

Parish: Stokesley

Ward: Stokesley

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16/02756/REM

Committee Date: 25 May 2017

Officer dealing: Mr Peter Jones

Target Date: 31 May 2017

Reserved matters submission for details of layout, scale, appearance and landscaping for residential development of 225 dwellings

At land to the north and west of Woodlands Walk, Tanton Road, Stokesley

For Kier Living

The application is referred to Planning Committee as it is a major application with high levels of public interest.

1.0 SITE, CONTEXT AND PROPOSAL

- 1.1 Outline planning permission for up to 226 dwellings was granted on appeal in September 2015. Reserved matters approval is now being sought. All matters were reserved for subsequent approval at the outline stage, with the exception of access. An indicative master plan showing plot positions, landscaping, roads and footpaths was submitted with the original outline application (14/00337/OUT) as part of the Design & Access Statement.
- 1.2 The application site comprises an area of 9.31ha with a developable area of 6.88 ha. The reserved matters application includes 225 units resulting in an average net density of 32.8dph within the developable area. The applicant has committed to a minimum of 50% affordable dwellings on site (which was a condition of the outline approval).
- 1.3 Existing landscaping features would be retained and serve as focal points within the layout. The landscape features of merit within the site include hedgerows and trees of which the majority are proposed to be retained and would include some additional planting enhancement and reinforcement.
- 1.4 The application site consists of agricultural fields surrounded by hedgerows and there are mature trees along most of the northern boundary. It is generally flat, but dips slightly towards the south western boundary. Tanton Grove Southern Plantation is a large group of trees in the centre along the northern boundary, which projects into the centre of the site. Peacock's Field Plantation is another significant group of trees which projects into the north eastern corner of the site. These areas are intended to be retained. There are also other trees located within the hedgerow boundaries around the edges of the site. In general, the field margins comprise a combination of hedgerows, woodland edge, fences, ditches and domestic boundaries (predominantly fencing and non-native shrubs).
- 1.5 The main vehicular access into the site is proposed off Tanton Road along the eastern site boundary. A second vehicle access is proposed at the south eastern corner of the site leading from The Acres, a residential road which is part of the adjacent housing development to the south of the application site. These details were approved at the outline stage. A public footpath crosses the centre of the site in a north-south direction and a second public footpath runs alongside the site's western boundary. A number of more informal paths exist, particularly around the edges of the site. The proposal provides for the retention of the public rights of way and the creation of further public footpath links alongside and through areas of public open space which are proposed to be created adjacent to the existing woodland areas. There are three distinct areas of open space, one in the far north western corner, one to the south of the central woodland area and a smaller area in the north eastern

corner, adjacent to the proposed access into the site from Tanton Road. A green "bat link" and footpath is also proposed linking the southern part of the site with the Tanton Grove Southern Plantation.

- 1.6 The applicant has incorporated a total of nine unit types within the scheme, including both market and affordable units:

Total number of units proposed	225
Number of affordable units	113
Percentage of affordable units	50.2%
Percentage of two and three bedroom units	67.56%

- 1.7 The affordable units comprise eight one-bedroom units, 59 two-bedroom units and 45 three-bedroom units. The market units comprise eight two-bedroom units, 40 three-bedroom units, 51 four-bedroom units and 14 five-bedroom units.

- 1.8 The application site is not allocated for any purpose within the Hambleton Local Development Framework and lies beyond Development Limits. The site has been put forward in the recent call for sites and has been carried forward as a preferred option. However, the planning history referred to above and below is also of relevance.

- 1.9 The application is supported by documents including:

- Planning Supporting Statement
- Design and Access Statement
- Drainage Strategy
- CIL and Housing Pro-forma
- Travel Plan
- Ground Gas Assessment
- Renewable Energy Report
- Archaeological Assessment
- Geo-Environmental Survey

- 1.10 Improvements have been secured to the scheme including amendments to the layout to meet the requirements of the Highway Authority, an increase in the affordable housing provision to accord with the relevant condition of the outline permission, improvements to the mix of affordable and market units, amendments to the layout to create more of a sense of place, alterations to the attenuation basin in the main area of public open space in order to allow it to be accessed at all times.

