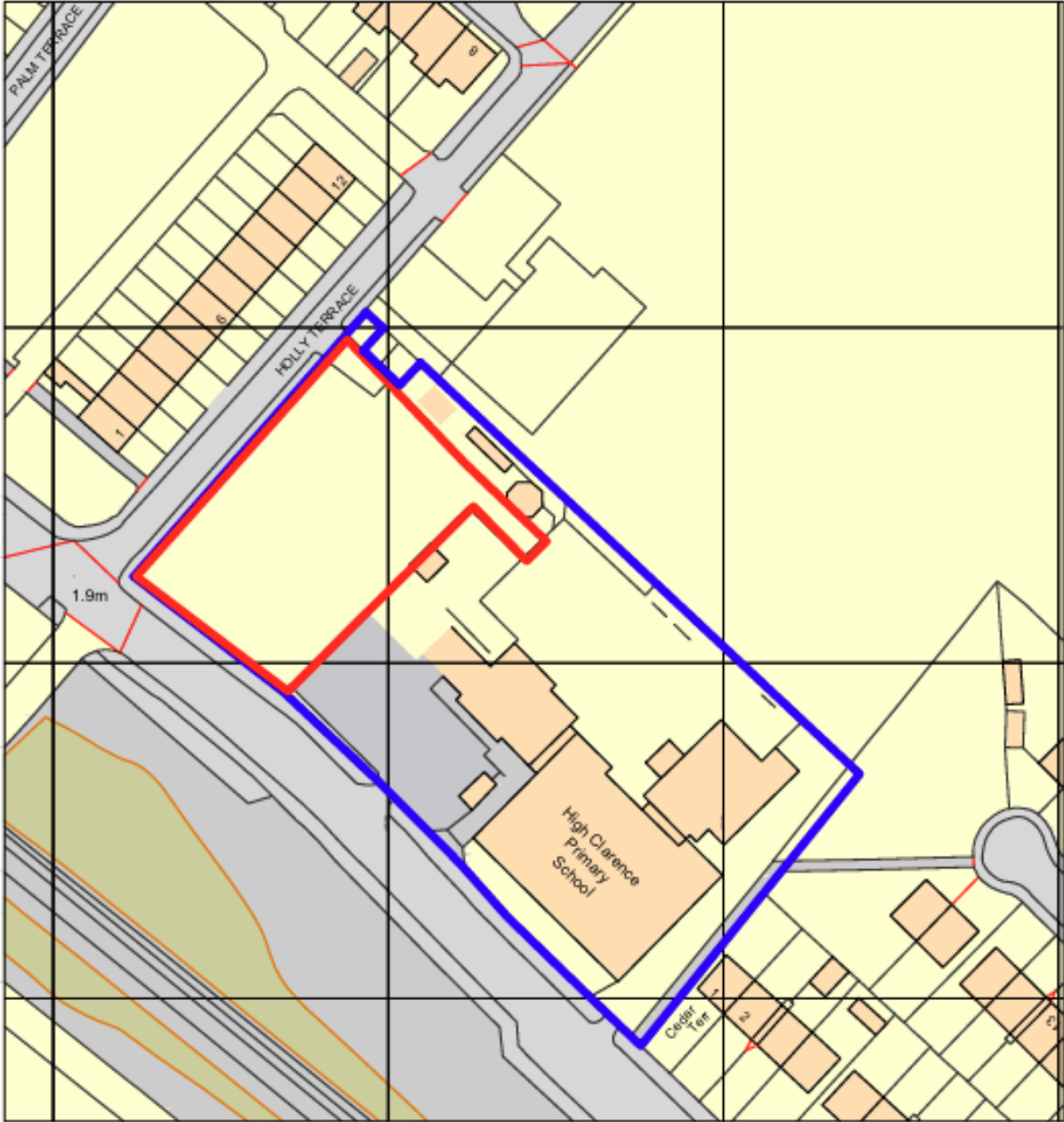
Telephone number: [01642 526326](#)

