

DELEGATED

**AGENDA NO
PLANNING COMMITTEE
8 NOVEMBER 2023
REPORT OF DIRECTOR OF FINANCE,
DEVELOPMENT AND BUSINESS SERVICES**

22/1656/FUL

Manor Farm , Back Lane, Eggescliffe

Demolition of agricultural buildings and erection of 4no dwellinghouses, together with landscaping

Expiry Date 10 November 2023

SUMMARY

The application seeks planning permission for the creation of 4 dwellings with associated car parking and landscaping, along with the demolition of existing agricultural buildings.

The main planning considerations of the application are the compliance of the proposal with national and local planning policy, the impacts upon the character and appearance of the area, impact on heritage assets including listed buildings and the Eggescliffe Conservation Area, highway safety, flood risk, ecology and other material planning considerations.

There have been a number of objections to the application mainly relating to the traffic implications and highway safety and 3 letters of support have also been received. Concerns have been raised by the Highways Transport and Design Manager from a landscape standpoint and also the Historic Buildings Officer and these concerns have been considered in full within the report.

It is noted that the site benefits from a previous approval for 12 dwellings which included the redevelopment of redundant farm sites for 12 no. dwellinghouses and restoration of listed building (ref; 15/1790/FUL). In 2020 permission was also granted for the erection of 4no. detached dwelling houses around the old hall and associated works with restoration of the Old Hall to include the erection of a single storey extension to side (ref; 20/2296/FUL). This latter consent is currently being implemented.

The impacts of the proposal have been considered against national and local planning guidance and the development as proposed is considered to be in line with general planning policies set out in the local Plan. The proposal is also considered acceptable in terms of highway safety, does not significantly adversely impact on the neighbouring properties, heritage assets (including listed buildings and the character of the conservation area), ecology, archaeology, flooding and is therefore recommended for approval with conditions as set out below.

RECOMMENDATION

That Members be minded to approve planning application 22/1656/FUL subject to Natural England raising no objections to the proposed Nutrient Neutrality Mitigation and the following conditions and informatives. With the issuing of the final decision being delegated to the Planning Services Manager.

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	Date Received	Details
21-20 P-100 REV A	9 June 2023	Site location plan
21-20 P-101 REV A	9 June 2023	Existing site plan
21-20 P-102 REV A	9 June 2023	Proposed site plan
21-20 P-107 REV A	9 June 2023	Plot 1
21-20 P-108 REV A	9 June 2023	Plot 2
21-20 P-109 REV A	9 June 2023	Plot 3
21-20 P-110 REV A	9 June 2023	Plot 4

Reason: To define the consent.

03 Materials

Prior to the completion of the foundations of the hereby approved development, details of the materials to be used in the construction of the external walls and roof of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with these approved details.

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

04 Means of Enclosure (See informative 3)

Prior to installation, details of the means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. Such means of enclosure shall be erected before the development hereby approved is occupied.

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

05 Soft Landscaping

No development shall commence until full details of Soft Landscaping has been submitted to and approved in writing by the Local Planning Authority. This will be a detailed planting plan and specification of works indicating soil depths, plant species, numbers, densities, locations inter relationship of plants, stock size and type, grass, and planting methods including construction techniques for pits in hard surfacing and root barriers. All works shall be in accordance with the approved plans. All existing or proposed utility services that may influence proposed tree planting shall be indicated on the planting plan. The scheme shall be completed in the first planting season following:

- (i) Commencement of the development;
- (ii) or agreed phases;
- (iii) or prior to the occupation of any part of the development;

and the development shall not be brought into use until the scheme has been completed to the satisfaction of the Local Planning Authority.

Reason: To ensure a high quality planting scheme is provided in the interests of visual amenity which contributes positively to local character and enhances bio diversity.

06 Tree Protection

Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans no development shall commence until an Arboricultural Method Statement and Tree Protection Plan is approved in writing by the Local Planning Authority. This must be in close accordance with BS5837: 2012 Trees in relation to design, demolition and construction – Recommendations and NJUG Guidelines For The Planning, Installation And

Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2) – Operatives Handbook 19th November 2007. Any such scheme agreed in writing by the Local Planning Authority shall be implemented prior to any equipment, machinery or materials being brought to site for use in the development and be maintained until all the equipment, machinery or surplus materials connected with the development have been removed from the site.

Reason: To protect the all existing trees on and immediately adjacent to the site (within 10m) that the Local Planning Authority consider provide important amenity value in the locality.

07 Landscaping hardworks

No development shall commence until full details of proposed hard landscaping 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 within a period of 12 months from the date on which the development commenced or prior to the occupation of any part of the development. Any defects in materials or workmanship appearing within a period of 12 months from completion of the total development shall be made-good by the owner as soon as practicably possible.

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.

08 Ecology and mitigation

The development hereby approved shall only be undertaken on site in accordance with the recommendations and mitigation as detailed in Section 5 of the submitted Ecological Appraisal by Whitcher-Wildlife (reference no: 210881/2) dated 28th May 2022. In particular all vegetation clearance and building demolition should be carried out outside the nesting bird season which extends from March to September. If any of the vegetation or buildings are to be affected during the nesting bird season the works should be preceded by a thorough nesting bird survey carried out by a suitably experienced person. If an active nest is identified during this survey the nest should be left undisturbed until the young have fledged

Reason: In order to adequately protect ecology and biodiversity in accordance with the principles of Policy ENV5 and the National Planning Policy Framework

09 Ecology Survey

If work does not commence within 2 years from the date of the submitted ecology survey, a maximum of three months before works commencing on site 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 and approved in writing by the local planning authority and identify any additional or revised mitigation measures required

Reason: To conserve protected species and their habitat where necessary

10 Habitat and wildlife

As detailed in BS 3998:2010 Prior to work commencing, the trees and surroundings should be assessed for the presence of protected species , some of which are subject to season-specific legislation. Any works should be planned so as to limit their potential adverse impact on wildlife generally. The timing of works should take account of the seasonal cycles of the species of fauna and flora concerned.

Reason: In compliance with the Habitat Regulations and Countryside and Wildlife Act.

11 Biodiversity Net Gain;

Notwithstanding the submitted plans, prior to the commencement of the new development hereby permitted (excluding demolition works) a Biodiversity Gain Plan shall be submitted for approval in writing by the Local Planning Authority. The Biodiversity Gain Plan must contain, information about the steps that will be taken to minimise any 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 landscaping details submitted as part of any reserved matters application. The works shall be implemented in accordance with the agreed details and any phasing programme. Such measures shall be retained thereafter for the lifetime of the development.