2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY

- 2.1 14/00337/OUT - Outline application for a residential development of up to 226 dwellings with associated access (with all other matters reserved); Refused 30 May 2014, appeal allowed 7 September 2015 following a Public Inquiry.

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 CP3 - Community assets
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 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 DP5 - Community facilities
 Development Policies DP6 - Utilities and infrastructure
 Development Policies DP8 - Development Limits
 Development Policies DP9 - Development outside 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 DP28 - Conservation
 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 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
 National Planning Policy Framework - published 27 March 2012
 Affordable Housing - Supplementary Planning Guidance - June 2008
 Supplementary Planning Document - Open Space, Sport and Recreation Adopted 22 February 2011
 Supplementary Planning Document - Sustainable Development - Adopted 22 September 2009
 Hambleton Biodiversity Action Plan

4.0 CONSULTATIONS

4.1 Town Council - Comments as follows:

- The overall appearance of the estate lacks a character that would fit in with Stokesley as North Yorkshire market town. Other recent housing developments have significantly reflected the character of Stokesley e.g. The Stripe;
- The landscaping needs to allow for bat corridors as agreed at the planning appeal. It is requested that trees that are to be planted should be of a semi-mature standard, rather than whips, to ensure landscaping is effective from an early stage. This will also encourage wildlife to settle;
- The overall layout is generally satisfactory, but requires enhancement to avoid a rectangular block type approach;
- The proposed mix of 113 Market Housing and 112 Affordable Housing, which almost meets the 50 percent LDF requirement, is acceptable;
- This proposed development is on land which the developer acknowledges is subject to surface water flooding. It is proposed to raise the ground level significantly above that of the adjacent housing in Woodlands Walk. This is to

avoid surface water flooding and fluvial flooding from the overtopping of the adjacent watercourses due to blockage or exceedance event;

- Raising the ground level will lead to water run-off and seepage into properties and gardens in Woodlands Walk; the Town Council objects to this aspect;
- No details are provided of the ownership or management requirements of the company that would manage on-site drainage or the insurance guarantees support this drainage management solution. The Town Council object to this part of the proposal until a satisfactory scheme is agreed with the relevant authorities.
- Although the colour of the proposed houses is varied in the development, the houses lack a variation in character which would be expected to fit into a typical Yorkshire town such as Stokesley. Examples of development of this expectation can be seen in The Stripe, a modern development which reflects the shape and form of housing in the High Street in a modern context. The form of housing proposed is typical of a more urban development which can be seen in the swathes of new estates to the south of Middlesbrough;
- Varying roof lines, building style and brick work enhance existing housing estates in Stokesley. This proposal does not have these characteristics and is not in keeping with the general housing form in Stokesley;
- The proposed road layout shows a series of straight roads with a number of predominantly right angle bends and a few speed humps, again little market town character. Roads with curves and form not only improve the character and sight lines, but also slow traffic; and
- The green space including the settling pond and leap is clearly envisaged as a play area and requires additional fencing and gating to ROSPA standards, to provide safety for children and avoidance of entry by dogs. (It should be noted that this point has largely been addressed by a redesign of the SUDs scheme which now incorporated underground storage)

4.2 Environment Agency - No further comments to those made at the outline stage. Advice on surface water proposals is now provided by the Lead Local Flood Authority (NYCC).

4.3 Northumbrian Water - No objection provided the application is approved and carried out within strict accordance with the submitted document entitled "Drainage Strategy". Requests that a condition be attached to ensure the development is implemented in accordance with this document:

4.4 NYCC Flood Risk Management – The NYCC SUDs officer has confirmed that the principles of the drainage strategy contained within the proposals are acceptable subject to the submission of pertinent details pursuant to the discharge of Condition 13 attached to the outline planning permission.

4.5 Natural England - No comments.

4.6 NYCC Archaeology - A geophysical survey of the site has identified a very distinct enclosure containing circular features consistent with an Iron Age or Romano-British agricultural settlement. Further mitigation in the form of an archaeological strip, map and record excavation will be necessary to investigate this in accordance with a condition of the outline planning permission. The exact extent and level of preservation of the archaeological features is not fully known from the geophysics alone.

