

Parish: Stokesley

Ward: Stokesley

9

Committee Date : 12 November 2015

Officer dealing : Mr Peter Jones

Target Date: 27 November 2015

15/01943/REM

**Application for Reserved Matters for the construction of 178 dwellings.
at White House Farm Stokesley North Yorkshire TS9 5LE
for Taylor Wimpey (North Yorkshire) Ltd.**

1.0 SITE DESCRIPTION AND PROPOSAL

1.1 This application is to deal with the Reserved Matters for the construction of 179 dwellings at Whitehouse Farm, Stokesley. This application is submitted following the grant of outline planning permission for the construction of up to 183 dwellings with associated infrastructure. All matters were reserved for subsequent approval, with the exception of access. The application site is an allocated site in the LDF Allocations Document - site SH1, White House Farm, Stokesley.

1.2 To the west of the application site lies the main access road to Crab Tree Farm which lies to the north west of the application site and which will be separated from the new development by existing fields. Immediately to the north lies the allocated open space area SC1, which is intended to accompany development of this site and site SH2 (no application received to date) and which also currently comprises open fields. To the south lies the B1635, (Westlands) from which the access will be taken and the buildings associated with White House Farm (planning permission granted in outline for 25 dwellings), and to the east is existing residential development served by Hebron Road.

1.3 The application site consists of arable agricultural fields with hedgerows containing a number of trees along the northern and eastern boundaries. The applicants propose to retain the existing boundary vegetation apart from where the new access will be created from the B1635. Levels across the site vary, though the land rises very gently northwards from the B1635 and dips along the north-west boundary. The site is generally open in character.

1.4 The current proposal shows a mix of detached, semi-detached, and terraced houses ranging from two, to two and a half storeys in height. The size of the proposed dwellings is between two and four bedrooms. The applicant also proposes that some bungalows would be provided as part of the scheme.

1.5 The applicant also proposes a smaller area of open space (0.965 hectares) within the application site, adjacent to the eastern boundary.

1.6 The application site comprises an area of 6.9 hectares and a total of 183 dwellings are proposed. The developable area is 5.3 hectares and this would result in an average net density of 34.3 dwellings per hectare. The applicant has committed to 32% affordable dwellings on site (59), of which they indicate that 29% would be 3 bed roomed, 53% would be 2 bed roomed, 7% would be 1 bed roomed apartments and 11% would be 2 bed roomed bungalows.

1.7 As a whole the development will provide 9 no. 2 bed bungalows, 4 no. 1 bed dwellings 34 no. 2 bed dwellings (including the bungalows) and 51 no. 3 bed dwellings. 73 no 4 bed dwellings and 16no 5 bed dwellings.

1.8 The main vehicular access was previously approved through the outline permission and gains access into the site off Westlands (B1635), via a new roundabout which is proposed to be formed at the eastern end of the southern boundary. An emergency vehicle

/pedestrian and cycle access is proposed mid-way along the eastern boundary, linking in with Hebron Road. A further pedestrian /cycle access is also proposed linking with Leven Road and crossing the proposed public open space area adjacent to the eastern boundary. Both of these proposed new links would provide easy access for residents of the Hebron Road area to access the new area of public open space to the north, without having to walk along the B1635.

1.8 The application is supported by documents including: a Planning Compliance Statement; Design & Access Statement; Energy Assessment, Flood Risk Assessment; Arboricultural Reports; Ecological Report; Statement of Community Involvement; Site Plan; Site Location Plan, Layout plan along with elevations and other details.

2.0 RELEVANT PLANNING & ENFORCEMENT HISTORY

2.1 14/00714/OUT- Outline application for housing development (Use Class C3) of up to 183 dwellings, landscaping, means of access and associated infrastructure works, all matters reserved except for access.

2.2 12/00035/OUT - Application refused and Appeal Upheld for Outline application for the construction of up to 213 dwellings, employment use (class B1) up to 2,900 sqm including means of access.

2.3 11/01300/OUT - Outline application approved for the construction of up to 213 dwellings, employment use (class B1) up to 2,900 sq. m including means of access. The housing part of the scheme was refused and dismissed on appeal, on the grounds of insufficient affordable housing and lack of provision of public open space, but the employment proposals were allowed in May 2013.

