

**Parish: Great and Little Broughton**  
Ward: Stokesley  
**7**

Committee date: 11 January 2018  
Officer dealing: Mr K Ayrton  
Target date: 8 February 2018

**17/00941/FUL**

**26 residential units including associated access, parking and landscaping  
At land north of Broughton Grange Farm, High Street, Great Broughton  
For Mulgrave Properties and Lordstones Developments Limited**

**1.0 SITE, CONTEXT AND PROPOSAL**

- 1.1 The application site is approximately 1.1 hectares in size, located within a field on the southern edge of the built up area of Great Broughton. The northern part of the site is allocated for housing under policy SH3 of the Allocations Development Plan Document. The remainder is located beyond Development Limits.
- 1.2 The allocation site covers 0.65 hectares of land and extends in depth into the field. It is the front part of the allocation that is included as part of the current application, along with the land to the south beyond Development Limits.
- 1.3 Great Broughton accommodates a range of services and facilities and is categorised as a Service Village in the Settlement Hierarchy. The settlement of Great Broughton is predominantly linear, formed along the B1257, which has a north-south axis. There is also development along Kirkby Lane, which passes centrally east-west, albeit this form is less pronounced.
- 1.4 The village is enclosed to the south and east by the hills along the edge of the North York Moors National Park.
- 1.5 The surrounding development is mixed in character. Whilst predominantly linear in form and largely comprising detached houses, development is staggered, with dwellings found close up to the highway, and others set back with on-site parking areas. The more recent development to the north is mainly detached bungalows, more consistent in layout and appearance, which is less reflective of the more varied and textured historic core.
- 1.6 The site is located opposite housing on High Street and Cringle Moor Chase and forms part of a larger field, which drops away at the east, beyond the allocation site and the application site, where it meets Holme Beck. The site boundaries have mature landscaping, particularly to the west and south. The landscaping on the northern boundary is less dense, where it adjoins residential development fronting on to High Street.
- 1.7 The proposal is for 26 dwellings, including 7 (26.9%) affordable units and a commuted sum (equivalent to 0.5 affordable units). The mix comprises:

	<b>Size</b>	<b>Number</b>
<b>Market units</b>	4 bedroom	10
	3 bedroom	4
	2 bedroom	5
<b>Affordable units</b>	3 bedroom	2
	2 bedroom	3 (inc. 1 bungalow)
	1 bedroom	2
<b>Total</b>		<b>26</b>

- 1.8 The dwellings proposed are mainly two-storey, comprising a mix of detached and semi-detached houses, apartments and one bungalow.
- 1.9 There is an existing field access to the site, located opposite the entrance to Cringle Moor Chase. This would be upgraded to serve three detached properties; and a new access to the north would serve the remainder of the development.
- 1.10 There is a looser grain of development in the south eastern corner; an active frontage by the northern entrance to the site with a courtyard and elevations facing the High Street; and a cluster of more dispersed, detached dwellings towards the rear of the site.
- 1.11 The materials proposed comprise a palette of stone, red brick and render, with a mix of low profile grey tiles and red pantiles.
- 1.12 The submitted plans and some of the supporting reports include details of a proposed second phase of development on the eastern portion of the field, beyond the allocation site and beyond Development Limits. However, this does not form part of the application and is included for illustrative purposes only.
- 1.13 The application is supported by several reports including:
- Planning Statement;
  - Design and Access Statement;
  - Extended Phase 1 Habitat Survey;
  - Sustainability and Energy Statement;
  - Arboricultural Impact Assessment;
  - Transport Statement;
  - Geo Environmental Appraisal; and
  - Flood Risk and Drainage Assessment.

## **2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY**

- 2.1 11/00816/FUL - Construction of 25 dwellings and associated works; Disposed of (file closed without a decision) 29 May 2013.

