

Parish: Carlton Miniott

Ward: Thirsk

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Committee date: 7 March 2019

Officer dealing: Miss Charlotte Cornforth

Target date: 11 March 2019

18/02084/FUL

Construction of a two storey terraced block of seven dwellings with associated works, parking and alteration to the existing access

**At Land to the west of 8 Mowbray House, Carlton Road, Carlton Miniott
For Broadacres Housing Association**

1.0 SITE, CONTEXT AND PROPOSAL

- 1.1 The application site is located off Carlton Road within the Service Village of Carlton Miniott with access to the site through an existing break in the road hedgerow that is an informal access into the agricultural field.
- 1.2 The site is bounded by the existing six metre wide field access to the south west and the dwellings of Mowbray Houses beyond. Opposite the site are residential dwellings of Greenways, The Russetts and Manzini and to the north east is open land stretching for some 100 metres until the access point to Carlton Lodge.
- 1.3 The current use of the land is agricultural. The agent has advised that the land is more than required for the current owners who wish to portion off a small section of their land for the benefit of the community to allow affordable housing to be built.
- 1.4 The village of Carlton Miniott is in two halves adjacent to Carlton Road (A61). This site is located on the western half, with the nearest Development Limit to the site positioned to the south, adjoining the dwelling of 8 Mowbray Houses.
- 1.5 Vehicular access to the site is via an existing informal field access that is proposed to be widened and upgraded to meet highway standards. The existing six metre wide field access to the south west is proposed to be retained to allow the farmer to access his fields beyond the application site.
- 1.6 The proposal seeks the construction of a two-storey, terraced block of seven dwellings with associated works, parking and alterations to the existing access.
- 1.7 The dwellings comprise:
- Plot 1 – three-bedroom, five-person house (93 sq.m gross internal floor space)
 - Plot 2 – two-bedroom, four-person house (79 sq.m gross internal floor space)
 - Plot 3 – one-bedroom, two-person ground floor flat (50 sq.m gross internal floor space)
 - Plot 4 – two-bedroom, four-person first floor flat (70 sq.m gross internal floor space)
 - Plots 5, 6 and 7 – two-bedroom, four-person houses (79 sq.m gross internal floor space each)
- 1.8 The dwellings would be accessed on foot via the widened entrance off the main road which would access the parking spaces. Two car parking spaces per dwelling have been allocated, to be broken up by a central path between. The parking bays would have a block paving covering. Refuse bins would be all stored within the curtilage of each garden for the dwellings and off the communal path at the rear of the terraced block for the two flats. Bins would be brought forward by the residents to the front of the properties for bin collection on the day of collection.

- 1.9 The external materials would be facing brickwork, and the final colour to be agreed. The roof would be duo pitched with feature front gables to each end. The roof would also be tiled with double pantiles (to replicate the existing adjacent terraced block). False chimneys are shown to break up the roof mass. To complement the brickwork, artificial stone sills would be used on the front elevation with some feature arched brick heads to some windows.

2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY

- 2.1 77/0548/OUT - Outline application for the construction of a bungalow; Refused 24 February 1977.
- 2.2 88/0652/OUT - Outline application for residential development; Withdrawn 29 February 1988.

3.0 RELEVANT PLANNING POLICIES

- 3.1 The relevant policies are:

Core Strategy Policy CP1 - Sustainable development
Core Strategy Policy CP2 – Access
Core Strategy Policy CP4 - Settlement hierarchy
Core Strategy Policy CP8 – Type, size and tenure of housing
Core Strategy Policy CP9 & CP9A – Affordable housing
Core Strategy Policy CP16 - Protecting and enhancing natural and man-made assets
Core Strategy Policy CP17 - Promoting high quality design
Core Strategy Policy CP21 - Safe response to natural and other forces
Development Policy DP1 - Protecting amenity
Development Policy DP3 - Site accessibility
Development Policy DP4 - Access for all
Development Policy DP8 - Development Limits
Development Policy DP9 - Development outside Development Limits
Development Policy DP10 - Form and character of settlements
Development Policy DP13 – Achieving and maintaining the right mix of housing
Development Policy DP15 – Promoting and maintaining affordable housing
Development Policy DP28 – Conservation
Development Policy DP30 - Protecting the character and appearance of the countryside
Development Policy DP32 - General design
Development Policy DP33 - Landscaping
Development Policy DP43 - Flooding and floodplains
Interim Guidance Note - adopted by Council on 7th April 2015
National Planning Policy Framework
Size, Type and Tenure of New Homes SPD - adopted September 2015