2.4 02/01524/OUT - Application refused for outline application for the construction of a care home with day centre facilities and 36 apartments for the elderly.

3.0 NATIONAL AND LOCAL POLICY:

3.1 The relevant policy of the Development Plan and any supplementary planning policy advice are as follows;

- Core Strategy Policy CP1 - Sustainable development
- Core Strategy Policy CP2 - Access
- Core Strategy Policy CP4 - Settlement hierarchy
- Core Strategy Policy CP5 - The scale of new housing
- Core Strategy Policy CP5A - The scale of new housing by sub-area
- Core Strategy Policy CP6 - Distribution of housing
- Core Strategy Policy CP8 - Type, size and tenure of housing
- Core Strategy Policy CP9 - 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 CP18 - Prudent use of natural resources
- Core Strategy Policy CP19 - Recreational facilities and amenity open space
- Core Strategy Policy CP20 - Design and the reduction of crime
- Core Strategy Policy CP21 - Safe response to natural and other forces
- Development Policies DP1 - Protecting amenity
- Development Policies DP2 - Securing developer contributions
- Development Policies DP3 - Site accessibility
- Development Policies DP4 - Access for all
- Development Policies DP6 - Utilities and infrastructure
- Development Policies DP8 - Development Limits
- Development Policies DP10 - Form and character of settlements

Development Policies DP13 - Achieving and maintaining the right mix of housing
Development Policies DP15 - Promoting and maintaining affordable housing
Development Policies DP29 - Archaeology
Development Policies DP30 - Protecting the character and appearance of the countryside
Development Policies DP31 - Protecting natural resources: biodiversity/nature conservation
Development Policies DP32 - General design
Development Policies DP33 - Landscaping
Development Policies DP34 - Sustainable energy
Development Policies DP36 - Waste
Development Policies DP37 - Open space, sport and recreation
Development Policies DP39 - Recreational links
Development Policies DP43 - Flooding and floodplains
Affordable Housing - Supplementary Planning Guidance - June 2008
Supplementary Planning Document - Sustainable Development - Adopted 22 September 2009
Allocations Document Policy SH1 - White House Farm and Crab Tree Farm, Stokesley - adopted 21 December 2010
National Planning Policy Framework

4.0 CONSULTATIONS AND REPRESENTATIONS

Consultation Responses

4.1 Environmental Health - No objections.

4.2 Highway Authority - Further information was requested from the developer. Following receipt of this information the Highway Authority has no objections to the scheme.

4.3 Natural England - No observations.

4.4 Police - No objections, subject to conditions re security during construction.

4.5 Northern Gas Networks - No objections, but developer should note the location of Northern Gas Network's infrastructure during construction.

4.6 Environment Agency - No objections, subject to comments and conditions on the outline permission.

4.7 Northumbrian Water - We can inform you that a sewerage rising main crosses the site and may be affected by the proposed development. Northumbrian Water do not permit a building over or close to our apparatus and therefore we will be contacting the developer direct to establish the exact location of our assets and ensure any necessary diversion, relocation or protection measures required prior to the commencement of the development. We will be contacting the developer/agent directly in this matter.

Representations

4.8 Site Notice - 07 September 2015 expires 28 September 2015.

4.9 Newspaper Advertisement - 18 August 2015 expires 12 October 2015.

4.10 One objection received expressing concerns about the principle of development in terms of the impact on ecology.

5.0 OBSERVATIONS

5.1 The main issues to consider in the determination of this application are matters relating to:

- a) The principle of the development
- b) Housing mix, type & tenure
- c) Affordable housing
- d) Public open space
- e) Education
- f) Highways issues
- g) Drainage & flood risk
- h) Design & layout
- i) Sustainable construction
- j) Landscape & visual impact
- k) Trees & ecology
- l) Archaeology
- m) Ground conditions
- n) Impact on residential amenity
- o) Other developer contributions
- p) Community engagement

The Principle of the Development

5.2 The application site is allocated for development in the LDF Allocations Document, adopted December 2010. This site was chosen for development in preference to other potential sites because it -

- Respected the existing settlement form of Stokesley
- Provided the most sustainable development option on available land
- is located near to existing public transport routes, close to local shops and services
- Is accessible from existing transport routes and are within reasonable walking / cycling distance of Stokesley Town Centre
- Has satisfactory access to the road network with opportunities for pedestrian links to the town centre; and
- Is available in the short to medium term.