## **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 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 CP21 - Safe response to natural and other forces  
Development Policy DP1 - Protecting amenity  
Development Policy DP3 - Site accessibility  
Development Policy DP4 - Access for all  
Development Policy DP6 - Utilities and infrastructure  
Development Policy DP8 - Development limits  
Development Policy DP9 – Development outside development limits  
Development Policy DP10 - Form and character of settlements  
Development Policy DP11 - Phasing of housing

Development Policy DP13 - Achieving and maintaining the right mix of housing  
Development Policy DP15 - Promoting and maintaining affordable housing  
Development Policy DP30 - Protecting the character and appearance of the countryside  
Development Policy DP31 – Protecting natural resources  
Development Policy DP32 - General design  
Development Policy DP33 - Landscaping  
Development Policy DP43 - Flooding and floodplains  
Allocations Policy SH3 – Broughton Grange Farm, Great Broughton  
Supplementary Planning Document - Open Space, Sport and Recreation – Adopted 22 February 2011  
Affordable Housing - Supplementary Planning Document - Adopted 7 April 2015  
Supplementary Planning Document - Size, type and tenure of new homes – Adopted September 2015  
Supplementary Planning Document - Sustainable Development - Adopted 22 September 2009  
National Planning Policy Framework - published 27 March 2012

## **4.0 CONSULTATIONS**

### **4.1 Parish Council – Objects on the following grounds:**

- The site extends beyond the Development Limits;
- The density is inappropriate when compared to the surrounding properties and is out of character;
- The number of affordable housing units is not supported in the latest Hambleton District Council Affordable Homes demand survey, which indicated a potential demand for circa three affordable homes. Great Broughton already has 47 affordable homes; and
- Concern over the increase in vehicle movements.

The Parish Council made a further observation querying the status of the village as a Service Village, making reference to the recent closure of the village shop, post office and a hairdresser. It is suggested that this should result in the reclassification of the village's status.

- 4.2 Highway Authority – No objection subject to conditions. Consideration has been given to the supporting Transport Statement. The site lies within the 30mph zone and the development will not have a severe impact on the local highway network.
- 4.3 Northumbrian Water - No objection provided the application is approved and carried out within strict accordance with the submitted documents.
- 4.4 Lead Local Flood Authority (NYCC) – Comments have been received in respect of the updated drainage strategy. Some unresolved matters have been identified, which will need to be addressed to avoid increased flood risk. These can be resolved through condition.
- 4.5 Environmental Health Officer - No objection to this application but raises some observations. However I would make the applicant aware that there are existing residential properties in close proximity to Broughton Grange Farm where complaints have been raised in respect of odour. These complaints were not substantiated.

The submitted contaminated land report does not identify any significant sources of contamination that could pose unacceptable risks to the end user or development and no recommendations for further investigation or assessment have been made.

The report indicates that the topsoil on site is chemically suitable and will therefore likely be re-used in garden and landscaped areas. Should any imported soils be required then the developer should ensure these are suitable for use on the development site. Any unexpected contaminated discovered during the course of the development will also require investigation and risk assessing.

4.6 Natural England – Requests the submission of a Landscape and Visual Impact Assessment (Officer Note – there is no statutory requirement for this and it was not considered necessary to assess the application). Has not assessed the application and associated documents for impacts on protected species.

4.7 Police Architectural Liaison Officer – In general the design and layout are to be commended. The response does identify some minor points where it is considered designing out crime could be improved and a condition is recommended to secure these where possible.

4.8 Public comments – 11 letters of objection (some individuals have sent more than one letter) and one petition (69 signatures) making the following comments:

- Concerns about car parking - there need to be speed bumps on the High Street as cars travel too fast through the village;
- Car parking already occurs on the High Street; the development will exacerbate this;
- Concerns about surface water run-off and impact on neighbouring properties;
- The site can be seen from the National Park. It seems to be a very large development for a village of this size;
- Light pollution from street lights and headlights;
- Noise pollution from vehicles;
- Whatever development layout is proposed, would strongly object (objection in principle);
- Lack of evidence that Great Broughton needs more housing;
- Great Broughton has more low cost housing than is required;
- Has a wildlife survey been undertaken? Concerns about impact on wildlife;
- The site is located in a flood plain;
- The sewage network is inadequate;
- Schools and local services are at capacity;
- Impact on privacy of neighbouring properties;
- The scale of development would be urban, not rural;
- The design of the dwellings is out of keeping;
- Consideration needs to be given to Broughton Grange Farm (where there is a proposal for 5 dwellings);
- The developer has not taken on board comments made by the community;
- The development is not in keeping with the character and appearance of this part of the village;
- The development should be restricted to 10 dwellings;
- Concerned with the capacity of existing services and facilities;
- The plans show details of phase 2, which would increase the amount of development in this location;
- The use of internal courtyards is not reflective of the local area; and
- The village has no shops and no Post Office.

