

**Parish: Aiskew**

Ward: Bedale

**1**

Committee Date: 26 May 2016

Officer dealing: Mrs H M Laws

Target Date: 28 April 2016

**16/00224/OUT**

**Application for outline planning permission with all matters reserved for the construction of 13 houses at land south of Northallerton Road, Leeming Bar for Mr David Eyles**

## **1.0 SITE DESCRIPTION AND PROPOSAL**

- 1.1 This outline planning application seeks permission for the change of use of agricultural land at the eastern end of Leeming Bar on the southern side of the A684 for residential use. All matters are reserved for a later stage of approval (i.e. access, appearance, layout, scale and landscaping). It is proposed to construct 13 houses on the site.
- 1.2 A second application has been submitted (also on this agenda) for housing development on the adjoining land to the south of this site (ref 2016/00266/OUT).
- 1.3 The location plan shows the extent of the site boundary covering an area of 0.7 hectares. A layout plan has been submitted for illustrative purposes showing the siting of the dwellings and the position of the access. The application has been submitted with a Design and Access Statement; a Drainage Strategy; a Phase 1 Habitat Survey and Phase 1 Desk Top Study Report.
- 1.4 The illustrative scheme proposes to create the access opposite numbers 35 and 37 Northallerton Road. The proposed access road would form an L-shape along the rear of the proposed dwellings fronting onto Northallerton Road with the possibility of connecting to the recently completed residential development on Foundry Way. A hammerhead is proposed at the south eastern end of the proposed access road leading to the field to the south of the application site. An outline planning application has been submitted for residential development on this adjoining site and is discussed within the following Committee item on this agenda.
- 1.5 The current land use is agricultural grazing land with no buildings or structures. The land is level with a hedgerow along the roadside. A total of 3 mature trees (an ash and two sycamores) lie within the front boundary hedge. Access to the site is currently from a field gate onto the A684 towards the north eastern corner of the site. To the south and east of the site there is open farmland. Existing detached single storey dwellings lie on the northern side of the A684 opposite the site. Recent development has taken place to the west on Foundry Way.
- 1.6 The illustrative scheme proposes a mix of detached and semi-detached units incorporating garaging and either two or three (accommodation in the roofspace) storeys in height. A total of 6 dwellings are proposed as affordable housing (46%). It should be noted that the applicant is proposing 40% affordable housing across the two sites. A landscaped buffer is proposed along the frontage of site, which would include the retention of the existing trees.
- 1.7 As identified in Section 2.0 below, the site is allocated for housing development within the Local Development Framework for around 15 dwellings.

## **2.0 RELEVANT PLANNING & ENFORCEMENT HISTORY**

- 2.1 The site is allocated for housing development within the Council's Local Development Framework and the requirements are as follows:

BH9 South of Northallerton Road, Leeming Bar

This site is allocated for housing development in Phase 3 (2021-2026) subject to:

- i. development being at a density of approximately 30 dwellings per hectare, resulting in a capacity of around 15 dwellings (of which a target of 40% should be affordable);
  - ii. types and tenure of housing developed meeting the latest evidence of local needs;
  - iii. provision of appropriate sound insulation measures on new dwellings to mitigate the noise impact from RAF Leeming;
  - iv. capacity of the local sewerage and sewage disposal network being increased to accommodate the new development;
  - v. Contributions from the developer towards providing public open space, improvements to the footpath and cycleway network, particularly along the Wensleydale Railway route and, if required, drainage and sewerage infrastructure; and
  - vi. Contributions from the developer towards the provision of additional school places and local health care facilities as necessary.
- 2.2 The site is larger (0.7ha) than the allocated site (0.5ha). This is discussed in detail in paragraphs 5.2 and 5.3 below.
- 2.3 The Agenda Item following this application relates to an application for outline planning permission for 17 dwellings on the adjacent site to the south.

### **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 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 CP7 - Phasing 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 CP21 - Safe response to natural and other forces  
Development Policies DP1 - Protecting amenity  
Development Policies DP4 - Access for all  
Development Policies DP6 - Utilities and infrastructure  
Development Policies DP8 - Development Limits  
Development Policies DP13 - Achieving and maintaining the right mix of housing  
Development Policies DP15 - Promoting and maintaining affordable housing  
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

#### **4.0 CONSULTATIONS**

##### 4.1 Aiskew and Leeming Bar Parish Council - comment as follows:

- The council would like to see the access moved away from opposite residential homes.
- The council would like confirmation that this is in the current LDF and within the village boundary.
- Questions were raised on why building is being proposed on agricultural land.