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

12 Foul and Surface Water Drainage

Development shall not commence until a detailed scheme for the disposal of foul and surface water from the development hereby approved has been submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water and the Lead Local Flood Authority. Thereafter the development shall take place in accordance with the approved details.

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

13 Recording of a heritage asset through a programme of archaeological works

A) No demolition/development shall take place/commence until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

B) No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: The site is of archaeological interest

14 Construction Traffic Management Plan

Prior to the commencement of development, a Construction Management Plan shall be submitted and agreed in writing with the Local Planning Authority and shall provide details of the routing of all HGVs movements associated with the construction phase, this shall address, parking for use during construction and measures to protect any existing footpaths and verges, vehicle movements, wheel cleansing, sheeting of vehicles. Work shall be undertaken in accordance with the agreed details.

Reason: In the interests of the occupiers of adjacent and nearby premises.

15 Construction Environmental Management Plan

No part of the development hereby approved shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall set out, as a minimum, site specific measures to control and monitor impact arising in relation to noise and vibration, dust and air pollutants, land contamination, ecology It shall also set out arrangements by which the developer shall maintain communication with residents in the vicinity of the site, and by which the developer shall monitor and document compliance with the measures set out in the CEMP. The development shall be carried out in full accordance with the approved CEMP at all times.

Reason: In the interests of protecting the environment.

16 Noise Attenuation

Noise Mitigation measures as detailed within the submitted report (Noise impact assessment 8872.1 29th July 2022 Revision A) shall be implemented in full and retained for the life of the building.

Reason: To ensure the occupiers are satisfactorily protected from noise disturbance in the interest of amenity.

17 Grain Dryer

The grain dryer shall be dismantled prior to the first occupation of any residential properties associated with this application. Should the Grain dryer be re-sited elsewhere within the farm, the grain dryer and/ or any other noise making plant should be assessed in relation to the hereby approved and nearby existing residential properties in accordance with BS4142 and a noise report submitted to the local planning authority with full details of any additional mitigation. Any mitigation measures shall be fully installed prior to bringing the plant/grain dryer into use and thereafter, the agreed noise level shall not exceed those agreed within the validation assessment.

Reason: To ensure that the development hereby permitted is not detrimental to the amenity of the future residents by reason of undue external noise

18 Preliminary Risk Assessment

No development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

- 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.

This must be undertaken in accordance with the Environment Agencies "Land Contamination Risk Management" guidance (2020), and BS87576: Guidance in investigations for ground gases. Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To prevent development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water and land pollution.

19 Unexpected Land Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified, works must be halted on that part of the site affected by the unexpected contamination and it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken to the extent specified by the Local Planning Authority prior to resumption of the works. Following completion of measures identified in the approved remediation scheme, a verification report must be submitted in writing and approval by the Local Planning Authority.

Reason: Contamination may exist at the site which will need to be satisfactorily dealt with.

20 Construction working Hours

No construction/building works or deliveries associated with the construction phase of the development 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 avoid excessive noise and disturbance to the occupants of nearby properties.

21 Permitted Development Rights

Notwithstanding the any of the provisions of Part 1, 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, nor any ancillary buildings or means of enclosure erected within the curtilage without the written approval of the Local Planning Authority

Reason: In order that the local planning authority may exercise further control in order to protect the character and appearance of the area and the amenity of adjoining residents and landscaping features.

22 Permitted Development Rights means of enclosure

Notwithstanding the provisions of Part 2, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order), unless agreed in writing when discharging condition 4 of this approval no gates, fences, walls or other means of enclosure shall be erected between the front, side or rear walls of any dwelling without the written approval of the Local Planning Authority.

Reason: In order that the local planning authority may exercise further control in order to protect character and appearance of the area and the amenity of adjoining residents.

INFORMATIVE OF REASON FOR PLANNING APPROVAL

Informative 1 : 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 2 : How to Satisfy the Foul and Surface Water Condition

The applicant should develop their surface water drainage solution by working through the Hierarchy of Preference contained within Revised Part H of the Building Regulations 2010. Namely Soakaway, Watercourse, and finally Sewer

If sewer is the only option the developer should contact Northumbrian Water to agree allowable discharge rates and points into the public sewer network. This can be done by submitting a pre planning enquiry directly to us. Full details and guidance can be found at <https://www.nwl.co.uk/developers/predevelopment-enquiries.aspx> or telephone 0191 419 6559.

Informative 3 Means of Enclosure

When developing the means of enclosure for the plots, it should be noted that a typical high fence will not be acceptable and a low railings/post and wire fencing with hedges are preferred.

Informative 4 : Public Right of Way

Egglescliffe Foot Path No. 2 which is via the present farmyard gate should have safe access to the footpath at all times during construction

BACKGROUND

1. The following schemes were submitted out of the need to secure the future of the Grade II listed Old Hall,
14/2757/FUL Change of use application to convert 2.no barns into dwellings, construction of 2.no dwellings and farm road. Approved 12th August 2015

15/1790/FUL Redevelopment of redundant farm sites for 12 no. dwellinghouses (Use Class C3) including restoration of listed building. Approved 17th December 2015
2. Listed building Consent was granted for the restoration, alteration, and extension of the Old Hall and demolition of adjacent farm buildings (ref. 18/2711/LBC).
3. In 2020 permission was granted for the erection of 4no. detached dwelling houses around the old hall and associated works, restoration of the Old Hall to include the erection of a single storey extension to side to include creation of garden wall and single storey extension to rear, and the demolition of existing farm buildings (ref. 20/2296/FUL). This consent is currently being implemented on the adjacent site.

SITE AND SURROUNDINGS

4. The application site relates to Manor Farm in Egglescliffe. In terms of surrounding land uses, agricultural land is to the north, east and south.
5. To the west and south west of the proposed residential area lies The Grange (the farm house for Manor Farm), the adjoining Manor Farm House (which is Grade II listed), and Rose Cottage (also Grade II listed), with Egglescliffe village beyond.
6. The application site lies within Egglescliffe Conservation Area and the site also lies partially in the Green Wedge.

7. Vehicular and Pedestrian access is to be taken from Back Lane. There is also a Public Right of Way (PRoW) crossing the site. This access to the PRoW will remain.