4.0 CONSULTATIONS

- 4.1 Parish Council – Although supportive of proposals for affordable housing, objects because this site is not appropriate on the following grounds:
- The required visibility cannot be achieved in an easterly direction;
 - The proposal would erode the open space/green gap that exists between the two ends of the village;
 - The proposal does not provide any parking for visitors, which would therefore lead to vehicles parking on the public highway;
 - The proposal would increase vehicle movements in a location within the village which already experiences issues;

- An increase in vehicle movements a potential danger to school children;
- The proposal would require a new agricultural access to be created;
- The proposal includes open areas to the east and west of the development - their use and maintenance are unclear;
- Due to the “standoff” distance required for the pumping station this would give the development a disjointed appearance in the street scene; and
- Queries about the deliverability of the site.

4.2 Highway Authority – In order to satisfy the visibility requirements under Manual for Streets guidance, the hedge to the site frontage would require some minor cutting and setting back. The Highway Authority recommends conditions regarding the discharge of surface water, construction requirements for the private access, visibility splays, provision of approved access, turning and parking areas, precautions to prevent mud on the highway and on-site parking, on-site storage and construction traffic during development.

4.3 Environmental Health Officer – The applicant’s land contamination reports do not identify any significant contamination that could pose a risk to the development or end user and therefore no further works are proposed.

It is likely that soils on site will be re-used in gardens and landscaped areas and the soil testing carried out has shown the soils to be suitable for use. In the event that additional soils are required to be imported onto site then the developer should demonstrate they do not pose a risk to the development or to the health of residents. I would therefore recommend the following conditions to ensure any potential contamination risks associated with the importation of soils and for any unexpected contamination encountered during the development are addressed.

This service is currently investigating complaints regarding inadequate sewerage provision within the Yorkshire Water system on the recent housing development at Kingfisher Way, Carlton Miniott. This occurs at times of peak flow during heavy or prolonged rain, such that sewerage is prevented from entering the main sewer system and raw sewerage is backing up into people’s homes through toilets and showers.

Until the problems within the Yorkshire Water infrastructure can be resolved I would recommend that all development that is likely to further impede the existing sewerage system from working effectively should be deferred until a time this can be resolved.

4.4 Yorkshire Water – No objection in principle, subject to:

- The proposed building stand-off from public sewer centre-line;
- The proposed building stand-off from public sewage pumping station in excess of 15 metres;
- The proposed separate systems of drainage on site and off site;
- The proposed amount of domestic foul water to be discharged to the public foul sewer network; and
- The proposed point of discharge of foul water to the public foul sewer.

Access with the relevant landowner is noted on a submitted drawing that also shows surface water proposed to be drained to watercourse. Provided the development is constructed in full accordance with that drawing, YW has no further comment to make on this application.

There is a sewage pumping station (SPS), under the control of Yorkshire Water, located near to the site. Vehicular access, including with large tankers, could be required at any time. The proximity of the existing SPS to the site may mean a loss of

amenity for future resident's workers. In order to minimise the risk of odour, noise etc. industry standards recommend that habitable buildings should not be located within 15 metres of the existing SPS. To reduce the visible impact of the installation, the erection (by the developer) of suitable screening is advised.