##### 4.2 Highway Authority - conditions are recommended.

##### 4.3 Yorkshire Water Services - conditions are recommended regarding a sewer diversion and surface water drainage. The Drainage Strategy is satisfactory. In summary, the report confirms: i. Sub-soil conditions do not support the use of soakaways; ii Therefore, surface water is proposed to discharge to a public surface water sewer, via storage, with a restricted discharge (of 2.5 litres/second).

##### 4.4 Environmental Health Officer - as part of the site lies within the RAF Leeming noise restriction area and the remaining part within the noise insulation area. Development shall not begin until a scheme for protecting the proposed dwellings from noise from RAF Leeming has been submitted and approved by the Local Planning Authority. All works which form part of the scheme shall be completed before any of the proposed dwellings are occupied.

##### 4.5 Senior Scientific Officer (land contamination) - The Phase 1 Desk Top Study Report (ARC Environmental, project 15-893) submitted in support of the above application is satisfactory although the report makes recommendations for a Phase 2 Ground Investigation in order to explore further potential pollutant linkages. The intrusive works recommended include:

- Drilling of boreholes and excavation of trial pits;
- Installation of ground gas and ground water monitoring wells;
- Contamination screening of made ground for contamination.

I would support this recommendation for further works and look forward to early discussion with the developer on the detailed proposals for this investigation. I would also recommend that top soils on site, if they are to be re-used as part of the development in gardens and public open spaces, will require testing to ensure they are suitable for use. The number and location of soil samples and the parameters to be tested should be agreed in advance with the Local Planning Authority. In order to secure these additional works I would recommend a condition.

##### 4.6 Site notice/local residents - two objections have been received from residents of Northallerton Road, as follows:

- The proposed access and egress both during and after completion of development would have extreme adverse disruption from traffic entering and leaving the site especially during dark hours as vehicle headlights would pierce directly into Nos 35 and 37 Northallerton Road where living rooms and bedrooms face directly onto Northallerton Road.

- As planning restrictions restrict road facing fencing to one metre in height this as an option to deflect light nuisance is impracticable. The planned entrance and exit road is directly opposite the driveways of 35 and 37.
- I would also expect that planners would ensure that the mature trees on Northallerton Road had preservation orders placed on them to stop any plans to remove them.
- I would like to object to more buildings on green field sites
- Entrance and Exit to site is opposite our home, and as we are lower than the road all the traffic entering and leaving the site will shine lights in our windows.
- Planning states fences no more than one metre high, so this is not an option.
- If the entrance/exit were to move 20 metres east it would solve problems.

## **5.0 OBSERVATIONS**

- 5.1 The principle of development has been established with the allocation of 0.5ha of this site for residential development. The remaining planning issues relate to (i) the principle of allowing a further 0.2ha of land to be developed; (ii) affordable housing provision; (iii) the impact on the character and appearance of the area; (iv) the impact on neighbour amenity; (v) highway matters; and (vi) the impact on protected species.

### The Principle of Development

- 5.2 The LDF Core Strategy was adopted in 2007 and provides the basis for the scale and distribution of housing development within Hambleton. Following this the Allocations DPD identifies sites to meet and deliver the targets and objectives as set out within the Core Strategy. As noted in paragraph 2.1 above, 0.5ha of the application site is allocated for new housing under Policy BH9, which states that the site is allocated for housing for release in Phase 2 (2021-2026). In December 2013, following an audit of allocated sites and sites with planning permission, the Council approved the relaxation of the housing phasing policy in the Plan. This was to ensure that a robust and deliverable supply of housing sites is available to cover the 5 year period from October 2013 to September 2018. The bringing forward of this application is therefore supported. The additional 0.2ha of land lies to the rear (south) of the allocation site and provides additional space for the provision of the dwellings, (which the illustrative details show would be set back more than 10m from the front of the site, have space for parking at the rear and would be served by an access road that runs parallel to the rear of the dwellings).

- 5.3 On the basis that the site has gone through an extensive site allocations process, that the community has had the chance to comment on that site allocation process, that the Development Limits boundary includes the majority of the application site, the additional land would result in a less cramped form of development with landscape buffer to the road frontage, and that the proposal accords with the requirements of the allocation - i.e. that it is around 15 dwellings with 40% affordable housing provision - it is considered that the development has in principle support.