5.3 Planning permission has been granted in outline with all matters reserved except for access which was approved through the outline permission.

5.4 The principle of the development of this site is established by the allocation and through the granting of the outline permission.

5.5 For reasons relating to flood risk, the net area proposed for housing development on this site was reduced to 5.33 hectares. This means that the number of dwellings overall has had to be reduced from 213 to 179 dwellings. The density of development proposed is now approximately 34 dwellings per hectare, which is slightly below the 35 dwellings per hectare required by Policy SH1, but was considered close enough to be acceptable at the outline stage.

5.6 The outline approval provides vehicle access into the site from Westlands as required by Policy SH1.

Affordable Housing and Mix, Type & Tenure

5.7 Policy CP8 of the adopted Core Strategy states that "Proposals for housing must take appropriate account of local housing needs in terms of size, type and tenure of dwellings. These needs will include appropriate provision for all sectors of the community, for example including the needs of elderly people."

5.8 The applicant's Planning Statement indicates that a mix of 2 - 5 bed dwellings (market housing) would be provided. The applicant has included some elderly persons' accommodation (e.g. bungalows) as part of this scheme.

5.9 Within the outline permission the applicant offered to provide 32% affordable housing on site. Whilst this did not meet the Policy CP9 50% target, this was justified for a number of reasons which impacted on viability including a reduction in site area due to flood risks and carrying out mitigation measures including raising floor levels of the dwellings, which will add to the costs of the scheme. This has been taken into account in considering the viability of the scheme overall and the 32% affordable housing provision was considered reasonable in this case.

5.10 A Section 106 Agreement has been entered into which includes the provision of 32% affordable housing, distributed throughout the development, with tenure mix and types in accordance with the Housing Manager's requirements.

5.11 In terms of mix the applicant's planning statement sets out the following house types and sizes which includes 9 no. 2 bed bungalows (5%), 4 no. 1 bed dwellings, 31 no. 2 bed dwellings and 51 no. 3 bed dwellings. As such, 50% of the dwellings proposed as part of the development are smaller homes suitable for individuals, couples and smaller families. The remainder of the proposed homes will be 4 and 5 bed. The applicant considers that whilst the proposed mix of housing does not fully meet the recently adopted Size, Type and Tenure SPD the scheme is fully compliant with the aims of the NPPF to create a sustainable, inclusive and mixed community. The level of bungalow provision falls below the target set by the adopted housing type and tenure SPD (10%) but given the market need in this area along with the fact that the viability of this site was set at the outline stage when the SPD was not an adopted policy of the authority, the proposed mix of dwellings set out at paragraphs 1.6 and 1.7 are considered to be reasonably acceptable in this case.

Public Open Space

5.12 Policy DP37 of the adopted Development Policies DPD requires new housing developments to contribute towards the achievement of the local standards by reducing or preventing both quantitative and qualitative deficiencies in recreation provision related to the development.

5.13 Section 4 of the Open Space, Sport & Recreation Supplementary Planning Document (Open Space SPD) identifies that developments of between 80 and 300 dwellings should make provision for amenity green space, public parks, play areas and facilities for teenagers on site. In addition, off-site contributions will normally also be sought to ensure Policy DP37 Standards are met, because the Council's evidence base indicates significant shortfalls in the amount of amenity space in all sub areas (see paragraph 4.12 of the Open Space SPD).

5.14 The applicant has confirmed that they would provide and equip site SC1, to the north of their development in association with the developer of the adjacent SH2 site, as required by the Allocations DPD. A smaller area of Public Open Space is also to be provided adjacent to the eastern boundary within part of the area which is now within Flood Zone 2. A commuted sum for off-site outdoor sports facilities was included within the S 106 agreement, together with a sum for maintenance costs.

Education

5.16 Policy DP2 of the adopted Development Policies DPD stipulates that contributions will be sought where necessary to ensure the achievement of sustainable development, including the provision of additional infrastructure whenever there is a need generated by the

new development. This includes, amongst other things, provision of additional children's services/facilities where existing services in the area have insufficient capacity to cater for the potential increase in the number of children, or are appropriately placed to serve a development, having regard to the need to minimise travel, consistent with Core Policy CP2.