PROPOSAL

8. Planning permission is sought for the demolition of three existing agricultural buildings and erection of 4 new dwellinghouses set in a courtyard arrangement, together with landscaping.
9. The proposed dwellings are as detailed below
 - Plot 1 – 4 bed two storey dwelling, with red brick / larch cladding, slate roof and timber windows
 - Plot 2 – 3 bed bungalow with red brick, clay pantile roof and timber windows
 - Plot 3 – 4 bed two storey dwelling, with red brick / larch cladding, slate roof and timber windows
 - Plot 5 – 5 bed detached two storey dwelling, with red brick / larch cladding, slate roof and timber windows
10. The 3 barn conversions and new agricultural barn have been removed from the scheme and the numbers reduced from 7 new build dwellings to the 4 under consideration.
11. The planning statement states that the agricultural buildings need upgrading and it is acknowledged that the operation of Manor Farm may require some agricultural buildings. The current application no longer includes any replacement farm buildings, although some buildings identified for demolition are now to remain. Clarification was sought for the future aspirations of the farm and the Agent has confirmed that there remains an aspiration to achieve new agricultural buildings and these would be pursued separately in due course, should this application be approved. Ultimately, if the housing is consented and then new farm buildings do not achieve permission, the Applicant will review accordingly.

CONSULTATIONS

12. Consultees were notified and the following comments were received on the revised plans (or included if generic comments);
13. Highways Transport & Design Manager

Highways Comments: The applicant has submitted a site plan, reference P-102 Rev A, and a Transport Statement in support of the proposals. It is noted that the site benefits from a previous approval for 12 dwellings (15/1790/FUL) and that the predicted net increase in trips associated with the current residential development proposals are not considered to be severe and that there are no reasonable grounds for an objection to the development on highway capacity grounds within the context of NPPF.

The submitted site plan, drawing reference P-102 Rev A, is broadly in accordance with the Councils design guide and car parking has been provided in accordance with SPD3: Parking Provision for Developments 2011. There are no highways objections to the proposals.

Landscape & Visual Comments: The applicant has submitted revised proposals for the Manor Farm site, which have been reduced in scale, and omitted the proposed new farm buildings to the north. The current application comprises the demolition of existing farm buildings and replacement with four new dwellings. The proposed development site is located within the Egglecliffe Conservation Area and extends into the area designated as green wedge.

As noted previously, the operation of Manor Farm clearly requires some agricultural buildings. The current proposals require the demolition of all but one of the farm buildings to facilitate housing on the existing site. The current application no longer includes any replacement farm buildings, although these are clearly required based on the initial

application. The Highways Transport and Design Manager is concerned about this significant change to the proposal.

Landscape and Visual Impact Assessment: An LVIA was prepared for the previous scheme, however this has not been updated. Whilst the extent of the development is reduced, it is considered that the effects of the proposals will be largely the same as those described previously for the residential element of the development.

Landscape Character Assessment: The submitted landscape character assessment considered the impact of the proposals on the local area, reviewing all necessary character areas. However, the assessment does not mention the impact upon the Green Wedge designation. Local Plan Policy ENV6 highlights the importance of protecting the character of the Green Wedge, and its value in separating settlements. The current proposal would have a small impact upon the Green Wedge.

The LVIA assesses the proposals would have a 'major/moderate' level of effect on the Conservation Area, and a 'moderate' level of effect upon the River Tees Corridor Local Character Area. The Highways Transport and Design Manager agrees with this assessment.

Visual Impact Assessment: A Zone of Theoretical Visibility was prepared to determine the extent of views towards the development site. Views are largely restricted to a short corridor either side of the River Tees and extending a short distance along the Leven Valley. The submitted visual impact assessment has considered the impacts upon residential receptors, footpath, road and rail users, as well as more detailed assessment at 5 fixed viewpoints. These viewpoints are considered to be a fair representation of local views of the development site.

The assessment notes that residential receptors in Egglecliffe would experience a 'moderate' level of effects, rising to 'major/moderate' for those within the Conservation Area who overlook the site. Residents on the edge of Ingleby Barwick to the east will also experience a 'moderate' level of effects as a result of the proposed development.

Footpath users to the north and east of the site which includes the Teesdale Way long distance footpath, will experience a 'moderate' level of effects. There would be no effects on road or rail users. It is considered that the assessment provides a fair representation of views towards the residential part of the development.

Existing Trees: Updated arboricultural information has been provided. It is noted that T23, a good quality, large mature category B tree on the northern site boundary has been removed without permission since the first arboricultural information was submitted in July 2022. This tree was protected by the Conservation Area status of the area and the Highways Transport and Design Manager is very concerned at its loss. Furthermore the removal of this tree also removes valuable mature screening of the development site from viewpoints to the north, and particularly on the PRoW in close proximity to the site.

Residential Development: The proposal comprises of four dwellings, three no. 2 storey dwellings and a single storey bungalow in a 'U' shape around a courtyard where car parking is located. The dwellings have private gardens to the rear.

The three proposed 2 storey dwellings are very similar with a regular form which does not reflect the scale of dwellings locally nor do they reflect the existing settlement pattern or varied height, materials and characteristics of the village. The submitted proposals do not consider potential mitigation of views through design modifications to break up the elevations and more closely reflect the existing more varied edge to the settlement, and modest scale of existing dwellings.

Mitigation boundary planting is considered to be essential to integrate the development into the landscape. The submitted plans give no indication of the position or type of plot boundary, and include very little perimeter planting, particularly on the eastern boundary. This must be addressed with planting in land beyond private gardens to screen large extents of 2m high close boarded fencing which would not be characteristic for this rural edge location.

Specimen tree planting should also be integrated in suitable locations to reflect the green character and tree coverage of the Conservation Area, and particularly to replace the protected tree T23 already removed without consent.

Summary - The submitted LVIA assess that 2 landscape receptors and 5 visual receptors will experience significant level of effects ('major/moderate' or 'moderate') as a result of the

development. Whilst the level of effects could reduce due to soft landscape mitigation, residual effects will remain even at Year 10.

Receptor	Level of Effects at Year 1	Level of Effects at Year 10
Landscape Character		
Landscape Fabric	Moderate	
River Tees Corridor LCA	Moderate	
Visual		
Egglescliffe Village Conservation Area	Major /Moderate	
Viewpoint 1 - Representing views from Eaglescliffe residents	Moderate/Minor (Highways Transport and Design Manager considers this to be Moderate)	Minor
Viewpoint 2 - Representing the PRoW to the north of the site (part of Teesdale Way)	Moderate	Moderate/Minor
Viewpoint 3 - Representing PRoW to the north of the site	Moderate	Reduction in level of impact
Viewpoint 5 – Represent views from the east and the Scheduled Ancient Monument	Moderate	Moderate/Minor

Concerns are raised regarding the integration of the development into the edge of Egglescliffe village, and local landscape. Based on the current submission the Highways Transport and Design Manager considers that further work could reduce these concerns, and help to mitigate the major/moderate impacts upon Egglescliffe Village Conservation Area.