### Affordable Housing Provision

- 5.4 Policy BH9 states that the site is allocated for housing subject to 'development being at a density of approximately 30 dwellings per hectare, resulting in a capacity of around 15 dwellings'. The Policy also states a target of 40% provision of affordable housing. The applicant is proposing a lower density (18.5 dwellings per hectare) than is required by the Policy, as a result of proposing only 13 dwellings on a larger site area.
- 5.5 The policy target for affordable housing in this location is 40% and the proposed development would include 6 affordable housing units, which is 46% of the total and

therefore acceptable. Illustrative details only have been submitted of the proposed units, which appear to be two-storey, semi-detached properties. Policies CP8 (Type, Size and Tenure of Housing) and DP13 (Achieving and Maintaining the Right Mix of Housing), require proposals for housing to take account of local housing need in terms of the size, type and tenure of dwellings, including appropriate provision for the needs of elderly people. As with most outline planning applications it is expected that the proposal will be refined at the reserved matters stage and details submitted to address these policies.

- 5.6 In order to secure the suggested 40% affordable housing provision adequate provisions need to be put in place either via a Section 106 Agreement or planning conditions and to ensure that the affordable housing will meet local housing need. In this instance an appropriate condition is recommended.

#### Impact on the character and appearance of the area

- 5.7 The suitability of the site for residential development has been assessed during consideration of the Allocations DPD.
- 5.8 The proposed linear form of the greater part of the development reflects the form of the properties to the north. The additional area (0.7 ha rather than the allocated 0.5ha) allows the dwellings to be accessed from the rear rather than individually from Northallerton Road. In order to achieve a more satisfactory layout it is considered that the larger site area is acceptable.
- 5.9 Policy DP8 states that the location of the Development Limits will ensure that development within it shall "c) not have a detrimental impact on the character, appearance and environmental quality of the adjacent countryside or otherwise conflict with the environmental policies of the LDF. In any event, once the reserved matters are submitted the Council will endeavour to require the proposal to make a positive contribution to the settlement in line with Policies CP17 and DP32 and will negotiate designs that are of a high standard and appropriate in this location.

#### Impact on Neighbour Amenity

- 5.10 The application is in outline with all matters reserved so although an indicative layout has been provided, this is not for approval at this stage. One of the issues of concern is the suggested positioning of the proposed access road opposite the existing homes on Northallerton Road and the potential impact this could have on residential amenity as a result of vehicle headlights shining into those properties. Both of these dwellings are single storey bungalows, which are therefore likely to have habitable rooms on the front elevation.
- 5.11 The dwellings are set back approximately 20m from the boundary of the application site with boundary hedges at the front of the site. There is no planning restriction or regulation preventing these hedges from being taller in height but, in any event, it is not considered that the occasional effect of headlights during periods of darkness would significantly impact on the amenity of those occupants. The headlights of cars within a built up area with street lighting is an occurrence that is likely to occur in many properties. It is not considered that this would be contrary to LDF Policy DP1.
- 5.12 It is recommended that a condition be imposed requiring the submission of a management plan prior to building work commencing to control the hours of operation and vehicle movements during the period of construction at the site in order to limit its impact on residential amenity.

#### Highway Matters

- 5.13 All matters are reserved but the illustrative layout shows the position of the access. The Highway Authority has given consideration to its position along the main road, bearing in mind the opening of the Bedale bypass later this year should have an effect on vehicle numbers along this stretch of the A684. The proposed development includes provision for off-site parking and garaging, the details of which would be provided at reserved matters stage. The Highway Authority raises no objection subject to conditions.

#### Impact on Protected Species

- 5.14 Policy DP31 of the 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".
- 5.15 The habitat survey submitted with the application concludes that the site currently has a low conservation value with no notable habitats for breeding birds, barn owls or bats or potential bat roost habitat and limited potential for nesting birds. It is concluded that the proposed development is unlikely to have a significant adverse effect.
- 5.16 Mitigation to account for the loss of a part of the hedgerow and to enhance the site biodiversity is recommended and a suitably worded condition could be imposed to secure the implementation of these mitigation measures.