5.17 In addition, Policy DP5 of the Development Policies DPD advises that support will be given to the provision and enhancement of community facilities with a view to maintaining sustainable communities. Policy DP6 on utilities and infrastructure seeks to ensure new development is capable of being accommodated by existing or planned services

5.18 NYCC Children and Young Peoples Service confirmed at outline stage that in this instance a contribution towards schools in Stokesley would not be required.

Highways Issues

5.19 At outline stage a Transport Assessment (TA) and a Travel Plan was submitted with the application. The TA examined the transport related impacts of the proposed development. Access to the site by all modes of transport has been fully considered with both positive and negative impacts identified. The TA concludes that the additional generated traffic can be readily accommodated on the local road network such that no mitigation measures for capacity or safety reasons are required.

5.20 A new roundabout was agreed under the outline permission. The current layout of the site has been agreed with the Highway Authority and as such the scheme is considered to be acceptable in these terms.

5.21 Cycle routes were proposed through to the adjacent housing via Hebron Road. However, following consultation with the local community and following a detailed assessment of this route the connection has been omitted. Other through routes are available and the scheme is considered to be suitably and sustainably connected in these terms.

Flood Risk & Drainage

5.22 Policy DP43 of adopted the Development Policies DPD outlines the Council's approach to development and flooding and states that development will only be permitted if it has an acceptably low risk of being affected by flooding assessed against the Environment Agency's flood zone maps, other local information and where all necessary mitigation measures on or off site are provided.

5.23 Policy DP6 of the adopted Development Policies DPD stipulates that new developments must be capable of being accommodated by existing or planned services, and must not have a seriously harmful impact on existing systems, worsening the services enjoyed by the community. These systems include surface water drainage and sewage disposal.

5.24 The layout of the scheme as submitted takes into account detailed discussions with the Environment Agency with regard to water flows across the site. The Environment Agency has raised no objections to the scheme as now submitted.

5.25 An attenuation tank is included as part of the wider development of the site. This is located outside the original red line boundary and has now been approved through submission of a separate application for planning permission. This separate application also included a foul water pumping station to facilitate sewerage for the site.

5.26 Whilst the site may be at some risk of flooding, the risk is relatively small as the scenario that is being planned for is a 1 in 1000 year event as opposed to a 1 in 100 year

event which is more commonly planned for by Flood Risk Assessments. Both the Environment Agency and the Council's Senior Drainage Engineer are unaware of any previous flooding at the application site and they are satisfied that the measures proposed in the scheme would deal adequately with any future flooding issues.

Design & Layout

5.27 Policy DP32 states that the design of all developments must be of the highest quality. Attention to the design quality of all development is essential. Development proposals must seek to achieve creative, innovative and sustainable designs that take into account local character and settings, and promote local identity and distinctiveness.

5.28 This approach has been strengthened by paragraph 56 of the National Planning Policy Framework (NPPF) which states that "The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people." The NPPF also emphasises, in paragraph 66, the importance of public engagement in evolving good design.

5.29 The proposed scheme is considered to respond well to the site constraints and the design and form of this part of Stokesley. The layout creates a pleasing and relatively open development form. On submission of the scheme the area of housing located in the north west quadrant had little open space and a generally constrained development form. This has been relaxed by extending the development form to create a more permeable western boundary to the site. As well as improving the private and public realm within the site this contributes to a more permeable development form with views into and out of the site, whilst creating a strong landscape buffer utilising hedgerows and mixed standard trees along the western boundary.

Sustainable Construction

5.30 Policy DP34 of the LDF requires all developments of 10 or more residential units to address sustainable energy issues, by reference to accredited assessment schemes and incorporate energy efficient measures which will provide at least 10% of their on-site renewable energy generation, or otherwise demonstrate similar energy savings through design measures.

5.31 The applicant has submitted a detailed Energy Assessment which sets out the energy performance of the development and the measures proposed to improve the performance of the scheme in order to meet the requirements of the policy.

5.32 The Energy Assessment sets out the baseline energy emissions in accordance with the Standard Assessment Procedure, for a development which would be compliant under Part L of the Building Regulations. The Assessment then proposes increased specifications in a number of areas of the development including wall insulation, roof insulation, glazing and doors. These energy efficiency measures are then complimented with the installation of 192 solar photovoltaic panels across the site in order to meet the 10% energy emissions requirement.