## **5.0 OBSERVATIONS**

5.1 The main issues to consider are: (i) the principle of development; (ii) affordable housing, tenure and housing mix; (iii) the impact on the character and appearance of

the area; (iv) the impact on highway safety; (v) neighbour amenity; (vi) flooding and drainage; (vii) landscaping and biodiversity; and (viii) archaeology.

### Principle

5.2 Part of the site is allocated in the Development Plan, so the principle of that part of the development is not in question. The requirements of the allocation policy, SH3, are:

- i. Development being at a density of approximately 30 dwellings per hectare, resulting in a capacity of around 20 dwellings (of which a target of 50% should be affordable);
- ii. Housing types meeting the latest evidence on local needs;
- iii. The site layout being towards the road frontage to avoid those areas near to Holme Beck which are susceptible to flooding;
- iv. Access to the site being from a single point onto the B1257;
- v. Provision of a footpath linking the site to the village;
- vi. On-site provision for all car parking requirements;
- vii. The developer may also be required to contribute to overcoming any capacity issues at the Sewage Treatment Works as a result of the development; and
- viii. Contributions from the developer towards the provision of additional school places and local health care facilities as necessary.

(The requirements of part viii are now to be addressed through the Community Infrastructure Levy.)

5.3 Part of the site is located beyond the site allocation and also beyond the Development Limits of Great Broughton. The agent has submitted an addendum to the Planning Statement setting out the justification for this. Key points within the addendum include:

- The boundary for the SH3 allocations appears to have been drawn arbitrarily without recourse to potential master planning considerations;
- The allocation site boundaries do not relate to any physical features on the ground;
- The anticipated density (30dph), which is considered to be relatively high for a village location, has compounded the ability to deliver a suitable scheme within the confines of the allocation;
- To facilitate a layout and density that would reflect the character of the settlement, the site boundary has been reconfigured. The current proposal better reflects the findings of detailed analysis of the site's context; and
- The scheme has been developed to maintain the site area (1.1 hectares) as close as possible to the site allocation boundary (0.65 hectares).

5.4 It is accepted that the realignment of the boundary would help to deliver a scheme that is responsive to the applicant's site analysis and master planning work. However, the increase in the site's size and form, when compared with the allocation, needs to be justified.

5.5 In this instance it is recognised that the Interim Policy Guidance Note (IPG) has been adopted to allow new small-scale housing development in larger villages. The IPG has been adopted to allow greater alignment between Core Policy CP4 and the NPPF in decision making.

- 5.6 Great Broughton is a Service Village. The Parish Council has queried the status of the village as a Service Village, making reference to the recent closure of the village shop, Post Office and a hairdresser. It argues that this should result in the reclassification of the village's status. However, a portion of the site remains is part of an allocated site for 20 dwellings, which is not dependent on fluctuations in local service provision. In response the applicant has made reference to the NPPF, which supports sustainable local housing in rural areas for the very reason of maintaining the vitality of essential local services.
- 5.7 The allocated status of the site remains unaffected by the recent closure of the above services. Even if the status of the village were to be changed, this would not prohibit residential development, as it would continue to be recognised as a sustainable settlement. For the purposes of this application, the allocated status and IPG both continue to apply.
- 5.8 It is recognised that the proposal exceeds the allocation by six dwellings and 0.45 hectares. A separate development of that scale could be considered under the IPG, most notably criterion (1) in that the site is located in a sustainable location. However, the additional six dwellings would not be viewed in isolation; rather they would form part of a larger overall development. The design and character aspects of this are considered later in this report.

Affordable housing, tenure and housing mix

- 5.9 The Site Allocation Policy (SH3) and Policy DP15 require the provision of 50% affordable housing. The applicant proposes a reduced amount of affordable housing, originally 25%, now higher, on the grounds of viability supported by a viability appraisal. In assessing this appraisal the advice of the District Valuer has been sought. The main elements of the viability appraisal that have been assessed relate to land value, build costs (including abnormal development costs), sale prices and developer profit.
- 5.10 The applicant has made reference to the now proposed delivery of 26.9% affordable housing and a financial contribution being close to the level of affordable housing being sought in the emerging Local Plan (30%). However, the emerging Local Plan is still at an early stage and cannot be afforded weight at this time.
- 5.11 As a result of negotiations, the affordable housing provision has been increased to 26.9% (seven dwellings) and a commuted sum (equivalent to 0.5 affordable units) to be delivered through a Section 106 agreement.
- 5.12 The National Planning Practice Guidance requires local planning authorities to be flexible in seeking planning obligations, particularly in respect of affordable housing, which is often the largest single item sought on housing development. It is considered that the viability argument presented justifies a reduction in the delivery of affordable housing below that required by policy on account of land value, build costs (including abnormal development costs), sale prices and developer profit.
- 5.13 The housing comprises a mix of one, two, three and four bedroom properties, including detached and semi-detached houses and a bungalow. A target mix is included in the Council's Supplementary Planning Document on size, type and tenure of new homes. The scheme has a greater proportion of four-bedroom dwellings (see table below).