The following additional information is also required:

- Site boundary treatments (it would be preferable to agree this up front);
- Hard landscaping – details of all surfacing materials;
- Soft landscaping – full details of all soft landscaping proposals;
- Landscape management and maintenance plan - for all public areas of the site;
- Arboricultural method statement and tree protection plan if not provided.

14. Egglescliffe & Eaglescliffe Parish Council

The parish council has major concerns that the narrow roads of Butts Lane and Back Lane will struggle to support even more traffic from this larger development in addition to that from the existing approved development. Back Lane in particular is narrow and not designed for heavy traffic; problems in how two vehicles can pass each other safely up and down the road will be exacerbated. Butts Lane has a tight bend on a narrow stretch of road passing the primary school, village hall, church and cemetery where two way traffic can meet in the middle of the of the highway. Section 2 of the Transport Statement is incorrect in stating that both Back Lane and Butts Lane are 30mph: in fact there is a 20mph speed limit throughout the village area.

Should the application be approved then any construction traffic must be made aware of the position of Egglescliffe Primary School on Butts Lane and a curfew introduced for no construction and/or delivery traffic until after 9.30am and around school closing time.

The village green, owned by the parish council, was damaged by construction traffic for the existing development and it is not acceptable that it may be subject to further damage by heavy construction vehicles.

As an addendum to its earlier comments: Egglescliffe & Eaglescliffe Council recognises that agricultural vehicles use the road but those drivers generally know the area and are aware of the problems. Construction and delivery wagons will be probably strangers to the area and have already caused problems on the other site in the village.

15. Environmental Health Unit (contaminated Land Comments)

I have reviewed the historical environmental records held by this Local Authority and this shows that in close proximity to the location boundary are historical features (c.1938, c.1954) for the treating, keeping and disposing of waste. In accordance with YALPAG planning guidance, I would recommend a Desk Study is undertaken to determine a preliminary risk rating of the potential ground conditions to identify potential contamination sources, pathways, and receptors. Where there could be potential risks to human health, vegetation or

controlled waters, an Intrusive Investigation provided ought to be undertaken in accordance with the PRA condition. I have assessed the submitted Desk Top Study (Report Ref:3950OR01, 04/02/2022) and agree with the proposal to undertake a site investigation to address the potential risks identified. I am satisfied that part 1 of the contaminated land condition (preliminary risk assessment) has been complied with. If you need any further information about the scope of work, please do not hesitate to contact me.

16. Environmental Health Unit

I have no objection in principle to the development, subject to the imposition of the conditions in relation to Construction/ Demolition Noise and dust

Noise: I have reviewed the submitted noise impact assessment and note that at plot 1 the noise levels appear to exceed the recommended target levels; it is thought that this is due to bird song and with bird song excluded the noise levels are likely to meet the required internal target values. With bird song noise the target levels are to be met with the proposed mitigation in place and I would therefore recommend that the mitigation measures detailed within the report are implemented. I note from communication with the Planning Agent that the existing grain dryer at site is to cease operation as a result of this planning application. Due to concerns with noise from the grain dryer potentially impacting upon the proposed residential properties as part of this application which has not been assessed I would recommend a condition to be applied to the application detailing that the grain dryer shall be dismantled prior to the first occupation of any residential properties associated with this application. I am also aware that the applicant proposes to introduce a mobile grain dryer as part of a future application which will likely be housed in an agricultural building. I am concerned that the recorded background level is 26dB and as such the noise from this proposed mobile plant may have a detrimental impact upon the newly proposed properties as part of this application (22/1656/FUL) or on the existing properties. The noise impact of the proposed future grain dryer and/ or any other noise making plant should be assessed in relation to these proposed residential properties and nearby existing residential properties in accordance with BS4142.

17. Historic Buildings Officer

The proposed development seeks to build new executive housing within Eggescliffe Conservation Area and located adjacent to the two grade II listed properties of Manor House and Rose Cottage.

Barn Conversions: It is disappointing to note that the repair, retention, and reuse of the historic farm buildings has been omitted from this revised application, leaving the buildings at risk of further decay and potential loss should they not be put to a viable use. This would be to the detriment of the conservation area.

Heritage Assets: The removal of the proposed dwellings from the revised plans directly adjacent to the Manor House is welcomed. It is considered that the scale and massing of the proposed dwellings are unsympathetic to the character and development of Eggescliffe Village. Eggescliffe village is predominately made up of modest cottages, with a clear hierarchy of buildings of higher-status buildings such as Manor House and the Old Hall. Their status and standing is clearly demarked in their height, materials and location, dominating the lesser dwellings near-by. The size and scale of the proposed new dwellings are in direct competition with these heritage assets, and their siting close to them would cause less than substantial harm to their setting. Additional housing to the rear of the manor house, in what is historically a working farm area, would erode the agricultural significance of these dwellings as a farm complex.

Character and setting: The agricultural buildings currently present on site, although of modern materials, are clearly of their age and demonstrate an active agricultural site. The design of the new builds does not reflect historic building traditions in the village which are demonstrable 'of their time'. The affect of the development on the character of the area is assessed in the submitted Landscape and Visual Impact Appraisal, which makes the following conclusions regarding the potential impact on heritage assets:

-Effect on local landscape character Moderate

-Effect on Conservation Area Major/Moderate

-Effect on Listed Buildings Major/Moderate

These statements, submitted by the applicant, show that the negative effect the development proposes, to both the Conservation Area and Listed buildings, is high and poses a significant threat to the historical and aesthetic significance of the area.

The Manor farm site is the last remaining working farm in the village and is an essential part of the village identity and character and provides a soft edge to the built limit of the village. Removing the remaining agricultural buildings, and replacing with domestic dwellings, would cause less than substantial harm to the character of the village and the Manor farm complex. Erecting domestic dwellings beyond the historic limits of the village, defined by the Old Hall and later Manor House, would cause less than significant harm to the historical interest of the village. Erosion of the green wedge through development risks the erosion of the rural identity of the settlement.