Landscape & Visual Impact

5.33 Policy DP30 of the adopted Development Policies DPD seeks to protect the character and appearance of the countryside. The design and location of new development should take account of landscape character and its surroundings, and not have a detrimental effect on the immediate environment and on any important long distance views. The landscape and visual impact of the development in the area was considered at the time that the site was allocated for residential development and through the determination of the

outline permission. It is considered that the site would not have a significant impact upon any important landscape features or character areas.

5.34 The application notes that whilst there would be a loss of agricultural land as a result of the development the applicants intend to keep most of the existing landscape features such as the hedgerows and trees along the boundaries. The LDF Allocations Document sought a new woodland buffer to be created along the western boundary which would be designed to soften the appearance of the site when approaching along the B1365 from the west. The applicant has taken this on board but it was considered that a straight line of trees as suggested by the allocation would be an alien feature in this landscape on the edge of Stokesley. As such a more permeable approach has been taken in order to meet the requirements of the allocation whilst creating a suitable transition between the urban fringe and the open countryside beyond. The density of development along the western boundary of the site is low, allowing for significant levels of boundary planting in this area. Due to the significant reduction in the developable area of the site due to flood risk and the previously agreed levels of affordable housing the extension of the built area of the site into what would otherwise be landscape buffer was considered to be necessary to allow the scheme to progress. The layout and planting as now proposed will achieve the aims of the allocation, whilst facilitating a design and form of development that will meet the requirements of adopted policy.

5.35 The layout of the site, relationship of houses to one another and the size and form of private amenity space created by the scheme are considered to be appropriate.

Trees & Ecology

5.36 Policy DP31 of the adopted Development Policies DPD states that 'Permission will not be granted for development which would cause significant harm to sites and habitats of nature conservation...Support will be given...to the enhancement and increase in number of sites and habitats of nature conservation value'. In response to the requirements of this policy, the applicants in submitting the outline application submitted an Arboricultural Assessment, and an Ecological Appraisal. A survey and assessment of existing trees was carried out in accordance with British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendations' (BS5837) and a tree protection scheme has been submitted with this application.

5.37 The applicant proposes the retention of the majority of boundary trees, integrating them into the landscape buffer margins at the edges of the site. Overall, the Arboricultural report concludes that the proposed new development would retain the majority of trees on the site and that these should be adequately protected during construction works.

5.38 The Ecological Appraisal submitted at outline stage concludes that no habitats listed within the UK Biodiversity Action Plans are represented on site. No evidence was found of badgers, otters water voles or protected bird species.

Archaeology

5.39 Paragraph 128 of the NPPF states that "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."

5.40 A written scheme of investigation required by conditions attached to the outline permission has been submitted and approved.

Ground Conditions

5.41 The applicant submitted a desk study Ground Conditions Report which concluded that significant contamination is unlikely to be present and that any made ground encountered will be isolated and relatively shallow.

Impact on Residential Amenity

5.42 There are a number of residential properties which back onto the application site. The proposed development has been laid out to minimise the impact on these properties. The orientation and separation distances of the proposed dwellings, is considered to satisfactorily protect the residential amenity of the existing and proposed properties.

Other Developer Contribution Requirements

5.43 Through the granting of the outline consent agreement was established for footpath and cycle-way contributions for links between Stokesley and Great Ayton. The applicant agreed to pay £54,964, towards the cost of the first phase of the proposed cycle route and this is covered by the section 106 Agreement.

5.44 Policy SH1 requires a contribution towards the upgrading of the potable water network if necessary to enable a suitable supply to be made available to the new development. The applicants have allowed for this in their viability assessment. However, Northumbrian Water has not confirmed whether or not this will be necessary. In the event that it is not required, the funding for this should be put towards additional on-site affordable housing provision. These matters are covered by the Section 106 Agreement.

5.45 It should be noted that this development is not liable under the Community Infrastructure Levy as the scheme was approved in outline prior to the adoption of CIL.

Community Engagement

5.46 Public consultation by developers of large sites at the pre-application stage should be a genuinely meaningful exercise and must be guided by the Council's Statement of Community Involvement and paragraph 66 of the NPPF.