The developer proposes trial trenching, which will be useful to assess the complexity of the enclosure and its internal features and will also help to define the physical extent of the archaeological interest. The proposed technical specification is acceptable but the scope of the works is far too limited to draw any reasonable conclusions about the significance of the archaeology.

A greater number of trial trenches, at least double the amount proposed, is recommended to give a reasonable sample of the wider development area. This would allow archaeologically 'blank' areas to be excluded from the mitigation phase.

- 4.7 Highway Authority – No objection following submission of the latest revision to the layout, subject to conditions relating to standard road construction details.
- 4.8 NYCC Rights of Way - No objection.
- 4.9 Ramblers Association - No objection.
- 4.10 Environmental Health Officer - No objection.
- 4.11 Public comment - 19 Representations had been received at the time of writing the report, summarised below.

- Impact on Local Wildlife;
- Poor drainage of site and flood risk;
- Impact on visual amenity;
- Site is within the Greenbelt; (it is noted that this area is not Greenbelt)
- Concern about the maintenance responsibility of the ditch to the north of the site;
- Pure folly to build new houses 0.5m higher than the surrounding properties;
- The proposed ponds and tanks will be run by a private operator who will be entirely profit driven and unlikely to have the welfare of existing residents as their main priority;
- Impact on privacy from raised bungalows;
- Loss of natural daylight;
- Potential impact on local hedgerows;
- Increased traffic in the area impacting on congestion in town;
- Building site in close proximity will be harmful to amenity;
- Need time restrictions on building;
- Need to be a bond requirement to ensure the protection of local homes from flooding;
- A query whether the required 12 months monitoring of the site has taken place;
- The Tame is not capable of taking the runoff proposed;
- Proposed renewable energy provision is not sufficient to meet the requirements of the outline condition;
- Long, straight roads should be avoided;
- The area alongside plot 49 appears to be a fairly large turfed area which could become a noisy play area for ball games;
- The affordable homes should be positioned differently within the development to maintain the exclusivity of existing private homes;
- Bungalows would be best suited to the perimeter of the site, particularly blocks 101-109 as they would benefit from greater privacy, with a quieter feel, which would be better suited to bungalow occupiers;
- Hedgerows should not be touched;
- The site layout plans and landscaping plans fail to recognise approved changes to boundaries and property positions since 2008;
- The actual position of 12 Peacocks Close has not been taken into account and new proposed properties are therefore closer than the anticipated separation distance;
- Development of this site will skew the development form of the Town;
- Existing planted land to the east of the proposed development (i.e. between plots 102-105 and the rear of Woodlands Walk) some existing trees are to be removed, and two selected standard trees planted, together with new hedging. No new trees should be planted in this area as the existing species of Ash,

Sycamore and Oak have proved unsuitable, growing too large in terms of the crown and root system, and causing shading and poor soil conditions in the gardens of Woodlands Walk;

- The travel plan lacks an understanding of the local situation;
- A better mix of architecture is required; and
- A larger proportion of smaller dwellings and bungalows is required

5.0 OBSERVATIONS

- 5.1 The principles behind the development of this site are set out in the Inspector's decision in relation to the outline approval for development (14/00337/OUT), the conditions for which are set out in **Appendix 1** attached to this report.
- 5.2 The Inspector's decision has confirmed a number of matters relating to the development of the site. This includes the percentage of affordable housing at not less than 50%, the principles and detailed arrangement of the two vehicular access points into the site, the survey requirements in relation to ground contamination, the acceptability of the impact of vehicular movements associated with the development, on local air quality, the principle of the development in terms of ecological, archaeological and landscape impacts (subject to conditions) and the principle of the development in relation to matters such as flooding. A number of these matters are the subject of conditions attached to the outline planning permission. It should be noted that the matter of drainage of the site, whilst covered by condition, is considered to require more detailed examination at this stage due to the potential for the drainage strategy to impact on site levels and the layout, this is dealt with in greater detail in this report.
- 5.3 The main issues to consider in the determination of the reserved matters are: (i) the housing mix, type and tenure, including affordable housing provision; (ii) public open space provision; (iii) highway safety; (iv) drainage and flood risk; (v) design and layout, including impact on residential amenity; and (vi) community engagement;