Conclusion: The new build elements are an inappropriate addition to the conservation area and will cause less than substantial harm to both the Conservation Area and the Grade II listed buildings at Old Hall and Manor House. Any harm should be weighed against the public benefits of the proposal (NPPF 202). The heritage statement fails to meet criteria set in NPPF paragraph 194 and Local Plan Policy HE2, part 2. It does not respond positively or enhance the surrounding heritage assets, contrary to Local Plan Policy HE2, part 1. The Planning (Listed Buildings and Conservation Areas) Act 1990, section 72 (1) requires special attention is paid to the desirability of preserving or enhancing the character or appearance of the conservation area, whilst section 66 (1) required special regard to be paid to the desirability of preserving a listed building or its setting.

18. The Ramblers Association

Thank you for consulting the Ramblers on the application above. We note that Eggescliffe FP No. 2 runs from the entrance to the present farmyard in Back Lane down to the Teesdale Way (Eggescliffe FP No. 1). We ask that safe access to the right of way be maintained at all times

19. Northumbrian Water Limited

Thank you for consulting Northumbrian Water on the above proposed development. In making our response to the local planning authority Northumbrian Water assesses the impact of the proposed development on our assets and assesses the capacity within our 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. 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/developers.aspx>. At this time the planning application does not provide sufficient detail with regards to the management of foul and surface water from the development for Northumbrian Water to be able to assess our capacity to treat the flows from the development. We therefore require a foul and surface water condition. The applicant should submit a drainage strategy reflecting our recommendations for consideration as part of the planning application. Please note that the planning permission with the above condition is not considered implementable until the condition has been discharged. Only then can an application be made for a new sewer connection under Section 106 of the Water Industry Act 1991.

For Information Only: Please note that the site lies within drainage area 11-D57. This drainage area discharges to Bran Sands Sewerage Treatment Works, which is named on the Nutrient Neutrality Budget Calculator.

20. Natural England

Water quality/nutrient neutrality advice: This proposal potentially affects European Sites vulnerable to nutrient impacts. Please refer to Natural England's overarching advice dated

16th March 2022 and sent to all relevant Local Planning Authorities. When consulting Natural England on proposals with the potential to affect water quality resulting in nutrient impacts on European Sites please ensure that a Habitats Regulations Assessment is included which has been informed by the Nutrient Neutrality Methodology (provided within our overarching advice letter). Without this information Natural England will not be in a position to comment on the significance of the impacts. For large scale developments, Natural England may provide advice on a cost recovery basis through our Discretionary advice service. All queries in relation to the application of this methodology to specific applications or development of strategic solutions will be treated as pre-application advice and therefore subject to chargeable services. Natural England has not assessed this application for impacts on protected species. Natural England has published Standing Advice which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice. Natural England and the Forestry Commission have also published standing advice on ancient woodland and veteran trees which you can use to assess any impacts on ancient woodland. We recommend referring to our SSSI Impact Risk Zones (available on Magic and as a downloadable dataset) prior to consultation with Natural England. Further guidance on when to consult Natural England on planning and development proposals is available on gov.uk at <https://www.gov.uk/guidance/local-planning-authorities-get-environmental-advice>.

21. Tees Archaeology

I note the inclusion of a Heritage Impact Assessment (HIA) and a Written Scheme of Investigation (WSI) for Archaeological Works. I do not have any objection in principle to the proposed development though, given that the need for archaeological work is clearly understood, I am disappointed that below ground heritage assets have not been discussed in the HIA/that an archaeological desk-based assessment has not been provided. The proposed development site is within the core of the historic medieval settlement of Egglecliffe, which is a Conservation Area. We are happy to see the proposed building recording of the historic farm buildings (HER 5205 & HER 5206) on site. However, I am disappointed that the WSI was not sent to me for approval prior to being submitted as a part of the planning application. The red line boundary shown in the WSI is not the same as the application site red line boundary, and the area where the new farm building is proposed is not included in this document. This area will also need to be subject to evaluation prior to any development, in order to determine its archaeological potential. There may also be a need for further archaeological work depending on the results of the proposed evaluation. A revised WSI will need to be submitted to Tees Archaeology for approval; we would expect this to address the above comments. The historic building recording and the archaeological work can be conditioned upon the development.

NOTE: The Agricultural building has been removed from the proposal and the scheme has been reduced.

22. Historic England

Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application. We suggest that you seek the views of your specialist conservation and archaeological advisers. You may also find it helpful to refer to our advice at <https://historicengland.org.uk/advice/find/> It is not necessary to consult us on this application again, unless there are material changes to the proposals. However, if you would like advice from us, please contact us to explain your request.

PUBLICITY

23. Neighbours were notified and the following 14 objections were received (2 objections were received to the revised plans) and three letters of support have been received

24. The objections are summarised below;

- Egglecliffe has greatly insufficient access for further development
- Impact from traffic during construction
- Impact from additional traffic through increase in housing
- Back Lane unsuitable due to a single width lane with an intermittent footpath.
- Road safety for children who are playing on the lane / walkers
- Road not suitable due to parked cars and the dangerous blind bend.
- The traffic report states the speed limit is 30mph - The speed limit is 20mph.
- Further development will spoil the 'unspoilt' aesthetic of the village and conservation area.
- Precedent set for future development on adjacent fields.
- Concerns over breach of conditions (construction Hours).
- The privacy of the Manor House and garden will be severely affected by any building nearby.

Three letters of support are summarised below

- An appealing re working of existing building plots to provide attractive and spacious new homes.
- Does not affect public access to river walks.
- Support for Barn Conversions

PLANNING POLICY

25. 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.
26. 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.
27. 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 111. Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Paragraph 112. Within this context, applications for development should:

- a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;
- b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport;
- c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;
- d) allow for the efficient delivery of goods, and access by service and emergency vehicles; and
- e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

Paragraph 126. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process

Paragraph 130. 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.

Paragraph 174. Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;

- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate

Paragraph 185. Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should: a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life⁶⁵; b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation

Paragraph 194. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Paragraph 195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal

Paragraph 197. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness

Paragraph 199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 206. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage

assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

28. 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 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:

a. Supporting the aspiration of delivering housing in the Regenerated River Tees Corridor (as identified on the Policies Map) in close proximity to Stockton Town Centre. Key regeneration sites which provide major opportunities for redevelopment include:

Queens Park North, Victoria Estate, Tees Marshalling Yard and Land off Grangefield Road

b. Supporting residential development on sites within the conurbation as defined by the limits to development which comprises the main settlements of Stockton, Billingham, Thornaby, Ingleby Barwick, Eaglescliffe and Yarm.

c. Creating a Sustainable Urban Extension to West Stockton.

d. Promoting major new residential development at Wynyard leading to the area becoming a sustainable settlement containing general market housing and areas of executive housing in a high-quality environment.

e. Supporting residential development in villages (as shown on the Policies Map) through the recognition of existing commitments and new build within the limits to development where the land is not allocated for another purpose.