## **6.0 RECOMMENDATION**

- 6.1 That subject to any outstanding consultations the application is **GRANTED** planning permission subject to the following conditions:
1. Application for the approval of all of the reserved matters shall be made to the Local Planning Authority not later than three years from the date of this decision and the development hereby approved shall be begun on or before whichever is the later of the following dates: i) Five years from the date of this permission ii) The expiration of two years from the final approval of the reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.
  2. No development shall commence until details of all the reserved matters have been submitted to and approved by the Local Planning Authority: (a) the means of access to the building plots, (b) the siting, design and external appearance of each building, including a schedule of external materials to be used; (c) the landscaping of the site; (d) the layout of the proposed buildings and spaces including parking and any external storage areas; and (e) the scale (including the number) of buildings overall.
  3. Prior to development commencing, details and samples of the materials to be used in the construction of the external surfaces of the development shall be made available on the application site for inspection and the Local Planning Authority shall be advised that the materials are on site and the materials shall be approved in writing by the Local Planning Authority. The development shall be constructed of the approved materials in accordance with the approved method.
  4. All new, repaired or replaced areas of hard surfacing shall be formed using porous materials or provision shall be made to direct run-off water from the hard surface to an area that allows the water to drain away naturally within the curtilage of the property.

5. The development shall not be commenced until a detailed landscaping scheme indicating the type, height, species and location of all new trees and shrubs, has been submitted to and approved by the Local Planning Authority. No dwelling shall be occupied after the end of the first planting and seeding seasons following the approval of the landscaping scheme, unless those elements of the approved scheme situate within the curtilage of that dwelling have been implemented. Any trees or plants which within a period of 5 years of planting die, are removed, or become seriously damaged or diseased, shall be replaced with others of similar size and species.
6. The package of mitigation measures as detailed within the Phase 1 Habitat Survey produced by Peach Architectural Design Ltd received by Hambleton District Council on 28 January 2016, shall be carried out in full.
7. 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.
8. No development shall take place above foundation level until details relating to boundary walls, fences, hedgerows and other means of enclosure for all parts of the development have been submitted to and approved in writing by the Local Planning Authority.
9. 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 8 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.
10. No development shall take place until a scheme for protecting the proposed dwellings from noise from RAF Leeming has been submitted and approved by the Local Planning Authority. All works which form part of the scheme shall be completed before any of the proposed dwellings are occupied.
11. No development shall take place 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.
12. The development shall not begin until a scheme for the provision of affordable housing as part of the development (the 'Affordable Housing Scheme') has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the Affordable Housing Scheme and shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework or any future guidance that replaces it. The Affordable Housing Scheme shall include:
  - (a) the numbers, size, type, tenure and location on the site of the affordable housing provision which shall consist of not less than 40% of the overall total number of housing units on the site. The affordable housing provision

shall comprise either houses or bungalows and shall accord with the Council's Affordable Housing SPD and/or any additional or successive planning policy document adopted by the Council; (b) the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing which shall provide for the final affordable unit to be made available for occupation before occupation of 5 open market dwellings on the site; (c) the arrangements for the transfer of the affordable housing to an affordable housing provider at the Council's agreed transfer price as defined in the Council's Affordable Housing SPD and/or any additional or successive planning policy document adopted by the Council the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and (d) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

13. Unless otherwise approved in writing by the Local Planning Authority, no construction of buildings or other structures shall take place until measures to divert or otherwise formally close the sewer that is laid within the site have been implemented in accordance with details that have been submitted to and approved by the Local Planning Authority.
14. No development shall take place until details of the proposed means of disposal of surface water drainage, including details of any balancing works and off-site works, have been submitted to and approved by the Local Planning Authority. Furthermore, 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.
15. 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: (a) Detailed engineering drawings to a scale of not less than 1:500 and based upon an accurate survey showing: the proposed highway layout including the highway boundary; dimensions of any carriageway, cycleway, footway, and verges; visibility splays; the proposed buildings and site layout, including levels; accesses and driveways; drainage and sewerage system; lining and signing; traffic calming measures; and all types of surfacing (including tactiles), kerbing and edging; (b) 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: the existing ground level; the proposed road channel and centre line levels; full details of surface water drainage proposals; (c) Full highway construction details including: 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; when requested cross sections at regular intervals along the proposed roads showing the existing and proposed ground levels; kerb and edging construction details; typical drainage construction details; (d) Details of the method and means of surface water disposal; (e) Details of all proposed street lighting; (f) Drawings for the proposed new roads and footways/footpaths giving all relevant dimensions for their setting out including reference dimensions to existing features; (g) Full working drawings for any structures which affect or form part of the highway network; and (h) 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.
16. 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.