4.5 RAF Linton on Ouse – No safeguarding response received to date.

4.6 Natural England - No comments.

4.7 Rural Housing Enabler – The proposal is for a 100% Rural Exception Site.

The scheme comprises seven units, three in shared ownership (plots 1, 6 & 7) and four affordable rent units (plots 2,3,4,5). These are a mix of one, two and three bedroom flats and houses. They all meet Nationally Described Space Standards and residents living or with a local connection to Carlton Miniott and Thirsk would be eligible to apply.

This scheme has been developed through pre-application discussion to ensure the design and layout blend in with the character of the surrounding area. This scheme will round off a bend in the road approaching Carlton Miniott from Thirsk and provide much needed affordable homes for local people.

4.8 Public comments – Five letters of objection have been received, summarised as:

- The road is extremely busy and causes congestion which is a hazard to children attending the school and the nursery;
- Parents needing to park for the nursery and school will be pushed further road the corner;
- A bypass would be a better proposal;
- Access is close to a blind bend;
- The nursery and school is full to capacity and have waiting lists;
- This development would not allow the nursery to expand;
- During heavy rainfall, the drains cannot cope in this part of Carlton Miniott;
- Issues with waste in the old pipes not flowing;
- The Yorkshire Water pumping station breaks frequently; and
- Loss of privacy to 8 Mowbray House.

5.0 OBSERVATIONS

5.1 The main issues to consider are: (i) the principle of development, including housing, size, type and tenure; (iii) the impact on the character of the village; (iv) heritage assets; (v) residential amenity; (vi) highway safety; (vii) flood risk and drainage; and (viii) land contamination.

The principle of development, including housing size, type and tenure

5.2 This site is a greenfield site outside the Development Limits of Carlton Miniott which is identified as a Service Village within the Settlement Hierarchy (Policy CP4). Policies CP4, DP8 and DP9 identify criteria for assessing development outside Development Limits. Policy CP9A relates specifically to rural exceptions sites.

5.3 Policy DP9 states that permission will only be granted outside Development Limits in exceptional circumstances having regards to the provisions of Policy CP4. CP4 supports development within the Development Limits of the settlements in the hierarchy where that development is of a scale and nature appropriate to secure the sustainability of each settlement. Furthermore, Policy CP4 stipulates that development in other locations will only be supported when an exceptional case can

be made for the proposal in terms of policies CP1 and CP2, and where...iii it provides affordable housing which meets an identified local need...which cannot be met in a settlement within the hierarchy.

- 5.4 Policy CP9A supports small scale development, outside but adjacent to development limits of Service Villages, where 100% affordable housing is provided to meet an identified local need that cannot be met in a settlement within the settlement hierarchy. Proposals should not conflict with the environmental protection and nature conservation policies of the LDF and should provide any necessary mitigating or compensatory measures to address harmful implications.
- 5.5 This proposal is outside but immediately adjacent to Development Limits. The scheme is for seven dwellings, which is considered to be suitably small scale in relation to the scale of the existing settlement.
- 5.6 The seven units comprise three shared ownership units and four affordable rent units in a mix of one, two and three bedroom flats and houses. They all meet Nationally Described Space Standards and residents living or with a local connection to Carlton Miniott and Thirsk would be eligible to apply.
- 5.7 The agent has advised that through reviewing North Yorkshire Home Choice letting system there is a strong demand for two-bedroom accommodation, with at least six with a local connection to Carlton Miniott and 365 for Thirsk and Thirsk rural areas for rented accommodation.
- 5.8 Local agents have identified a need for homes for couples and young families looking to get on the property ladder. The applicant owns a number of the adjoining properties and in the surrounding area, and are able to support, maintain and manage these properties.
- 5.9 It is considered that there is clear evidence to indicate that there is a local need for affordable housing and that this proposal would help to meet that identified local need. Consequently, the proposal is considered to be in line with the requirement of CP9A in terms of meeting an identified need, and associated guidance within the Affordable Housing SPD. A legal agreement is being prepared to secure that the dwellings are to be occupied by local people.
- 5.10 In this case the proposal presents an exceptional case for development outside Development Limits on the basis of meeting an identified local need which could not be met within the Development Limits of Carlton Miniott. The development is therefore in accordance with this element of Policies CP9A and CP4iii.
- 5.11 With regard to the provisions within policies CP1 and CP2, it is considered that the proposed scheme would help to reduce social inequalities and disadvantages within the community by developing much needed affordable homes for local people, and would also help to enhance the vitality of the village in accordance with criterion vii.
- 5.12 In terms of reducing the need to travel, there is a good range of facilities within Carlton Miniott. These include:
 - Carlton Miniott Community Primary School
 - The Learning Tree Nursery And Kids Club
 - Vale of York Public House
 - Thirsk Chiropractic Clinic
 - Carlton House Furniture
 - Carlton Miniott Business Park
 - St Lawrence Church