Email Address: Hannah.Whiting@stockton.gov.uk

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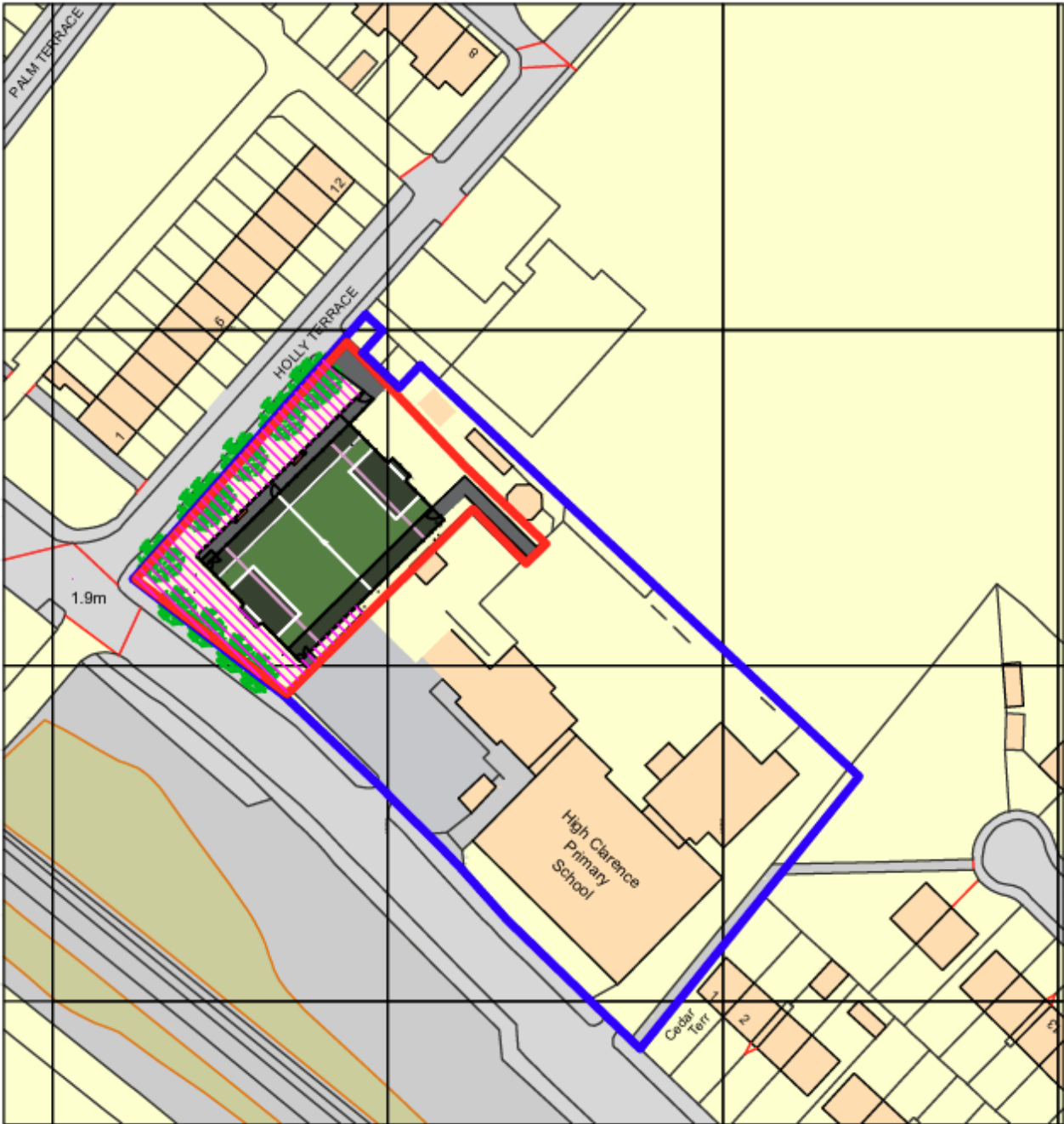
25/1608/FUL - High Clarence Primary School