5.47 Paragraph 66 of the NPPF sets an expectation that developers should work closely with those affected by their proposals to evolve designs that take account of the views of the community. This is reflected in the Council's Statement of Community Involvement (SCI), which requires that communities are offered genuine choice and a real opportunity to influence proposals in consultation exercises. The NPPF states that proposals that can demonstrate this in developing the design of the new development should be looked on more favourably.

5.48 The Council's SCI makes clear that developers should discuss and agree the exact nature of consultation in advance. In this case the applicant's agent did consult with the Council on the content and nature of the pre-application consultation. The applicant has undertaken community consultation by way of a leaflet shot to the local community (approx 1000 homes), an open day consultation event and through the Taylor Wimpey website. The public consultation carried out is considered to be commensurate with the scale of the proposed development.

CONCLUSION

5.49 The number of dwellings now proposed is lower than anticipated in both the allocation and later outline approval, primarily due to a portion of the site being within Flood Zone 2 and therefore incapable of accommodating housing. The affordable housing proposed (and agreed in the outline permission) is lower than 50% but given the viability assessment at outline stage the provision of 32% affordable housing of the tenure and mix

as detailed is considered to be acceptable in this case.

5.50 The design and layout of the scheme is considered to respond well to the site constraints and the character and form of this part of Stokesley.

5.51 The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

5.52 Approval is recommended.

6.0 RECOMMENDATION:

6.1 That subject to any outstanding consultations and the requirements of the signed S106 agreement the application be **Granted**.

1. The development hereby permitted shall be begun within two years of the date of this permission.

2. The permission hereby granted shall not be undertaken other than in complete accordance with the following drawings received by Hambleton District Council unless otherwise approved in writing by the Local Planning Authority. Location Plan 20320:LP received 25 August 2015, Planning Layout 20320:00 received 27 October 2015, Boundary Treatment Layout 20320:02 received 27 October 2015, QUAD/5/PL1 received 25 August 2015, Detailed Landscape Proposals. 2578/1 + 2578/2 + 2578/3 + 2578/4 Received 25 August 2015, Boundary Treatment details. 20320:03 received 25 August 2015, Single Garage. 20320:SG received 25 August 2015, Triple Garage 20320:TG received 25 August 2015, Double Garage. 20320:DG received 25 August 2015, Substation. GTC-E-SS-0012_R1-7 received 25 August 2015 House Plans: Gosford. PA34/5/PL1 received 25 August 2015, Midford. PA44/5/PL1 received 25 August 2015, Shelford. PA48/5/PL1 received 25 August 2015, Thornford. PA49/5/PL1 received 25 August 2015, Cotterdale. ZA25/5/PL1 received 25 August 2015, Bainbridge. Wilton. PB52/5/PL1. received 25 August 2015, Bradenham. PD48/5/PL1 received 25 August 2015, Downham. PD49/5/PL1 received 25 August 2015, Lavenham. PD51/5/PL1 received 25 August 2015, Eynsham. PD410/4/PL1 received 25 August 2015, Haddenham. PD411/5/PL1 received 25 August 2015, Kirby. PrB/5/PL1 received 25 August 2015, Langdale. PT43/5/PL1 received 25 August 2015, Stokesley 762. 762/5/PL1 received 25 August 2015, Bellerby. ZA34/5/PL1 received 25 August 2015, Milton ZT310/5/PL1 received 25 August 2015. Elevations: Midford PA44/5/PL2 received 25 August 2015, Shelford PA48/5/PL2 received 25 August 2015, Thornford PA49/5/PL2 received 25 August 2015, Wilton PB52/5/PL2 received 25 August 2015, Bradenham PD48/5/PL2 received 25 August 2015, Downham PD49/5/PL2 received 25 August 2015, Lavenham PD51/5/PL2 received 25 August 2015, Eynsham PD410/4/PL2 received 25 August 2015, Haddenham PD411/5/PL2 received 25 August 2015, Kirkby PRB/5/PL2 received 25 August 2015, Langdale PT43/5/PL2 received 25 August 2015, Stokesley 762/5/PL2 received 25 August 2015, Gosford PA34/5/PL2 received 25 August 2015, Cotterdale ZA25/5/PL2 received 25 August 2015, Bellerby ZA34/5/PL2 received 25 August 2015, Bainbridge QUAD/5/PL2 received 25 August 2015, Milton ZT310/5/PL2 received 25 August 2015.