Housing mix, type & tenure and affordable housing

- 5.4 In this instance, the proposed housing mix was established through the outline application approved under reference 14/00337/OUT. The following housing mix for the maximum number of 226 dwellings given outline approval was agreed:

Open Market Units: 50 x three-bedroom units
63 four-bedroom units

Affordable Housing: 55 two-bedroom units
54 three-bedroom units
4 four-bedroom units

- 5.5 Condition 11 of the outline planning permission states: "At least 5% of the dwellings hereby permitted, both market and affordable, shall comprise 2 bedroom bungalows". This is met in the reserved matters submission through the provision of 12 two bedroom bungalows, comprising four affordable units and eight open market units. Therefore having regard to the above, it is considered the proposal would provide an appropriate quantity of two-bedroom bungalows.
- 5.6 The application has been amended to ensure that the proposal would deliver 50.2% affordable housing and now provides 113 affordable homes. Both the market and affordable housing mix are set out below.

Market housing mix: 8 two-bedroom units

	39 three-bedroom units
	51 four-bedroom units
	14 five-bedroom units
Total:	112 Units
Affordable housing mix:	59 two-bedroom units
	46 three-bedroom units
	8 one-bedroom units
Total:	113 Units

As well as providing 50.2 % affordable housing, this mix would deliver 67% two and three-bedroom units across the entire site and 42% two and three-bedroom units in the market mix

Public open space

- 5.7 The proposed development includes a central public open space containing a play area to required standards, beech hedge planting, avenue style tree planting and existing woodland trees. The open space would be kept primarily open. Planting around the boundary of the open space would provide slight separations and screening for the adjacent housing. New low native species shrubs would be planted along the edges of the existing plantation trees, with a native wildflower strip along the edge. This is to create a graduated edge to the existing woodland and improve biodiversity.
- 5.8 A retention basin would be located within the open space as part of the drainage strategy. During the course of the application this basin has been amended in order that it can be used as a permanent part of the public open space provision by incorporating an underground attenuation solution as opposed to an open basin.
- 5.9 The Open Space, Sport and Recreation SPD reinforces the requirements of Development Policy DP37 which requires the provision of 1.38ha of amenity green space for every 1,000 people. This relates to a requirement of just over 1ha of public open space in this case. The application proposes two main areas of public open space, an informal area which is currently and will be maintained as woodland to the north of the site, along with a more formal area centrally within the site which includes the children's play area. In total provision is made for approximately 1.5ha of useable public open space. This is considered to comply with the requirements of adopted policy in this case.

Highway safety

- 5.10 The highway layout has been partially dictated by issues around drainage and site levels and this has resulted in a more linear network than is ideal for a development of this scale and form. Much of the water attenuation is achieved through oversized pipes, located under the road network. In order to allow this to be achieved and to limit a proliferation of manholes, elements of the network would be relatively long and straight in form.
- 5.11 All new private dwellings would have car parking in curtilage, or designated within a parking court. Detached dwellings would either have a drive to the side, leading to a garage, or have a drive to the front with an integral garage. Semi-detached dwellings would have either frontage car parking or parking down the side of the house. Mews housing generally would have car parking to the front.

- 5.12 Various issues have been raised by the Highway Authority through the course of the application and the applicant has sought to address these concerns through amendments to the layout.
- 5.13 The Highway Authority is now satisfied that the proposed layout and landscaping can be achieved without detriment to road safety and is now satisfactory subject to conditions covering the finer details of the highway implementation.