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.

b) Protecting and enhancing designated sites (including the Teesmouth and Cleveland Coast Special Protection Area and Ramsar) and other existing resources alongside the provision of new resources.

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.

d) Enhancing woodlands and supporting the increase of tree cover where appropriate.

e) Supporting development of an appropriate scale within the countryside where it does not harm its character and appearance and provides for sport and recreation or development identified within Policies SD3 and SD4.

f) Ensuring any new development within the countryside retains the physical identity and character of individual settlements.

g) Directing appropriate new development within the countryside towards existing underused buildings on a site for re-use or conversion in the first instance. Only where it has been demonstrated to the satisfaction of the local planning authority that existing underused buildings would not be appropriate for the intended use should new buildings be considered.

h) Supporting the conversion and re-use of buildings in the countryside where it provides development identified within Policies SD3 and SD4, and meets the following criteria:

i. The proposed use can largely be accommodated within the existing building, without significant demolition and rebuilding;

ii. Any alterations or extensions are limited in scale;

iii. The proposed use does not result in the fragmentation and/or severance of an agricultural land holding creating a non-viable agricultural unit; and

iv. Any associated outbuildings/structures are of an appropriate design and scale.

i) Considering development proposals within green wedges against Policy ENV6.

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.

k) Supporting proposals within the Tees Heritage Park which seek to increase access, promote the area as a leisure and recreation destination, improve the natural environment and landscape character, protect and enhance cultural and historic assets, and, promote understanding and community involvement.

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.
4. Priorities for interventions to conserve and enhance the historic environment include the conservation areas of Stockton and Yarm, assets associated with the route of the Stockton & Darlington railway of 1825, the branch line to Yarm and associated structures, and assets identified as being at risk. These assets, along with Preston Park, are also the priorities for celebrating the historic environment.

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.

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.

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.

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.

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.
8. Within critical drainage areas or other areas identified as having particular flood risk issues the Council may:
- a. Support reduced run-off rates.
 - b. Seek contributions, where appropriate, towards off-site enhancements directly related to flow paths from the development, to provide increased flood risk benefits to the site and surrounding areas.
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.
11. To reduce the risk of flooding the Council is working in partnership with the Environment Agency to deliver a Flood Alleviation Scheme on Lustrum Beck.

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.
4. Sites designated for nature or geological conservation will be protected and, where appropriate enhanced, taking into account the following hierarchy and considerations:
- a. Internationally designated sites - Development that is not directly connected with or necessary to the management of the site, but which is likely to have a significant effect on any internationally designated site, irrespective of its location and when considered both alone and in combination with other plans and projects, will be subject to an Appropriate Assessment. Development requiring Appropriate Assessment will only be allowed where:
 - i. It can be determined through Appropriate Assessment, taking into account mitigation, the proposal would not result in adverse effects on the site's integrity, either alone or in combination with other plans or projects; or
 - ii. as a last resort, where, in light of negative

Appropriate Assessment there are no alternatives and the development is of overriding public interest, appropriate compensatory measures must be secured.

b. Nationally designated sites - Development that is likely to have an adverse effect on a site, including broader impacts on the national network of Sites of Special Scientific Interest (SSSI) and combined effects with other development, will not normally be allowed. Where an adverse effect on the site's notified interest features is likely, a development will only be allowed where:

i. the benefits of the development, at this site, clearly outweigh both any adverse impact on the sites notified interest features, and any broader impacts on the national network of SSSI's;

ii. no reasonable alternatives are available; and

iii. mitigation, or where necessary compensation, is provided for the impact.

c. Locally designated sites: Development that would have an adverse effect on a site(s) will not be permitted unless the benefits of the development clearly outweigh the harm to the conservation interest of the site and no reasonable alternatives are available. All options should be explored for retaining the most valuable parts of the sites interest as part of the development proposal with particular consideration given to conserving irreplaceable features or habitats, and those that cannot readily be recreated within a reasonably short timescale, for example ancient woodland and geological formations. Where development on a site is approved, mitigation or where necessary, compensatory measures, will be required in order to make development acceptable in planning terms.

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 hierarchy.

6. 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.
4. Development within green wedges will only be supported where:
 - a. it would not result in physical or visual coalescence of built-up areas;
 - b. it would not adversely impact on local character or the separate identity of communities;
 - c. it would not adversely impact on recreational opportunities; and
 - d. it would not adversely impact on biodiversity.
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).

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.
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.
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.
10. To widen the overall housing offer, the Council will support the delivery of custom and selfbuild housing. The Council will:
 - a. Regularly monitor the demand for custom and self-build housing and assist in facilitating the delivery of land/sites, where appropriate.
 - b. Encourage applicants to consider incorporating plots for custom and self-build housing within larger housing developments.

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; Egglecliffe, Hartburn; Norton; Stockton Town Centre; Thornaby Green; Wolviston and Yarm

d. Listed Buildings

7. The Council has identified assets on a Local List, which are considered as having local heritage significance.

8. The route of the Stockton & Darlington Railway of 1825, the branch line to Yarm, and associated structures should be considered for their international interest.

9. Where the Council identifies a building, monument, ruin, site, place, area or landscape as having significance because of its heritage interest, it will be considered a heritage asset.

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.

Transport and Infrastructure Policy 1 (TI1) - Transport Infrastructure

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.