3. No dwelling shall be occupied until its associated boundary walls, fences, hedgerows and other means of enclosure associated with it have been constructed in accordance with the details approved in accordance with condition 4 above. All boundary walls, fences, hedgerows and other means of enclosure shall be retained and no part thereof shall be removed without the prior written consent of the Local Planning Authority.

4. Prior to development commencing detailed cross sections shall be submitted to and approved in writing by the Local Planning Authority, showing the existing ground levels in relation to the proposed ground and finished floor levels for the development. The levels shall relate to a fixed Ordnance Datum. The development shall be constructed in accordance with the approved details and thereafter be retained in the approved form.

5. Before each phase of development approved by this planning permission, no development shall take place until such time as a scheme to mitigate against surface water run-off has been submitted to, and approved in writing by, the local planning authority. This scheme should include: a) The design for a detailed surface water drainage scheme. b) Calculations for the site's current green field run-off rate. This rate should be applied to the impermeable area of the proposed development so sufficient surface water storage capacity can be identified. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

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

7. The site shall be developed with separate systems of drainage for foul and surface water on and off site.

8. Unless otherwise approved in writing by the local planning authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works and no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.

9. No development shall be commenced until an assessment of the risks posed by contamination, carried out in line with the Environment Agency's Model Procedures for the Management of Land Contamination CLR11, has been submitted to and approved by the local planning authority. A scheme for the remediation of any contamination shall be submitted and approved by the Local Planning Authority before any development occurs. The development shall not be occupied until the approved remediation 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.

10. 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 following drawings and details have been submitted to and approved in writing by the Local Planning Authority (1) Detailed engineering drawings to a scale of not less than 1:500 and based upon an accurate survey showing: (a) the

proposed highway layout including adoptable turning heads including the highway boundary (b) dimensions of any carriageway, cycleway, footway, and verges (c) visibility splays (d) the proposed buildings and site layout, including levels (e) accesses and driveways (f) drainage and sewerage system (g) lining and signing (h) traffic calming measures (i) all types of surfacing (including tactiles), kerbing and edging. (2) Longitudinal sections to a scale of not less than 1:500 horizontal and not less than 1:50 vertical along the centre line of each proposed road showing: (a) the existing ground level (b) the proposed road channel and centre line levels (c) full details of surface water drainage proposals. (3) Full highway construction details including: (a) typical highway cross-sections to scale of not less than 1:50 showing a specification for all the types of construction proposed for carriageways, cycleways and footways/footpaths (b) when requested cross sections at regular intervals along the proposed roads showing the existing and proposed ground levels (c) kerb and edging construction details (d) typical drainage construction details. (4) Details of the method and means of surface water disposal. (5) Details of all proposed street lighting. (6) Drawings for the proposed new roads and footways/footpaths giving all relevant dimensions for their setting out including reference dimensions to existing features. (7) Full working drawings for any structures which affect or form part of the highway network. (8) A programme for completing the works. The development shall only be carried out in full compliance with the approved drawings and details unless agreed otherwise in writing by the Local Planning Authority

11. No dwelling to which this planning permission relates shall be occupied until the carriageway and any footway/footpath from which it gains access is constructed to basecourse macadam level and/or block paved and kerbed and connected to the existing highway network with street lighting installed and in operation. The completion of all road works, including any phasing, shall be in accordance with a programme approved in writing with the Local Planning Authority before the first dwelling of the development is occupied.

12. 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 in connection with the construction of the access road or building(s) or other works until the details of the provision of tactile paving and the pedestrian crossing point on Romanby Road have been submitted to and approved in writing by the Local Planning Authority.

13. No dwelling shall be occupied until the related parking facilities have been constructed in accordance with the approved drawing. Once created these parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

14. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 or any subsequent Order, the garage(s) shall not be converted into domestic accommodation without the granting of an appropriate planning permission.

15. 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 in consultation with the Highway Authority. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning 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.

16. 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: (i) on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway; and (ii) 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.

17. The development shall be built in accordance with the energy reduction and renewable energy measures as detailed within the submitted Energy Assessment received on 26 August 2015.