Site Location Plan



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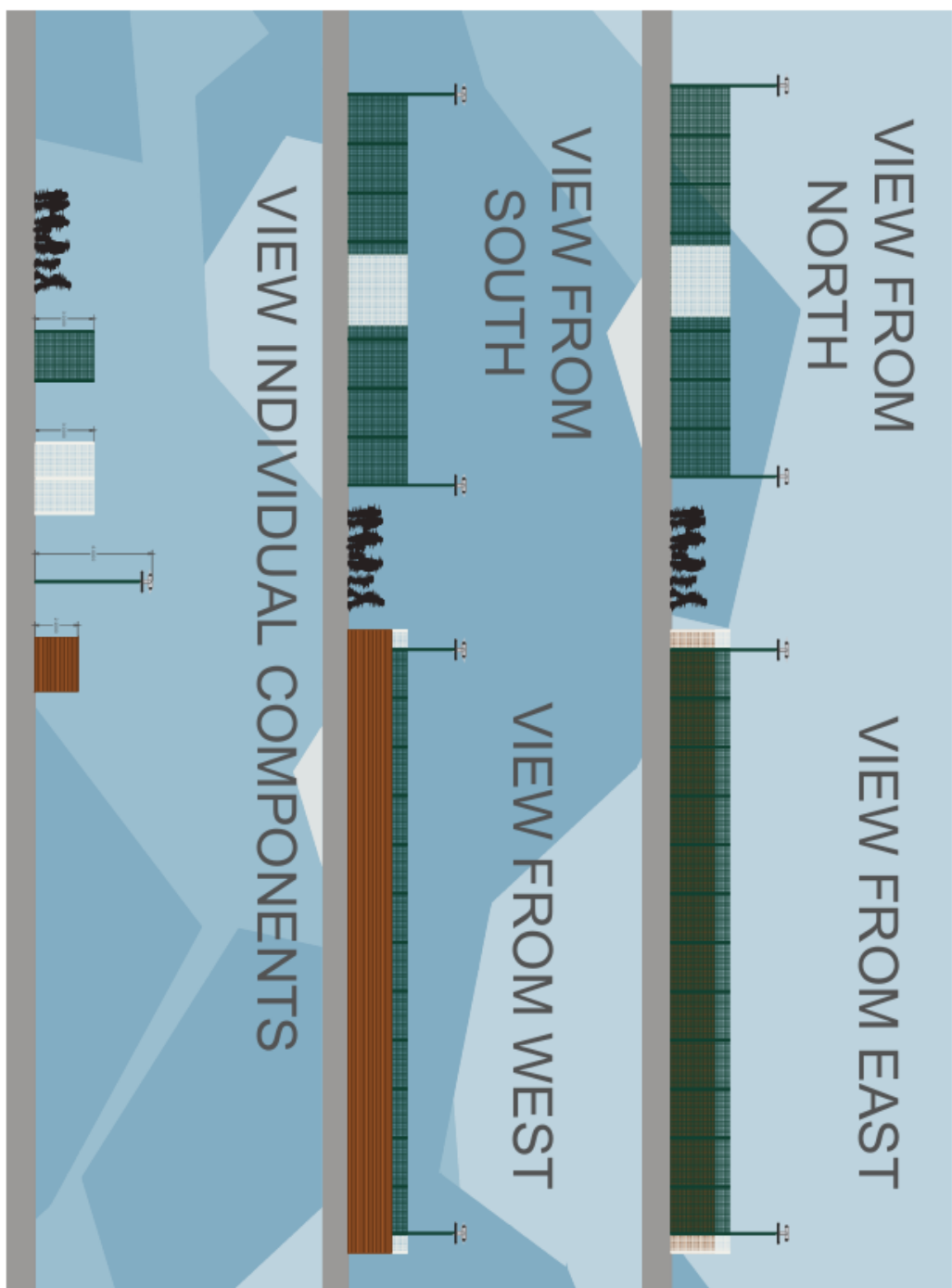
Proposed Site Plan



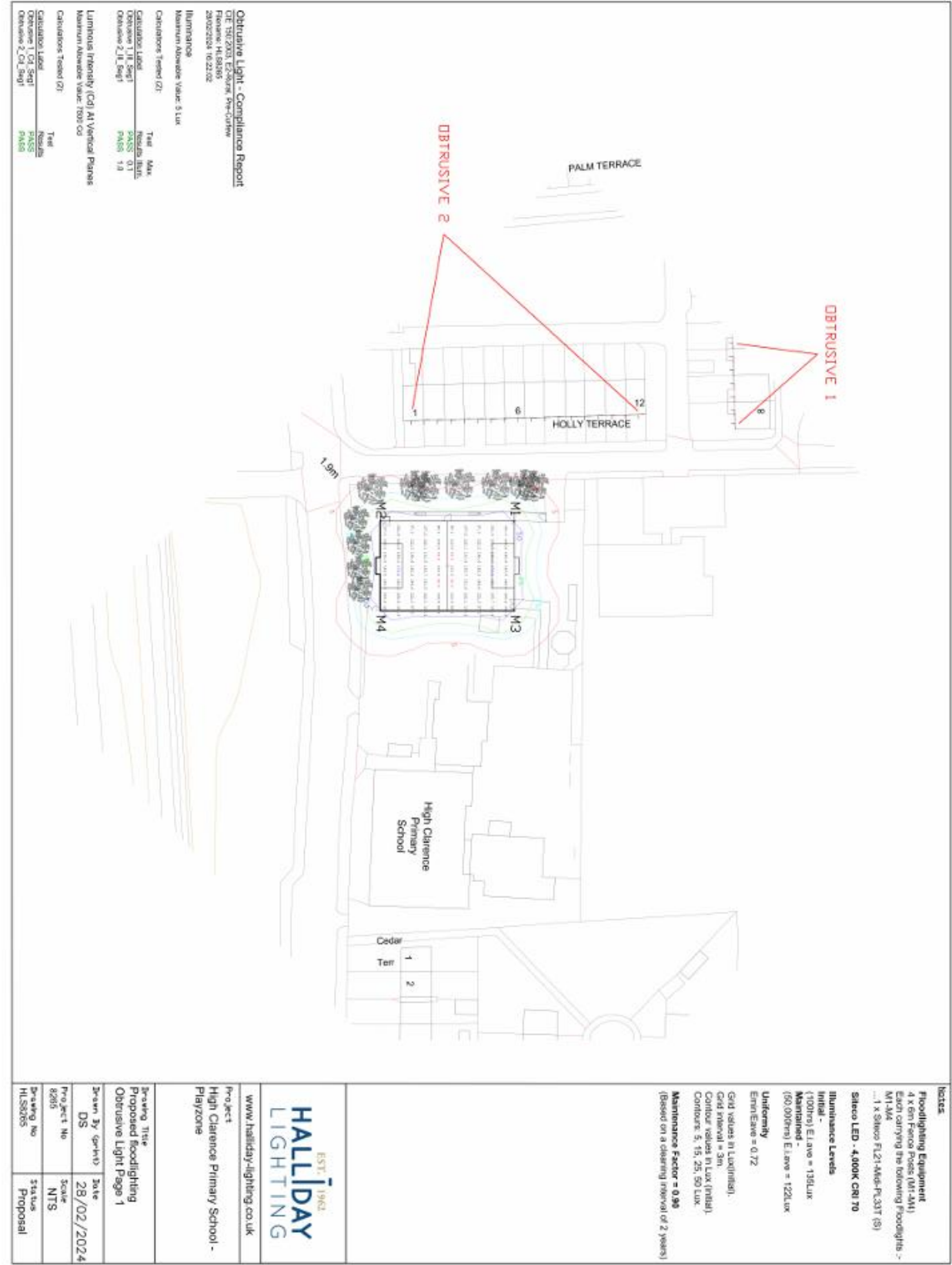
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Proposed Layout