- Hambleton Evangelical Church
- The Dog and Gun Inn
- Within walking distance to Thirsk Railway Station
- Bus routes to Thirsk and Ripon
- Recreation area and play area
- Carlton Lodge – Youth and Community Recreation Centre

5.13 In light of the above, it is considered that the principle of development including housing size, type and tenure of the dwellings is acceptable.

The character of the village

5.14 One of Hambleton's strategic planning objectives, set out in The Core Strategy Local Development Document (2007), is "To protect and enhance the historic heritage and the unique character and identity of the towns and villages by ensuring that new developments are appropriate in terms of scale and location in the context of settlement form and character."

5.15 Policies CP17 and DP32 require the highest quality of creative, innovative and sustainable design for buildings and landscaping that take account of local character and settings, promote local identity and distinctiveness and are appropriate in terms of use, movement, form and space.

5.16 The terraced block would be set back from Carlton Road so that the frontage line would match the adjacent terraced block of dwellings. The car parking would be to the front of the dwellings, with a central pathway in the middle leading to a path that would allow entry to plot 4 and access to the rear gardens.

5.17 The overall size and scale is of similar proportions to the existing adjacent block and is considered to reinforce local distinctiveness of the area.

5.18 The external materials would be facing brickwork, with the final colour to be agreed. The roof would be duo pitched with feature front gables to each end. The roof would also be tiled with double pantiles (to replicate the existing adjacent terraced block). False chimneys are shown to break up the roof mass. To complement the brickwork, Art stone sills would be used on the front elevation with some feature arched brick heads to some windows.

5.19 It is considered that the development proposal would deliver a high quality of design that would complement the local character of the village.

5.20 The development would extend further north eastwards onto an area of open agricultural land. However, there are substantial residential dwellings opposite the site and the extent of this application site would not extend beyond this. The development would also mirror the extent of the rear gardens of Mowbray Houses.

5.21 It is considered that the proposal would have a limited impact upon the open character and appearance of the surrounding countryside, which is considered acceptable in view of the public benefit arising from the scheme being 100% affordable housing. It also considered that the development would not lead to the coalescence of settlements.

Heritage assets

5.22 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Council to have special regard to the desirability of preserving any listed building affected by the proposal or its setting or any features of special architectural

or historic interest which it possesses. Considerable importance and weight is to be given to these issues in applying the balancing exercise in reaching a decision on the case.

- 5.23 The Dovecote (and by association Carlton House) are Grade II listed buildings located 325 metres to the north east of the application around the gentle bend. The milestone post outside Stoneygarth on Carlton Road is a Grade II listed building located 165 metres to the south west of the application site.
- 5.24 It is considered that due to the distance and inter-relationship of existing residential development in the locality, the proposal would not have a harmful impact upon the setting of these two Grade II listed buildings.