17. 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. The works shall be implemented in accordance with the approved details and programme.
18. 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; (d) The crossing of the highway verge shall be constructed in accordance with the Standard Detail number A1; (e) Any gates or barriers shall be erected a minimum distance of 6 metres back from the carriageway of the existing highway and shall not be able to swing over the existing or proposed highway; (f) That part of the access(es) extending 6 metres into the site from the carriageway of the existing highway shall be at a gradient not exceeding 1:15; and (i) Provision of tactile paving in accordance with the current Government guidance. All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.
19. 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 splay areas are provided giving clear visibility of 43 metres measured along both channel lines of the major road Northallerton Road from a point measured 2.4 metres down the centre line of the access road. The eye height will be 1.05 metres and the object height shall be 0.6 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
20. 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: (i) The details of the following off site required highway improvement works, works listed below have been submitted to and approved in writing by the Local Planning Authority: (a) Provision of tactile paving; (b) Provision of 2m footway adjacent the front of the development; and (iii) A programme for the completion of the proposed works has been submitted to and approved writing by the Local Planning Authority.
21. 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 highway works have been constructed in accordance with the details approved in writing by the Local Planning Authority under condition number 20: (a) Provision of tactile paving; and (b) Provision of 2m footway adjacent the front of the development.
22. No dwelling shall be occupied until the related parking facilities have been constructed. Once created these parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

23. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 or any subsequent Order, the garages shall be kept available at all times for the parking of domestic vehicles ancillary to the occupation of the associated dwelling.
24. 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. 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.
25. 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.
26. Prior to the development commencing, a detailed scheme to incorporate energy efficiency and/or renewable energy measures within the design-build which meet 10 per cent of the buildings' energy demand shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the scheme shall be implemented and retained in accordance with the approved details.
27. 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.
28. The permission hereby granted shall not be undertaken other than in complete accordance with the location plan received by Hambleton District Council on 28 January 2016 unless otherwise 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. To enable the Local Planning Authority to properly assess these aspects of the proposal, which are considered to be of particular importance, before the development is commenced.
3. To ensure that the external appearance of the development is compatible with the immediate surroundings of the site and the area as a whole in accordance with Hambleton Local Development Framework Policy CP17.
4. To reduce the volume and rate of surface water that drains to sewers and watercourses and thereby not worsen the potential for flooding in accordance with Hambleton LDF Policies CP21 and DP43.

5. In order to soften the visual appearance of the development and provide any appropriate screening to adjoining properties in accordance with LDF Policies CP16 and DP30.
6. To enhance the biodiversity of the site in accordance with PDF Policies CP16 and DP31.
7. 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.
8. 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.
9. 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.
10. To protect the amenity of occupiers of the new dwellings in accordance with LDF Policies CP1 and DP1.
11. 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.
12. To ensure that the development provides affordable housing that meets the needs of the local community in accordance with the LDF Policies CP9 and DP15.
13. In the interest of satisfactory and sustainable drainage and to maintain the public water supply in accordance with LDF Policies CP21 and DP43.
14. To ensure that no surface water discharges take place until proper provision has been made for its disposal in accordance with LDF Policies CP2 and DP4.
15. To secure an appropriate highway constructed to an adoptable standard in the interests of highway safety and the amenity and convenience of highway users in accordance with LDF Policies CP2 and DP4.
16. To ensure safe and appropriate access and egress to the dwellings, in the interests of highway safety and the convenience of prospective residents in accordance with LDF Policies CP2 and DP4.
17. In the interests of highway safety in accordance with LDF Policies CP2 and DP4.
18. In accordance with LDF Policies CP2 and DP4 and to ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.
19. In accordance with LDF Policies CP2 and DP4 and in the interests of road safety.
20. In accordance with LDF Policies CP2 and DP4 and to ensure that the details are satisfactory in the interests of the safety and convenience of highway users.

21. In accordance with LDF Policies CP2 and DP4 and in the interests of the safety and convenience of highway users.
22. In accordance with LDF Policies CP2 and DP4 and 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.
23. 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 in accordance with LDF Policies CP2 and DP4.
24. To ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety in accordance with LDF Policies CP2 and DP4.
25. To provide for appropriate on-site vehicle parking and storage facilities, in the interests of highway safety and the general amenity of the area in accordance with LDF Policies CP2 and DP4.
26. 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.
27. To protect the amenity of adjacent residents and to accord with Policies CP1 and DP1 of the Hambleton Local Development Framework.
28. 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 Hambleton Local Development Framework Policies.