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Proposed floodlighting



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DELEGATEDReport to Planning
Committee5th August 2026Report of Director of Regeneration
and Inclusive Growth**Planning Compliance Performance Report****Summary**

Following members requests for quarterly updates to be provided to Members on Planning Compliance caseloads and performance, this is the latest quarterly report (Quarter 1, 2026/27).

Recommendation(s)

That Members note the contents of the report

Background

1. The Stockton on Tees Local Enforcement Plan (LEP) was approved at planning committee in September 2024 and became 'live' on the 1st November 2024 and this report provides the latest quarterly report.
2. As part of the LEP, service targets were introduced which are;
 - 70% of enforcement case closed where no breach identified within 20 working days.
 - 60% of enforcement requests receiving an initial response, for example no breach of control identified or further investigation to be undertaken, within 10 working days.
 - 60% of planning enforcement cases, where the case actions are determined within the established priority timescales.

Detail

3. Some narrative and explanation of current performance and trends are detailed in the report below. For clarity appendix 1 provides members with a snapshot of last quarter's performance.

Quarter 1, 2026/27 Performance

4. As can be seen from Appendix 1 below, performance against the internal performance standards continues to remain strong and each performance indicator is being achieved and exceeded.
5. As detailed within table 1 below, over the last quarter the number of cases received has again dropped slightly, with the number of cases determined and processing time remaining broadly consistent with the previous quarter and last year.

Table 1: Comparisons over quarters since introduction of Local Enforcement Plan

	Requests received	Requests determined	Av days to process	Notices Served
Q1 (25/26)	167	112	14	6
Q2(25/26)	204	148	12	3
Q3 (25/26)	154	102	15	1
Q4 (25/26)	147	97	12	1
Q1(26/27)	143	94	15	1

6. We also continue to discuss a case of non-compliance with colleagues in legal services over appropriate next steps and likely prosecution.
7. For completeness, at the time of writing, the total number of unresolved compliance cases currently equates to 196, with 32 cases being historic cases received before the introduction of the Local Enforcement Plan.

Next update

8. The next quarterly update will be quarter 2 of 2026/27 (July - September), which is anticipated being reported in October/November 2026.

Financial Implications

Potential associated costs in pursuing legal action over non-compliance with enforcement notices.

Environmental Implications

Not applicable

Legal Implications

Potential implications as a result of pursuing legal action over non-compliance with enforcement notices.

Community Safety Implications

The provisions of Section 17 of the Crime and Disorder Act 1998 have been considered in the preparation of this report.

Human Rights Implications

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

Ward and Ward Councillors

All

Background PapersStockton on Tees Local Plan

Town and Country Planning Act
Stockton on Tees Local Enforcement Plan

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Appendix 1: Local Enforcement Plan performance indicators