Residential amenity

- 5.25 Due to the separation distances between Plot 1 and the neighbouring dwelling of 8 Mowbray House, the height of the block and there being no side windows on plot 1, the proposal would not prejudice residential amenity by being overbearing in presence, and would not cause a loss of light or loss of privacy.
- 5.26 In terms of proximity to the Yorkshire Water pumping station to the south west of the site, there is a distance of 15 metres from the pumping station to Plot 1 which is recommended by Yorkshire Water. A hedgerow is proposed on the boundary of Plot 1 and there would be additional planting on the strip of land between Plot 1 and the pumping station.
- 5.27 Each dwelling would have adequate private amenity space commensurate to its size and number of bedrooms. There is adequate bin storage as shown on the submitted layout plans within the gardens of the proposed dwellings.
- 5.28 It is considered that the proposal would not be detrimental to residential amenity in accordance with Policies CP1 and DP1.
- 5.29 The comments from the Environmental Health Officer regarding the existing sewerage system are considered in the drainage section of the report.

Highway safety

- 5.30 Vehicular access to the site is via an existing informal field access that is proposed to be widened to six metres and upgraded to meet highway standards. This includes dropping the kerb line and increasing the footpath width to two metres. The existing hedge line to the north would be cut back by 0.5 metres to increase the visibility splays towards the north east.
- 5.31 The existing six metre wide field access to the south west is proposed to be retained to allow the farmer to access his fields beyond the application site. Each dwelling would have two car parking spaces.
- 5.32 The Highway Authority has raised no objection to the proposal and has suggested conditions. The comments from the neighbours are noted in terms of highway safety, and parking. However, it is considered that the planning conditions address these concerns.

Flood risk and drainage

- 5.33 The application site is located in Flood Zone 1 where land is assessed as having a less than 1 in 1000 annual probability of river or sea flooding (low probability). The site has been assessed as being at low risk from other forms of flooding.

- 5.34 Foul drainage would be disposed of via the mains and surface water the existing watercourse. The comments from the neighbours and Environmental Health regarding the existing sewerage systems and surface water drainage are noted, as is the drainage scheme forming part of the application.
- 5.35 In terms of foul drainage, Yorkshire Water has no objection to the proposed amount of domestic foul water to be discharged to the public foul sewer network from the development of an additional seven new dwellings.
- 5.36 In terms of surface water, it is proposed to be drained to the existing watercourse. The contractor is proposed to clean the existing field drain through the length of the site. An attenuation tank of 60 metres cubed is to be located on the north east edge of the site to accommodate a 1 in 100 year plus 40% climate change storm.
- 5.37 Yorkshire Water has advised that provided the development is constructed in full accordance with the submitted details, it has no further comments to make on this application.
- 5.38 It is considered that the demands on the infrastructure of the village arising from the development would be so great that the infrastructure would be unable to cope with the additional development or cause harm to the amenity of the village.
- 5.39 This report has been drafted on the understanding that the issue with sewerage at Kingfisher Way identified by the Environmental Health officer would not be directly affected by this proposal. However, Yorkshire Water has been asked to confirm this and further advice will be provided at the meeting.

Land contamination

- 5.40 A desk study, a site investigation report and a ground gas risk assessment were submitted in support of the application. These reports do not identify any significant contamination that could pose a risk to the development or end user and therefore no further works are proposed.
- 5.41 It is likely that soils on site will be re-used in gardens and landscaped areas and the soil testing carried out has shown the soils to be suitable for use. In the event that additional soils are required to be imported onto site then the developer should demonstrate they do not pose a risk to the development or to the health of residents. The Environmental Health Officer recommends conditions to ensure any potential contamination risks associated with the importation of soils and for any unexpected contamination encountered during the development are addressed.

Planning balance

- 5.42 The proposal would create and deliver seven affordable homes in a sustainable location that would meet a locally identified need, without causing harm to the appearance of the settlement, without harm in terms of highway safety or the capacity of local infrastructure.
- 5.43 The proposed development is considered to be of high quality design in accordance with the principles of the LDF and the NPPF. The proposed dwellings reflect the traditional characteristics of Carlton Miniott, whilst sufficient car parking and private amenity space would be provided.
- 5.44 The scheme is found to result in social gains through the provision of new housing, the economic impact through the development would be small but positive and the environmental impacts as a consequence of the development are positive. No other

material considerations would preclude a grant of planning permission. Overall the scheme is found on balance to be acceptable.