Type	SPD Target %	No Units	% Units
1bedroom house	10%	2	7.7%

2bedroom house	<b>35%</b>	6	23%
3bedroom house	<b>25%</b>	7	27%
4bedroom house	<b>10-15%</b>	10	38.5%
2bedroom bungalow	<b>10%</b>	1	4%

Table: Housing Mix compared against SPD Target Mix

- 5.14 The applicant has advised that the proposed mix increases the overall viability of the scheme and meets identified demand. The latter point has been supported by a Market Assessment Report, which identifies a demand for three and four bedroom dwellings in particular.
- 5.15 Therefore, whilst the development does not entirely accord with the target mix set out in the SPD, it does deliver a mix of dwelling sizes as required by Policies CP8 and DP13.

Design, character and appearance of the area

- 5.16 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.”
- 5.17 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 setting, promote local identity and distinctiveness and are appropriate in terms of use, movement, form and space.
- 5.18 The National Planning Policy Framework 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.”
- 5.19 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.
- 5.20 The Design and Access Statement includes a contextual analysis and a summary of how the scheme has evolved and resulted in the design solution now proposed. This identified:

- The vernacular building form tends to be simple, with clusters of terraces and varied building lines;
- Buildings tend to be constructed of stone, stone with brick, brick, along with some rendered buildings;
- The need to respond positively to the entrance into the site;
- The need for dwellings to face the High Street;
- Opportunity to remove leylandii and replace with native planting; and
- The need to achieve a suitable transition to the rural character of land to the south.

5.21 The statement describes how the design has evolved:

- The main vehicular access to the site from the High Street has been determined by the accommodation of the appropriate visibility splays and proximity to adjacent junctions and driveways;
- The proposed site layout uses this access position, which has been sited so that vehicles exiting the site are not directly facing the existing home opposite;
- The existing field access point is used to serve three dwellings of a private driveway. This enables this section of frontage to have family homes, facing the street without individual access driveways;
- The layout design has evolved in this area (adjacent to 122 High Street), with the plot adjacent to this existing home being amended to a two bedroom bungalow. The area in between these two homes is a native landscape strip, which can be managed and maintained by the site's management company; and
- Plots 22-26 have their parking spaces located so that parked vehicles do not obscure their frontages, whilst the vehicles are overlooked by these homes.

5.22 The resulting scheme is considered to be acceptable in terms of its relationship with the existing built form. It responds positively to the site's frontage and entrances. The majority of dwellings along the site frontage face out onto the main High Street, with a staggered building line. Whilst some on-site car parking would be located to the front of the properties, this is broken down into two areas and can be softened by boundary planting.

5.23 Within the site, public spaces have been created that are overlooked with consideration given to hard and soft landscaping. The layout and spacing between buildings is also varied to create visual interest and also reflect the built form of the more historic core of the village, which comprises a mix of dwelling types, sizes and layouts. Whilst the development extends back into the site, moving away from the predominant built form, the site allocation always required this and as such this principle is considered acceptable.

5.24 Overall the layout of development is considered to respond positively to the site's opportunities and constraints. The design of the dwellings is also considered to be of a good quality, including a mix of house styles of a traditional form.

5.25 The above assessment allows the view to be formed that the layout and design of development accords with the requirements of Policies CP17 and DP32.

#### Highway Safety

5.26 The Highway Authority has given consideration to the supporting Transport Statement. The site lies within the 30mph zone and the Authority is of the view the development would not have a severe impact on the local highway network. The Authority therefore raises no objection subject to standard conditions.