Drainage & flood risk

- 5.14 Policy DP43 of 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.
- 5.15 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.
- 5.16 Whilst drainage is covered by conditions attached to the grant of outline planning permission, the principles of drainage need to be considered at this time owing to the potential to impact on the site levels and the layout of the scheme, due to the difficulties in facilitating the drainage of this site alluded to earlier and considered in greater detail below. At the time of the outline application it was established that there would be a requirement for finished floor levels to be a minimum of 67.5 metres above ordnance datum. The proposal allows for this requirement to be met.
- 5.17 The drainage of the site and associated flood risks have been highlighted through a number of representations from the local community. Local people have raised concerns about the surface water drainage of the site and the potential for the development to impact on the gardens of neighbouring properties, which are often waterlogged. Particular concern has been expressed by residents on Woodlands, whose gardens back onto the area of the site which is proposed to be raised in height as part of the scheme. Their concern is that the garden grounds to the rear of the new properties, which would be at the same level as the existing gardens, would not be positively drained to the north and as such would drain toward the existing garden grounds.
- 5.18 The site is understood to be poorly drained at present and frequently holds standing water. The applicant has put forward a detailed drainage strategy in order to address this issue, which has been subject to consultation with the Sustainable Urban Drainage System (SUDS) Authority (NYCC) and this Council's drainage engineer.
- 5.19 The strategy put forward is to raise the level of a significant proportion of the land and positively drain the site to the existing network of surface water drains on its periphery. This would bring the average level of the site up above the water table and prevent the waterlogging of gardens and public areas.
- 5.20 The proposal includes the management of the existing network of ditches around the site and it is considered that there would be no net detrimental impact on surface water run-off to neighbouring properties. As a result of the development, much of the site would be positively drained and as such surface water on the site would become managed. It is considered that in overall terms the proposed development would have a beneficial impact on surface water management and the development would have no detrimental impact on neighbouring occupiers in these terms.

- 5.21 The attenuation of water on the site, designed to prevent downstream flooding, would be catered for using two main methods. Firstly, significant attenuation capacity would be provided through the use of large diameter pipes located under the road network and secondly underground attenuation features would be incorporated under the areas of public open space. These features would allow access to the public open space whilst facilitating the necessary levels of attenuation by effectively creating underground storage areas. This option was chosen in preference to a pond solution, which, due to the high water table, would be a wet area at all times, reducing the availability and usability of public open space and creating safety issues associated with the management of open water.
- 5.22 Both the NYCC SUDS officer and this Council's drainage engineer have been involved with the development of the drainage scheme, the principles of which are now agreed.
- 5.23 NYCC's SUDS officer has provided a commentary on the drainage strategy for the site and is satisfied that the scheme is compliant with SUDS requirements, subject to submission of further details pursuant to the discharge of drainage conditions and the SUDS consent itself.

Design and layout and residential amenity

- 5.24 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."
- 5.25 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.
- 5.26 The National Planning Policy Framework Planning supports this approach and, at paragraph 64, states that planning permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. Paragraph 66 sets an expectation that applicants engage with the local community in drawing up the design of their schemes:
- "Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably."
- 5.27 The Council's Statement of Community Involvement, adopted in 2013, requires applications for major development or other proposals likely to have any significant impact to explain how public comments have influenced the chosen design.
- 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. That is considered later in this report.
- 5.29 The applicant's design and access statement builds on the outline planning

permission which sets out the concept of a number of character areas across the site. The design concept seeks to retain as much in the way of the mature tree planting on the edges of the site as possible, as they create a landscape buffer between the existing and proposed housing and anchor the development in the landscape.

- 5.30 The proposed layout is in part dictated by the drainage strategy for the site, which is dependent upon large scale water attenuation within a pipe network under the road layout. In order to achieve this several long sections of straight road have been required rather than a more serpentine road form.
- 5.31 From the entrance onto the site from Tanton Road there would be a curved element of roadway adjacent to an area of public open space incorporating a SUDS feature. There would then be a long straight run down to the main area of public open space. This straight run of road would offer an opportunity to open up the vista to the trees associated with the public open space and provide for a more open, landscaped feel to the development.
- 5.32 The layout has been altered in order to provide for a form more sympathetic to the character of Stokesley, although the Town Council and others have raised concerns that the proposal is not sufficiently locally distinctive. The proposed development includes a mix of mews, semi-detached and detached dwellings. The majority of proposed dwellings are two-storey with bungalows utilised and occasional larger buildings with an upper floor in the roof space in key locations.
- 5.33 The proposed use of nine house types through the development would result in a variety of built forms within the development, adding architectural interest in vistas.
- 5.34 In this case officers consider the proposed layout and the relationship of private and public spaces is acceptable and would provide a positive townscape form within the development, taking account of the constraints imposed by the drainage strategy.
- 5.35 The landscape and visual impacts of the proposal were largely taken into consideration through the assessment and determination of the outline planning application. The site is not readily visible in the wider landscape thanks in part to the existing tree belts and landscape forms nearby. As a result the proposed development would have a limited impact on the visual amenity of the wider area surrounding the site.
- 5.36 The raising of ground levels across the eastern portion of the site would facilitate a gravity solution for the drainage of the site. The developer has discounted the alternative pumped solution, which would have allowed for only minimal alterations to levels, on the grounds of cost and maintenance, and it is reasonable to consider the consequences of a pumping failure in determining whether such an approach is appropriate. The gravity solution has a lower risk of failure and the developer has endeavoured to minimise the increase in levels and to mitigate the impact of the level change through the incorporation of house types which would minimise the impact on the neighbouring residential properties. Whilst this situation is less than ideal the chosen solution is considered to be acceptable in this instance.