6.0 RECOMMENDATION

6.1 That subject to any outstanding consultations and prior completion of a planning obligation to secure local access to the affordable housing, permission is **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun within three years of the date of this permission.
2. The permission hereby granted shall not be undertaken other than in complete accordance with the drawing(s) Location Plan 171101 OS 01 Rev A, Proposed External Works Plan 17T2233-100 Rev P2, Proposed Terraced Block of 7 dwellings and associated External Works and Landscaping 171101 P01 Rev A, Proposed Plans, Elevations & Roof Plan for 7 Terraced Dwellings 171101 P100, Proposed Schematic Drainage Plan 17T2233-101 Rev P2, Planting Plan 18038 PP-0-01 Rev 3 unless otherwise agreed in writing by the Local Planning Authority.
3. No above ground construction work shall be undertaken until details of the materials to be used in the construction of the external surfaces of the development have been submitted in writing to the Local Planning Authority for approval and samples have been made available on the application site for inspection (and the Local Planning Authority have been advised that the materials are on site) and the materials have been approved in writing by the Local Planning Authority. The development shall be constructed of the approved materials in accordance with the approved method.
4. Soils shall not be imported onto the development site unless they have been subject to sampling and chemical analysis that demonstrates they are suitable for use on the site. A soil sampling and analysis scheme, including the number of samples to be taken and parameters tested, shall be submitted to and approved in writing by the local planning authority. Before importation commences the results of the sampling and analysis shall be submitted to and approved in writing by the local planning authority. The development shall not be occupied until the approved soil sampling and analysis scheme has been implemented and a verification report detailing all works carried out has been submitted to and approved in writing by the local planning authority.
5. If contamination is found or suspected at any time during development that was not previously identified all works shall cease and the Local Planning Authority shall be notified in writing immediately. No further development shall be undertaken until a detailed site investigation and risk assessment, having regard to current best practice, has been carried out. Where remediation is necessary a Remediation Strategy shall be submitted to and approved in writing by the Local Planning Authority before any further development occurs. (See Notes for Applicant CL2 and CL4)
6. In the circumstances that remediation has been required the development shall not be occupied until a Verification Report, having regard to current best practice, has been submitted to and approved in writing by the Local Planning Authority. (see Note for Applicant CL5)
7. There shall be no access or egress by any vehicles between the highway and the application site until full details of any measures required to prevent surface water from non-highway areas discharging on to the existing or proposed highway together with a programme for their implementation have been submitted to and approved in

writing by the Local Planning Authority in consultation with the Highway Authority. The works shall be implemented in accordance with the approved details and programme.

8. Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements: (a) The details of the access shall have been approved in writing by the Local Planning Authority in consultation with the Highway Authority; (b) The residential crossing of the highway footway shall be constructed in accordance with standard detail E6Var and details shown on drawing 17T2233-100 Rev P2 (Proposed External Works Plan); (c) The agricultural crossing of the highway footway shall be constructed in accordance with Standard Detail number E9Var and details shown on drawing 7T2233-100 Rev P2 (Proposed External Works Plan); and (d) The final surfacing of any private access shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway. All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.
9. There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 43.00m measured along both channel lines of the major road from a point measured 2.40m down the centre line of the access road. The eye height will be 1.05m and the object height shall be 0.60m. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
10. No part of the development shall be brought into use until the approved vehicle access, parking, manoeuvring and turning areas (a) have been constructed in accordance with the submitted drawing 7T2233-100 Rev P2 (Proposed External Works Plan); and (b) are available for use unless otherwise approved in writing by the Local Planning Authority. Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times
11. There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the Local Planning Authority. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority in consultation with the Highway Authority. These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site and be kept available and in full working order and used until such time as the Local Planning Authority agrees in writing to their withdrawal.
12. Unless approved otherwise in writing by the Local Planning Authority there shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on the site until proposals have been submitted to and approved in writing by the Local Planning Authority for the provision of: (a) on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway; and (b) on-site materials storage area capable of accommodating all materials required for the operation of the site. The approved areas shall be kept available for their intended use at all times that construction works are in operation.