### Neighbour Amenity

- 5.27 The nearest residential properties are located to the east on the opposite side of the High Street; and to the north, most notably 122 High Street, which is a chalet bungalow that adjoins the boundary with a rear outlook onto the site.
- 5.28 It is proposed to site a bungalow on the part of the site that adjoins No.122. The position of the rear elevation reflects that of No.122 and there is sufficient space from the boundary to allow the retention/addition of boundary landscaping. The relationship would be acceptable and as such accords with Policy DP1.

### Flooding and drainage

- 5.29 The majority of site is located within Flood Zone 1 (lowest probability of flooding). It is only the southern boundary, alongside the beck, that falls within Flood Zones 2 and 3. No housing is proposed in this part of the site, which would be landscaped.
- 5.30 The application is supported by a Flood Risk and Drainage Assessment. This has been updated during the consideration of the application to address comments made by the County Council in relation to sustainable drainage systems. The scheme would include underground water storage to capture and control surface water drainage from the site.
- 5.31 Subject to some final details that could be agreed through condition, it is considered that the scheme would not increase flood risk.

### Landscaping and biodiversity

- 5.32 The existing landscape is restricted to the boundary of the site. A short stretch would need to be removed for the additional access at the front of the site. It is also proposed to remove the tall leylandii hedges, which are of substantial height and not a traditional species for a village location. These hedges are also likely to result in future amenity issues. The majority of the remaining trees and landscaping would be retained and enhanced.
- 5.33 The NPPF and Development Policy DP31 relate to the conservation and enhancement of the natural environment. Planning permission should not be granted for development which would cause significant harm to sites and habitats for nature conservation, together with species that are protected or under threat.
- 5.34 The application is supported by an Extended Phase 1 Habitat Survey and Bat Activity Survey. These reports do not identify harm to protected species and include recommendations for the development to adhere to during and after the development.

### Archaeology

- 5.35 The application is supported by an Archaeological Desk Based Assessment. During the consideration of the scheme the applicant has liaised with the County Council's archaeologist and undertaken a geophysical survey and an agreed scheme of trial trenching.
- 5.36 Based on the findings of the evaluations the County Council has confirmed that in the areas where the presence of archaeological remains have been identified, mitigation should be taken in the form of a programme of strip and record, followed by sample archaeological excavation. Therefore a condition is recommended to secure the required mitigation. The applicant's consultant has already prepared a Written Scheme of Investigation with the County Council's archaeologist.

## Open Space

- 5.37 The applicant has undertaken an assessment of existing open space provision based on the Council's Open Space, Sport and Recreation SPD. This has identified the need to deliver 850 sq. m of amenity green space and a children's play area on site and a commuted sum towards delivering young people's facilities and outdoor sports facilities off-site.

## **6.0 RECOMMENDATION**

- 6.1 That subject to the satisfactory prior completion of a planning obligation to secure (i) not less than 7 units of affordable housing on site and (ii) a financial contribution towards affordable housing provision off-site, planning permission is **GRANTED** subject to the following conditions:
1. The development hereby permitted shall be begun within three years of the date of this permission.
  2. The permission hereby granted shall not be undertaken other than in complete accordance with the drawing(s) numbered 05, 06, 07 and R/1967/1A received by Hambleton District Council on 28 April 2017; 04A, 11A and 12 received by Hambleton District Council on 7 July 2017; and 10A, 20A, 21A, 22A, 23A and 24A received by Hambleton District Council on 24 November 2017 unless otherwise approved in writing by the Local Planning Authority.
  3. 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.
  4. Notwithstanding the submitted details and prior to the development commencing, 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 prior to occupation of any dwelling and maintained thereafter in accordance with the approved details.
  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 details of all proposed street lighting have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. 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.
  6. 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 in consultation with the Highway Authority before the first dwelling of the development is occupied.