MATERIAL PLANNING CONSIDERATIONS

Principle of Development

29. The National Planning Policy Framework (NPPF) sets out the governments objectives for the planning system and in particular those for achieving sustainable development. The three dimensions of sustainable development are economic, social and environmental. The NPPF also includes a number of core planning principles one of which is the need to identify and meet housing needs as well as to respond positively to wider opportunities for growth. Housing applications should be considered in the context of the presumption in favour of sustainable development.
30. The application site lies within the limits to development defined in the Local Plan. With that in mind, it is salient to note that Local Plan Policy SD3 sets out the borough's sustainable approach to housing distribution, which includes '*Supporting residential development on sites within the conurbation as defined by the limits to development which comprises the main settlements of Stockton, Billingham, Thornaby, Ingleby Barwick, Eaglescliffe and Yarm.*'
31. Part of the site is located in the green wedge and therefore Local Plan Policy ENV6 is applicable. This policy states that development within green wedges will only be supported where:
 - a. It would not result in physical or visual coalescence of built-up areas;
 - b. It would not adversely impact on local character or the separate identity of communities.
 - c. It would not adversely impact on recreational opportunities; and
 - d. It would not adversely impact on biodiversity.
32. It is also noted that the site benefits from a previous approval for 12 dwellings which included the redevelopment of redundant farm sites for 12 no. dwellinghouses and restoration of listed building (ref; 15/1790/FUL). In 2020 permission was also granted for the erection of 4no. detached dwelling houses around the old hall and associated works with restoration of the Old Hall to include the erection of a single storey extension to side (ref; 20/2296/FUL). This latter consent is currently being implemented. So forms of residential development have already been accepted.
33. The application is a minor incursion into the green wedge as can be seen on the map at Appendix 8. It is considered that the proposal would not result in the physical or visual coalescence of built-up areas given there is approximately 480 metres to the River with Ingleby Barwick set back from the River on the opposite side. In terms of point (b) this is considered further at paragraphs 35 - 41 and it is considered that the proposal will not adversely impact on local character or the separate identity of the communities of Ingleby Barwick or Egglecliffe. In terms of recreational opportunities (point c) this is private land and access the PROW remains and therefore recreational opportunities are not adversely affected, Biodiversity (point d) is considered further at Paragraphs 58 - 63 and it is considered that the proposal will not have an adverse impact on biodiversity. Given the above it not considered that the proposal accords with Policy ENV6.
34. Overall it is considered that the principle of development is acceptable subject to the further considerations as detailed in the remainder of this report.

Impact on the Character and Appearance of the Area

35. A Landscape and Visual Impact Assessment (LVIA) accompanied the application. Whilst this has not been updated the scheme has been significantly reduced and is largely on the footprint of the previously approved scheme. The existing agricultural buildings will be demolished and replaced with 4 dwellings in a courtyard arrangement
36. The applicant has submitted revised proposals for the site, which have been reduced in scale, and removed the proposed new farm building to the north, and the conversion of the existing barns which will be revisited at a later date.

37. The HTDM has considered the LVIA and generally agrees with the findings however, mentions that the LVIA does not consider the impact upon the Green Wedge designation, however as detailed in paragraphs 32 and 33 it is not considered that the proposal would have a significant impact on the Green Wedge given the degree of separation which would remain between the communities.
38. The HTDM states that the three 2 storey dwellings are very similar with a regular form which does not reflect the scale of dwellings locally nor do they reflect the existing settlement pattern or varied height, materials and characteristics of the village. However the applicant has created a development which is reflective of the rural location by interpreting modern barn conversions set in a traditional courtyard arrangement and the simple proposals will not compete with the nearby listed buildings.
39. The applicant has not indicated any significant boundary planting, however a condition has been recommended to control the boundary treatments with an informative advising that a green solution would be preferable. The submitted HIA states that the use of low fencing and planting will maintain the important relationship of openness between the buildings and the immediate surrounding land. To prevent any 'hard fencing such as high wooden fences, permitted development rights have been removed in this regard.
40. Given the rural location and the siting in the conservation area, all permitted development rights are recommended to be removed to prevent any detrimental alterations/additions to the dwellings in the future and allow the local planning authority to control future development
41. Overall whilst the comments from the HTDM are noted, it is considered that in landscape character terms the development could integrate well into the area with the finer details on materials, boundary treatment and landscaping secured by condition and it is considered that the proposals will therefore not conflict with the Local Plan.

Landscaping

42. In terms of landscaping updated arboricultural information has been provided which is considered acceptable. The proposal will involve the removal of a small group of trees and two individual specimens to facilitate the development and the HTDM has no objections to this subject to additional planting which has been recommended as a condition in the event of any approval.
43. It is noted that a good quality, large mature category B tree on the northern site boundary has been removed without permission. This tree was protected by the Conservation Area status and anyone who cuts down, uproots, tops, lops, wilfully destroys or wilfully damages a tree in a conservation area contravenes section 211 of the Town and Country Planning Act 1990 is guilty of an offence, unless an exception applies. This matter is currently being investigated separately following the recent discovery of the felling of the tree.

Impact on Heritage Assets and the Wider Conservation Area

44. Given the site lies partially within Eggescliffe Conservation Area and in close proximity to a number of Listed Buildings, a Heritage Impact Assessment (HIA) has been provided as part of the application. Objections have been raised by the Councils Historic Buildings Officer who states that the scale and massing of the proposed dwellings are unsympathetic to the character and development of Eggescliffe Village and the new dwellings are in direct competition with the heritage assets, and additional housing to the rear of the manor house, in what is historically a working farm area, would erode the agricultural significance of these dwellings as a farm complex. Whilst this is noted, the proposed dwellings take up a very small portion of the farm and the removal of the earlier proposed dwellings allow views

towards the listed buildings to be opened up to the wider green wedge area. In addition whilst linked to the restoration of the Old Hall, the principle of development in this area has previously been accepted.

45. Whilst the modern agricultural buildings demonstrate an active agricultural site, the removal is considered to have a positive impact on the conservation area as they do not positively contribute to the character of the conservation area. The new builds are modern designed dwellings which are considered to be 'of their time' with a rural influence, rather than the orderly character of the prevalent Georgian properties on The Green and Church Road. The massing is 1 and 2 storey and do not compete with the listed buildings or buildings of importance in the conservation area.
46. The HBO comments on the Landscape and Visual Impact Appraisal, stating that it demonstrates the negative effect that the development proposes to both the Conservation Area and Listed buildings, it is considered that this relates to landscape character. The supporting Heritage Impact Assessment states that the development proposed will create a new enclave to the rear of the existing farm buildings and acknowledges that the proposal will change the character of the site from that of a more rural nature to a more urban grain. However, the proposal replaces a large dominant structure and the arrangement of the buildings on site appear as more organic, edge of village development, and the use of native hedges and tree planting will help to ease the transition of the properties into the agricultural context beyond.
47. Whilst Manor Farm is the last working farm in the village, the farm remains with the applicant seeking alternative forms of income to allow improvements to the existing farmstead and it is considered that the proposal is not significantly detrimental to the character and appearance of the conservation area or the listed buildings to warrant refusal of the application.

Archaeology

48. Local Plan Policy HE2 requires the archaeological implications of development to be duly considered and any associated works/reports to be deposited in the historic environment record. The application is accompanied by an Archaeological Written Scheme of Investigation (WSI), which has been reviewed by Tees Archaeology who has no objections subject to a condition in order to ensure compliance with Policy HE2, as well as NPPF paragraph 192. This has been recommended.
49. Comments in relation to the WSI are noted however the applicant has provided a WSI that is generally acceptable as confirmed by Tees Archaeology. In addition, the 'red edge' has been reduced and the field to the north is now excluded from the scheme.