18. Prior to any development taking place above foundation level, details that show how 'Secured by Design' principles have been incorporated into the scheme shall be submitted for the written approval of the Local Planning Authority and once approved the development shall be implemented in accordance with the approved 'Secured by Design' details prior to occupation or use of any part of the development hereby approved.

19. Prior to the commencement of work above foundation level, a scheme of hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall provide details of the species, numbers and locations of planting, all hard surface materials, timescales for implementation and a maintenance schedule. The approved landscaping scheme shall be implemented and maintained thereafter in accordance with the approved details.

20. No development shall take place above foundation level until a detailed scheme for the implementation of the mitigation measures outlined in the ecological report prepared by E3 Ecology Limited, has been submitted to and agreed in writing with the Local Planning Authority. The development shall be implemented in accordance with the agreed scheme and programme for implementation.

21. The development shall not be commenced until a plan has been submitted to and approved in writing by the Local Planning Authority, showing all existing trees and hedges which are to be felled or retained, together with the positions and height of protective fences, and the areas for the storage of materials and the stationing of machines and huts.

22. Prior to commencement of work a Construction Management Plan including details of hours of operation and delivery times, methods of controlling noise and dust, details of lorry routes to and from the site and site security measures during the construction period, shall be submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented in accordance with the approved details.

23. No external lighting shall be installed other than in complete accordance with a scheme that has previously been approved in writing by the Local Planning Authority.

The reasons for the above conditions are:-

1. To ensure compliance with Section 92 of the Town and Country Planning Act, 1990.
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 Policy(ies) .
3. To protect the amenity of occupiers and neighbouring residents and to ensure that the development is appropriate to the character and appearance of its surroundings in accordance with Policies CP1, DP1, CP17 and DP32 of the Hambleton Local Development Framework.
4. To protect the amenity of the neighbouring residents and to ensure that the development is appropriate to the character and appearance of its surroundings in accordance with Policies CP1, DP1, CP17 and DP32 of the Hambleton Local Development Framework.
5. To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site and to reduce the risk of flooding to the proposed development and future users.
6. To prevent the increased risk of flooding from any sources in accordance with the NPPF.
7. To ensure that the development can be properly drained.
8. To ensure that no foul or surface water discharges take place until proper provision has been made for their disposal.
9. In order to take proper account of the risks to the health and safety of the local population, builders and the environment and address these risks and in accordance with the Hambleton Local Development Framework Policy CP21.
10. To ensure safe and appropriate access and egress to the dwellings, in the interests of highway safety and the convenience of prospective residents.
11. To ensure safe and appropriate access and egress to the dwellings, in the interests of highway safety and the convenience of prospective residents.
12. To ensure that the details are satisfactory in the interests of the safety and convenience of highway users.
13. To provide for adequate and satisfactory provision of off-street accommodation for vehicles in the interest of safety and the general amenity of the development.
14. To ensure the retention of adequate and satisfactory provision of off-street accommodation for vehicles generated by occupiers of the dwelling and visitors to it, in the interest of safety and the general amenity the development.

15. To ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.
16. To provide for appropriate on-site vehicle parking and storage facilities, in the interests of highway safety and the general amenity of the area.
17. In order to minimise energy demand, improve energy efficiency and promote energy generated from renewable resources in accordance with policy DP34 of the Hambleton Local Development Framework.
18. In order to ensure that the development takes account of the need to reduce opportunities for crime and fear of crime, in accordance with Policy CP20 of the adopted Local Development Framework.
19. In order to soften the visual appearance of the development and provide any appropriate screening to adjoining properties in accordance with Policies CP1, DP1, CP17 and DP32 of the Hambleton Local Development Framework.
20. To ensure that proper regard is had to the mitigation of the proposed development on existing wild life species and habitat, in accordance with Policies CP16 and DP31 of the adopted Hambleton Local Development Framework.
21. To ensure that existing trees which are of amenity value are retained and adequately protected during the construction period, in accordance with Policies CP16 and DP31 of the adopted Hambleton Local Development Framework.
22. To protect the amenity of adjacent residents and to accord with Policies CP1 and DP1 of the Hambleton Local Development Framework.
23. In order that the Local Planning Authority can consider the impact of the proposed lighting scheme and avoid environmental pollution in accordance with Policy DP32 of the adopted Hambleton Local Development Framework.