

**HAMBLETON DISTRICT COUNCIL**

**Report To:** Planning Committee  
15 September 2011

**From:** Head of Regulatory Services

**Subject:** **OUTLINE APPLICATION FOR THE CONSTRUCTION OF UP TO 213 DWELLINGS, EMPLOYMENT USE (CLASS B1) UP TO 2,900 SQM INCLUDING MEANS OF ACCESS AT WHITE HOUSE FARM, STOKESLEY (REF: 11/01300/OUT)**

**Stokesley Ward**

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**1.0 PURPOSE AND BACKGROUND**

- 1.1 The purpose of this report is to assist Members in their site visit and invite comments on the application at an early stage.
- 1.2 This is a significant application in view of its scale, design, drainage, highway safety and consequent visual impact upon this key gateway site.
- 1.3 There is a comprehensive policy background to be appraised prior to the determination of this proposal, as identified above, and a range of consultation responses to be considered, many of which are still awaited or have requested the submission of additional information.
- 1.4 Another important factor to be taken into account is the applicant's proposal to provide 10% affordable housing (19 units), rather than the 50% required by Policy CP9 and Policy SH1, on the grounds that the scheme would be financially unviable. A "Viability Appraisal" has been submitted and is currently being evaluated by Officers.
- 1.5 It is considered that an early inspection of the site and surrounding area by members of the Committee, and local members as appropriate, would be beneficial in ensuring a full and transparent determination of the scheme.

**2.0 PROPOSAL & SITE DESCRIPTION**

- 2.1 Full planning permission is sought for the construction of approximately 213 dwellings, 2,900 sqm of employment use (B1) including means of access. All other matters are reserved. A masterplan drawing has been submitted with the application showing broad design themes, possible linkages and structured landscaping.
- 2.2 The entire site comprises an area of 8.6 ha, of which a maximum of 0.92 ha is proposed for employment development and a maximum of 6.36 ha is proposed for residential development. At a density of 35 dph, this results in a total of 213 dwellings.
- 2.3 The submitted "Design & Access Statement" (DAS) describes the vision for the White House Farm site as "a sustainable garden village set in a rural landscape."
- 2.4 An indicative residential site layout has been submitted with the application. Building heights and footprints are generally two-storey to fit within the local context. Some two-and-a-half storey dwellings are shown on the indicative layout to provide a subtle change in scale at the centre of the development. Precise details of the site layout and house types would be submitted at the reserved matters stage.

- 2.5 An outline landscaping scheme has been prepared to inform the detailed landscaping proposals for the future development of the site. Key design elements include: dense native species tree and shrub planting along the western, southern and eastern boundaries of the proposed employment area; significant native species woodland buffer zone along the western edge of the residential area; retention of existing mature avenue trees along Westlands and retention of the existing hedge along the eastern boundary.
- 2.6 Sustainable urban drainage techniques would be employed within the SC1 recreational area to ensure that it is self-contained in terms of surface water drainage.
- 2.7 A comprehensive footpath network would be provided, connecting new development areas into the town and linking existing residential areas to the proposed areas of public open space.
- 2.8 Access to the residential element of the proposed development will be via a roundabout off Westlands. A separate vehicular access is proposed to the employment element of the site, to the south of Westlands. This access will be via a single access road located in a similar location to the existing access of Westlands.
- 2.9 As well as access from the main entrance to the site, dedicated pedestrian and cycle access points are proposed along the eastern boundary of the site. Exact details of these access points will be provided at the reserved matters application stage.
- 2.10 As part of the proposed development two new bus stops are proposed on the southern and northern side of Westlands near to the proposed roundabout entrance to the residential site.
- 2.11 The site is located on the western edge of Stokesley, approximately 1km west of the High Street. The total site extends to 8.6 ha of land immediately to the north and south of Westlands, on the western edge of Stokesley.
- 2.12 The site is bound to the north by fields including land allocated in the Allocations DPD as SC1 'North of Hebron Road and White House Farm' for open space and recreation; to the east by existing residential development along Hebron Road, Leven Road and Riverslea, with North Road and High Street beyond; to the south by open fields and to the west by the lane access to Crab Tree Farm, with open fields and Tame Bridge beyond.
- 2.13 At present the site is used for agricultural purposes as part of the White House farmland and holdings. The main farmhouse and its domestic curtilage associated with White House Farm is located immediately north of Westlands. There are currently dilapidated agricultural buildings located to the south of Westlands where the employment development is proposed, however it is proposed that these will be demolished.
- 2.14 The site is comprised by two allocated sites identified in the adopted Allocations Development Plan Document of December 2010 (SH1 and SE2). To the north of Westlands the site comprises land allocated for housing development (Use Class C3) by Policy SH1 'White House Farm and Crab Tree Farm' and to the south of Westlands comprises land allocated for employment (Use Class B1) by Policy SE2 'White House Farm'.

### **3.0 DECISIONS SOUGHT**

- 3.1 None.

### **4.0 FINANCIAL IMPLICATIONS AND EFFICIENCIES**

- 4.1 None

## **5.0 LEGAL IMPLICATIONS**

5.1 Potential s.106 contributions including: public open space, sport and recreation and affordable housing are being discussed with the applicant.

## **6.0 SECTION 17 CRIME AND DISORDER ACT 1998**

6.1 Subject to further consultation with the Police Architectural Liaison Officer.

## **7.0 EQUALITY/DIVERSITY ISSUES**

7.1 The Council fully considered these issues in the preparation of this report.

## **8.0 RECOMMENDATION**

8.1 Recommend that Members undertake a site visit and raise any concerns or aspirations about the development at an early stage in order to allow for further dialogue with the applicant.

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**Background papers:** Planning Application ref: 11/01300/OUT

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