7. There shall be no movement by construction or other vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until that part of the access(es) extending 20 metres into the site from the carriageway of the existing highway has been made up and surfaced in accordance with the approved details and the published Specification of the Highway Authority. All works shall accord with the approved details unless otherwise approved in writing by the Local Planning Authority in consultation with the Highway Authority. Any damage during use of the access until the completion of all the permanent works shall be repaired immediately.
8. No development for any phase of the development shall take place until a Construction Method Statement for that phase has been submitted to, and approved in writing by, the Local Planning Authority in consultation with the Local Highway Authority. The approved Statement shall be adhered to throughout the construction period for the phase. The statement shall provide for the following in respect of the phase: (a) the parking of vehicles of site operatives and visitors; (b) loading and unloading of plant and materials; (c) storage of plant and materials used in constructing the development; (d) erection and maintenance of security hoarding including decorative displays and facilities for public viewing where appropriate; (e) wheel washing facilities; (f) measures to control the emission of dust and dirt during construction; and (g) a scheme for recycling/disposing of waste resulting from demolition and construction works.
9. No development shall take place until a detailed design and associated management and maintenance plan of surface water drainage for the site based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage design should demonstrate that the surface water runoff generated during rainfall events up to and including the 1 in 100 years rainfall event, to include for climate change and urban creep, will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The approved drainage system shall be implemented in accordance with the approved detailed design prior to completion of the development. The scheme to be submitted shall demonstrate that the surface water drainage system(s) are designed in accordance with the standards detailed in North Yorkshire County Council SuDS Design Guidance (or any subsequent update or replacement for that document).
10. The drainage scheme shall ensure that foul flows discharge to the foul sewer at manhole 1801 or 1802, and ensure that surface water discharges to the existing watercourse.
11. If contamination is found or suspected at any time during development that was not previously identified all works shall cease and the LPA shall be notified in writing immediately. No further works (other than approved remediation measures) shall be undertaken or the development occupied until an investigation and risk assessment carried out in accordance with CLR11, has been submitted to and approved in writing by the LPA. Where remediation is necessary a scheme for the remediation of any contamination shall be submitted and approved by the LPA before any further 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. Soils shall not be imported onto the development site unless they have been subject to sampling and chemical analysis that demonstrates they are suitable for placement on the site. A soil sampling and analysis scheme, including the number of samples to

be taken and parameters tested, shall be submitted to and approved in writing by the Local Planning Authority. Before importation commences the results of the sampling and analysis shall be submitted to and approved in writing by the local planning authority. The development shall not be occupied until the approved soil sampling and analysis scheme has been implemented and a verification report detailing all works carried out has been submitted to and approved in writing by the Local Planning Authority.

13. The development shall not be commenced until an Ecological Management Plan (EMP) has been submitted to, and approved in writing, by the Local Planning Authority. Once approved, the development shall be implemented in accordance with the approved details. The EMP shall include the recommendations set out in the Extended Phase 1 Habitat Survey (January 2017), prepared by Wold Ecology Ltd, and received by Hambleton District Council on 28 April 2017.
14. Prior to the development commencing 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.
15. No development shall take place other than in accordance with the Written Scheme of Investigation for a Programme of Archaeological Mitigation, August 2017, prepared by On-Site Archaeology. The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

The reasons for the above conditions are:

1. To ensure compliance with Sections 91 and 92 of the Town and Country Planning Act 1990 and where appropriate as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. In order that the development is undertaken in a form that is appropriate to the character and appearance of its surroundings and in accordance with the Development Plan Policy DP30.
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. In order to soften the visual appearance of the development and provide any appropriate screening to adjoining properties in accordance with Local Development Framework Policy CP17 and DP32.
5. In accordance with 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.
6. In accordance with policy DP3 and to ensure safe and appropriate access and egress to the dwellings, in the interests of highway safety and the convenience of prospective residents.

7. In accordance with policy DP3 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.
8. In accordance with policy DP3 and to provide for appropriate on-site vehicle parking and storage facilities, in the interests of highway safety and the general amenity of the area.
9. To prevent the increased risk of flooding; to ensure the future maintenance of the sustainable drainage system, to improve and protect water quality and improve habitat and amenity.
10. To prevent the increased risk of flooding from any sources in accordance with the NPPF.
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 in accordance with Hambleton Local Development Framework CP21 and DP42.
12. 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 in accordance with Hambleton Local Development Framework CP21 and DP42.
13. To ensure that the proposed development will not significantly impact on protected species in accordance with Local Development Framework Policies CP16 and DP31.
14. In the interest of community safety, to reduce the fear of crime and to prevent, crime and disorder in accordance with the provisions of Section 17 of the Crime and Disorder Act 1998.
15. This condition is imposed in accordance with Section 12 of the NPPF (paragraph 141) as the site is of archaeological significance.

#### Informatives

1. 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](http://www.hambleton.gov.uk) or by telephoning 01609 779977,

2. This planning permission is liable to the Community Infrastructure Levy adopted by Hambleton District Council on 7th April 2015.