Community engagement

- 5.37 It is noted that a detailed level of public consultation was undertaken prior to the submission of the outline application 14/0337/OUT, which included:
- A consultation leaflet to local residents;
 - Contact with Stokesley Parish Council;

- An advert placed in the Darlington & Stockton Times newspaper;
- Display of plans and material on a web site; and
- A public exhibition at the Stokesley and District Community Care Association.

5.38 It was therefore determined by the applicant that an informative letter would be sent to neighbouring properties together with a copy of the site layout plan, inviting any comments to be submitted. A leaflet drop was arranged to local residents to inform them of Kier Livings' intention to submit a reserved matters application in the coming weeks. The letter informed residents of the development proposal and invited residents to provide their comments by email or through a dedicated webpage set up for the application. In addition to the above, large paper copies of the layout plan were left at Stokesley Library for residents to view from 29 October 2016.

5.39 In addition to letters which were distributed to local residents, correspondence was sent by way of email to both Stokesley Parish Council and Councillors for the Stokesley Ward, together with an electronic copy of the layout plan. However, the consultation did not contain significant details of house types or give any indication of the landscaping strategy beyond identifying existing trees that would be retained.

6.0 RECOMMENDATION

6.1 That subject to any outstanding consultations the application is **APPROVED** subject to the following conditions:

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 drawings detailed below received by Hambleton District Council on 15 May 2017 unless otherwise approved in writing by the Local Planning Authority:

1641.06revA Location plan; 1641.01.N - Planning layout; 1641.FP - Footpath locations; Boundary treatments 1641.05revB; Materials Layout RevG; R-1939-1F Landscape Masterplan 500@A0; Street Scene Rev C; TYPICAL SECTIONS Rev B; 1641-G01 single; 1641-G02 double; 1641-G03 double pyramid roof; 1641-G04 triple; 1641-G05 quad; HOLMEWOOD_Rev B-1; HOLMEWOOD_Rev B-2; HORSHAM_Rev B-1; HORSHAM_Rev B-2; HORSHAM_Rev B-3; HORSHAM_Rev B-4; KENILWORTH_Rev A-1; KENILWORTH_Rev A-2; MAPLEFORD_Rev A-1; MAPLEFORD_Rev A-2; NORTHWOOD_Rev A-1; NORTHWOOD_Rev A-2; OAKFORD_Rev A-1; OAKFORD_Rev A-2; OAKWOOD_Rev A-1; OAKWOOD_Rev A-2; STEN U_Rev A; STEN Y_Rev A-1; STEN Y_Rev A-2; and THORNTON_Rev A.

3. Development shall be implemented in line with the drainage scheme contained within the submitted document entitled "Drainage Strategy" dated "December 2016". The drainage scheme shall ensure that foul flows discharge to the foul sewer at manhole 4303, and ensure that surface water discharges to the 825mm surface water sewer crossing the site at a maximum restricted rate of 10 l/sec.
4. No above ground construction work shall be undertaken until details and samples of the materials to be used in the construction of the external surfaces of the development 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.
5. 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 (i) dimensions of any carriageway, cycleway, footway, and verges; (ii) drainage and sewerage system; (iii) lining and signing; (iv) traffic calming measures; and (v) 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 (i) the existing ground level; (ii) the proposed road channel and centre line levels; and (iii) full details of surface water drainage proposals; (c) Full highway construction details including (i) 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; (ii) when requested cross sections at regular intervals along the proposed roads showing the existing and proposed ground levels; (iii) kerb and edging construction details; and (iv) 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; (h) Details of proposed landscaping; and (i) 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 with the Local Planning Authority in consultation with the Highway 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 DP32.
3. To prevent the increased risk of flooding from any sources in accordance with the NPPF and Development Policy 43 of the adopted Hambleton Local Development Framework.
4. In order to ensure that the external materials are appropriate in this case and in order to comply with the requirements of policy DP32 of the adopted Local Development Framework.
5. In accordance with Local Development Framework policy DP3 and to secure an appropriate highway constructed to an adoptable standard in the interests of highway safety and the amenity and convenience of highway users.