13. The dwellings hereby permitted shall only be occupied as affordable housing, as defined in the glossary to the National Planning Policy Framework.

Reasons

1. To ensure compliance with Sections 91 and 92 of the Town and Country Planning Act 1990 and where appropriate as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. In order that the development is undertaken in a form that is appropriate to the character and appearance of its surroundings and in accordance with the Development Plan Policies CP17 and DP32.
3. In order that the development is undertaken in a form that is appropriate to the character and appearance of its surroundings and in accordance with the Development Plan Policies CP17 and DP32.
4. To ensure safe development of the site and to protect human health and the environment.
5. To ensure safe development of the site and to protect human health and the environment.
6. To ensure safe development of the site and to protect human health and the environment.
7. In the interests of highway safety.
8. To ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.
9. In accordance with policy number and in the interests of road safety.
10. To provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development.
11. To ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.
12. To provide for appropriate on-site vehicle parking and storage facilities, in the interests of highway safety and the general amenity of the area.
13. The scale of development and its impact on the countryside has been assessed in the context of the public benefit of achieving 100% affordable housing in line with Hambleton Local Development Framework policies CP4 and DP9.

Informatives

1. You are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.

Contaminated Land Notes for Applicants

2. CL2 - Detailed site investigations should have regard to current best practice and the advice and guidance contained in CLR11 (Environment Agency, 2004), British Standards including BS10175: 2011 "Investigation of potentially contaminated sites – Code of Practice" and BS5930: 1999 "Code of practice for site investigations", and the National Planning Policy Framework (NPPF) 2012.
3. CL4 - Remediation Strategies should have regard to current best practice and the advice and guidance contained in CLR11 (Environment Agency, 2004). Further advice is contained in the YALPAG Technical Guidance for Developers, Landowners and Consultants "Development on Land Affected by Contamination", version 8.2 February 2017. Remediation Strategies should include an options appraisal, objectives for remediation, proposed remediation works, proposed verification works, permits or consents required, contingency measures and unexpected contamination, and timescales.
4. CL5 - Verification reports should have regard to current best practice including CLR11 (Environment Agency, 2004) and YALPAG Technical Guidance for Developers, Landowners and Consultants documents "Development on Land Affected by Contamination", version 9.2 March 2018, "Verification Requirements for Cover Systems", version 3.4 (YALPAG 2017), and "Verification Requirements for Gas Protection Systems, version 1.1 (YALPAG, 2016). Verification reports should contain the details and objectives of all the remediation works undertaken on site. This should include a description of all remediation works carried out including photographs, certificates and transfer notes, plans showing areas remediated, volume and location of materials affected by contamination and treated or disposed of either on or off-site, volume and source of clean materials re-used or imported onto site, justification for any deviation from the agreed remediation strategy, details of any unexpected contamination encountered, details of verification sampling including laboratory results and comparison with agreed remediation criteria, evidence of appropriate installation of gas protection systems, and conclusions demonstrating that all pollutant linkages have been broken.
5. The applicant is advised that prior to the initial occupation of any individual dwelling hereby permitted, the following bins and recycling box conforming to European Standard EN840 should be provided by the developer for the exclusive use of the occupants of that dwelling:

1 x 240 litre black wheeled bin for general waste
1 x 240 litre black wheeled bin with a blue lid for mixed household recycling; and
1 x 55 litre blue recycling box for glass bottles and jars.

In order to guarantee EN840 compliance the Council will only collect from bins and boxes sourced from Hambleton District Council - Waste and Streetscene.

If the developer does not pay for bins and boxes, each new resident will be required to pay for them. In the event that no payment is made, the Council will not collect waste and recycling from the dwelling concerned.

Further details of the Council's Waste and Recycling Collection Policy and the charges for bins and boxes is available at www.hambleton.gov.uk or by telephoning 01609 779977.