Impact on the amenity of existing and proposed Residents

50. The proposed development is located to the north east of existing residential properties and given the layout and intervening distance (approx. 40 metres) it is not considered that the proposal will have an adverse impact on the privacy or amenity of these properties.
51. In terms of the proposed residents of the new properties, these will be set in a courtyard arrangement and will each have their own private amenity space. Whilst the layout is an intimate arrangement set around a courtyard, plots 1 and 2 are approx. 20 metres opposite Plot 4. It is not considered that the layout will have a significant adverse impact on the privacy or amenity of future occupiers and each property is able to enjoy private amenity space.

52. An odour assessment accompanies the application which concludes that the overall odour effects are considered to be not significant. As such, odour emissions from the identified sources are not considered a constraint to planning consent for the residential development.

Highway Safety

53. Access to the site will be taken from Back Lane which is a single width carriageway. Objections have been received regarding traffic increase, suitability of the access and also road safety. The development has been assessed by the Highways Transport and Design Team who have raised no objections.
54. The whole of Eggescliffe village is subject to a 20mph speed limit and Back Lane would therefore require visibility splays of 25m. Based on observations on site the achievable visibility at any point along the section of Back Lane beyond Eastbourne Avenue is circa 40m which is in excess of the requirement for a road within a 20mph speed limit. Therefore, drivers entering or exiting the site have more than adequate intervisibility between vehicles to judge if it is safe to use this section of Back Lane. There are also no recorded accidents on Back Lane in the last 20 years which demonstrates that drivers are taking account of the nature of the road and driving appropriately.
55. The traffic associated with the 4 dwellings will marginally increase the use of Back Lane adding circa 3 trips in the peak periods however, this increase is negligible and does not warrant the introduction of a passing place.
56. Permission has already been granted for 6 dwellings accessed from the Lane and nothing has changed since this permission. There are 4 dwellings proposed and in the context of the NPPF *Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.* It is not considered that the 4 dwellings as proposed would have a demonstrable harmful effect to warrant refusal of the application. Construction traffic is a short term impact and would not justify a refusal.
57. The site is laid out and provides car parking in accordance with SPD3: parking for new development and accordingly no objections have been raised.

Ecology and Biodiversity Net Gain

58. A Preliminary Ecological Appraisal (PEA) of the site by forms part of the planning submission. The findings of this are summarised below :
59. All building were assessed and the buildings to be demolished as part of this proposal have negligible potential for bats and none of the trees displayed suitable potential roosting features for bats. The surrounding woodland, farms and residential properties were estimated to provide a moderate value bat foraging habitat.
60. There is potential for a high impact on the hedgerows and the traditional orchard, which are Habitats of Principal Importance under the NERC Act 2006. However, no hedgerows are to be removed as part of this scheme. Landscaping and Tree removal are considered at paragraphs 42-43.
61. The proposed works could have a high impact on nesting birds during the nesting season and a low impact on nesting birds outside the nesting bird season. A condition has been recommended in regard to this matter.
62. There is a requirement to provide an overall biodiversity net gain on the site. The retention of the native hedgerow with trees and grassland traditional orchard ensures no net loss and

ideally a net gain. Landscaping proposals for the site are conditioned and a requirement to achieve BNG has also been conditioned.

63. Overall it is considered that with the use of conditions, the proposals will comply with paragraph 174 of the NPPF which seeks to minimise the impacts of development on biodiversity and look to provide net gains. By incorporating landscaping features within the proposals to enhance biodiversity value as well as deliver an attractive scheme, they would align with Local Plan Policies ENV5, ENV6, and SD8.

Nutrient Neutrality

64. The site is located within the Tees Catchment and is therefore subject to the guidance issued by Natural England in respect of the unfavourable condition of the River Tees and levels of nitrogen. The nitrogen load generated by the proposed development has been calculated using the nutrient methodology and a mitigation solution developed to ensure the proposed development is neutral.
65. The submitted Nutrient Neutral Assessment and Mitigation Strategy calculates the total nitrogen budget for the site at minus 37.92kg TN/yr. and therefore this exceeds the requirement for nutrient neutrality. Consequently, the proposals will not result in an increase of nitrogen reaching the SPA/Ramsar site and the proposed development of 4 dwellings will achieve nutrient neutrality in this instance.
66. Regulation 63 of the Habitat Regulations requires the Local Authority (as the Competent Authority) to undertake an appropriate assessment of the implications of the plan/project which has been undertaken and sent to Natural England for approval. The response is currently awaited and Members are asked to delegate this element of the decision to the Planning Services Officer in consultation with Natural England

Flood Risk and Drainage

67. The site is within Flood Zone 1 and the application is accompanied by a Flood Risk Assessment and Drainage Strategy Report.
68. The outline surface water drainage strategy for the site, is for it to be collected from impermeable areas using linear drains and gullies, to use treatment features to remove pollutants and Sustainable Drainage Systems (SuDS) features to attenuate run-off, and ultimately to discharge the treated flows into either a nearby Northumbrian Water (NWL) combined system or watercourse. The precise details of the surface water drainage strategy would be secured by condition, however. With regards to foul water drainage, a connection to the existing NWL foul sewer is proposed.
69. A condition has been recommended to secure final drainage details at the detailed design stage.

Other Matters

70. In terms of setting a precedent set for future development on adjacent fields. As Members know each application is judged on its own merits and it would not be a reason to refuse the application.
71. In addition concerns over potential breach of conditions (construction Hours) would not be a reason to refuse the application.

CONCLUSION

72. It is recommended that the application be Approved with Conditions for the reasons specified above.

Director of Finance, Development and Business Services
Contact Officer Elaine Atkinson Telephone No 01642 526062

WARD AND WARD COUNCILLORS

Ward	Eaglescliffe (Pre May 2023)
Ward Councillor	Councillor Stefan Houghton
Ward Councillor	Councillor Laura Tunney
Ward Councillor	Councillor Jacqueline Bright

IMPLICATIONS

Financial Implications: None

Environmental Implications: See 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

National Planning Policy Framework
Stockton on Tees Local Plan Adopted 2019

Supplementary Planning Documents

SPD1 – Sustainable Design Guide - Oct 2011
SPD3 – Parking Provision for Developments - Oct 2011
SPD4 – Conservation and Historic Environment Folder - Jan 2006
SPD – Housing (Meeting Housing Needs) - Adopted May 2021