Informatives

1. No works are to be undertaken which will create an obstruction, either permanent or temporary, to the Public Right of Way adjacent to the proposed development. Applicants are advised to contact the County Council's Access and Public Rights of team at County Hall, Northallerton via paths@northyorks.gov.uk to obtain up-to-date information regarding the line of the route of the way. The applicant should discuss with the Highway Authority any proposals for altering the route.
2. 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.

Appendix 1

Conditions of the outline planning permission (14/00337/OUT)

Approval of details

1. Details of the appearance, landscaping, layout and scale of the dwellings (hereinafter called 'the reserved matters') shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.
2. Details of the finished floor levels of the dwellings shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.
3. The development hereby permitted shall comprise no more than 226 dwellings.
4. The development shall be carried out in general accordance with the details shown on the Development Framework Plan, drawing number 2013-033-100-02 Rev D and the Design and Access Statement – February 2013.
5. Access to and within the development shall be carried out in full accordance with the details shown on the Access Plans – 3065/SK001/001 and 3065/SK001/002 before the occupation of the first dwelling on the site.

Timing of implementation

6. Application for approval of the reserved matters shall be made to the Local Planning Authority not later than 18 months from the date of this permission.
7. The development shall be begun either before the expiration of:
 - (a) 18 months from the date of this permission; or
 - (b) 12 months from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Phasing

8. Prior to commencement of development a scheme outlining the phasing of development (the 'phasing scheme'), including a site layout plan identifying land uses such as formal and informal open space, hard and soft landscaping, pedestrian and cyclist access routes and infrastructure, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved phasing scheme.

Landscaping

9. The reserved matters application for landscaping shall be accompanied by a detailed Landscape Masterplan and Strategy (in substantial accordance with the Framework Plan 2013-033-100-02 Rev D) to demonstrate that the landscaping proposals have taken account of, and been informed by, the existing landscape characteristics of the site and by any loss of existing vegetation on the site. The Landscape Masterplan and Strategy, following its approval by the Local Planning Authority, shall be implemented in accordance with the phasing details approved under condition 8 above.

Affordable housing

10. 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 approved 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 50% 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 Supplementary Planning Document (and/or any additional or successive relevant planning policy document adopted by the Council);
- (b) a timetable for the delivery 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 the occupation of the 100th open market dwelling on site;
- (c) the arrangements for the transfer of the affordable housing to an affordable housing provider and these arrangements shall be in accordance with the provisions of the Council's Affordable Housing Supplementary Planning Document (and/or any additional or successive relevant planning policy document adopted by the Council). The arrangements shall 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.

Housing mix

11. At least 5% of the dwellings hereby permitted, both market and affordable, shall comprise 2 bedroom bungalows.

Construction method statement

12. No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority; and the approved statement shall be adhered to throughout the construction period. The statement shall provide for:
 - (a) the hours of work;
 - (b) the parking of vehicles of site operatives and visitors;
 - (c) loading and unloading of plant and materials;
 - (d) storage of plant and materials used in constructing the development;
 - (e) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - (f) wheel washing facilities;
 - (g) measures to control the emission of dust and dirt during construction;
 - (h) a scheme for recycling/disposing of waste resulting from construction works;
 - (i) means of protection of trees and hedgerows during site preparation and construction; and
 - (j) access arrangements for emergency vehicles during the construction phase.

Sustainable drainage

13. No development shall take place until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. This sustainable drainage scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. The details of the scheme shall include:
 - (a) a timetable for its implementation; and
 - (b) a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory

undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Foul drainage

14. No development shall take place until details of foul water drainage works have been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until the drainage works required for that building have been implemented in accordance with the approved details. The approved foul water drainage works shall be retained and managed thereafter in accordance with the approved details.

Archaeology

15. No development shall take place within the application site until a written scheme of archaeological investigation, including the methodology of further investigation works and a programme for the works to be undertaken (the 'archaeological scheme'), has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the agreed archaeological scheme.

Ground contamination

16. No part of the development shall be commenced on site unless and until:
 - (a) a site investigation has been designed for the site using the information obtained from the desktop investigation (Preliminary Risk Assessment (Phase 1 Desk Study) LKC 13 1131 – February 2014. This shall be submitted to and approved in writing by the Local Planning Authority prior to the investigation being carried out on site;
 - (b) the site investigation and associated risk assessment have been undertaken in accordance with details submitted to and approved in writing by the Local Planning Authority; and
 - (c) a method statement and remediation strategy, based on the information obtained from (b) above, including a programme of works, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved remediation strategy.

Biodiversity

17. Before development commences detailed proposals for the incorporation of features into the scheme suitable for use by breeding birds (including swifts and house sparrows) and protected species including a timetable for implementation, shall be submitted to and approved in writing by the Local Planning Authority. The proposals shall be installed in accordance with the approved details and timetable and retained thereafter.
18. Before any development or other operations commence, and within one month of the planned commencement of works, an assessment of the trees on the site for bat roosts shall be undertaken by a licensed bat ecologist. A copy of the assessment report shall be submitted to the Local Planning Authority and any necessary mitigation plan shall be approved, implemented (and if necessary maintained in consultation with Natural England) and confirmed in writing by the Local Planning Authority.
19. No tree/shrub clearance works shall be carried out on the site between 1st March and 31st August inclusive, in any year, unless the site has been surveyed within that period for breeding birds and a scheme to protect breeding birds is submitted to and approved in writing by the Local Planning Authority. If such a breeding bird protection

scheme is submitted and approved the development shall thereafter only be carried out in accordance with the approved scheme.

Boundary treatments

20. No part of the existing boundary hedges of the site shall be uprooted or removed or reduced in height to a height below 1.5 metres (except for access) other than in accordance with details that have been submitted to, and approved in writing by, the Local Planning Authority.

Sustainable energy

21. At least 10% of the energy supply of the development shall be secured from decentralised and renewable sources or otherwise through design measures. Details of a timetable of how this is to be achieved, including details of physical works on site, shall be submitted to, and approved in writing by, the Local Planning Authority as part of the reserved matters submissions. The approved details shall be implemented in accordance with the approved timetable and retained thereafter.

Provision of on-site amenity space, children's play and young people's facilities

22. The development hereby approved shall not begin until arrangements (including a timetable for implementation and management plan) for the provision of on-site amenity space, children's play and young people's facilities have been submitted to and approved in writing by the Local Planning Authority. The on-site amenity space, children's play and young people's facilities shall be provided in accordance with the approved arrangements and the future management transferred to a management company to be managed in perpetuity.

Travel plan

23. No dwelling in the development hereby approved shall be occupied until a Travel Plan based on the Framework Travel Plan ('the Travel Plan') accompanying the application has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include the objectives, targets, mechanisms and measures to achieve the targets, implementation timescales, provision for monitoring, and arrangements for a Travel Plan coordinator, who shall be in place until 5 years after the completion of the final phase of development. The approved plan shall be audited and updated and submitted for the written approval of the Local Planning Authority at intervals no greater than 18 months. The measures contained within the approved plan and any approved modifications shall be carried out in full.

Street lighting

24. No dwelling shall be occupied until a scheme, previously submitted to and approved in writing by the Local Planning Authority, for the extension of the street lighting system between the site access on to Tanton Road and the junction of Tanton Road with B1365 has been implemented in accordance with the approved details.

Stokesley footpath 10.140/2/2

25. Development shall not commence until a survey and scheme for footpath surfacing works to Footpath Ref No:10.140/2/2 running northwards from North Road, passing to the east of Neasham House Farm to the development boundary, as shown on Drawing Stokesley Footpath 10.140/2/2, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be completed prior to the occupation of the first dwelling on the site.