

**Parish: Aiskew**

Ward: Bedale

**2**

Committee date: 10 June 2021

Officer dealing: A O'Driscoll

Target date: 28 April 2021

**21/00220/REM**

**Application for approval of all reserved matters (considering access, appearance, landscaping, layout and scale) following outline application 15/01240/OUT for Outline application for housing development.**

**At: Wilbert Farm, Sandhill Lane, Aiskew**

**For: Taylor Wimpey UK Ltd**

**This application is referred to Planning Committee as the application is a major development.**

1.0 Site context and proposal

- 1.1 The site lies on the eastern side of Sandhill Lane, at the northern edge of Aiskew. The site was last used for agricultural purposes as an intensive poultry farm but is now in a poor state of repair. The site also includes two dwellings towards the southern part of the site, which are currently unoccupied. The site extends to approximately 3.74 hectares in area.
- 1.2 Access to the site is currently from Sandhill Lane via the mini roundabout on the main A684 through Aiskew. A public right of way lies along the south western boundary of the application site providing footpath access from Sandhill Lane to Bedale Road (A684).
- 1.3 A reserved matters application was previously approved under application 18/02748/REM. Since the approval this site and the adjacent site off Bedale Road have been acquired by Taylor Wimpey who intend to develop the two sites as a whole.
- 1.4 This is a reserved matters application (to allow for amendments to the layout for the joining of the two sites and change in developer) considering all matters following outline approval under application number 15/01240/OUT. The outline approval was for 105 dwellings with 25% affordable dwellings provided on site. Reserved Matters application 18/02748/REM gained approval for 116 dwellings with 14.6% (17 units) affordable dwellings. This application proposes 111 dwellings with 14.4% (16 units) affordable dwellings provided on site. The outline permission did not stipulate the number of dwellings and as such there is no absolute restriction on the number of units proposed in the Reserved Matters application.
- 1.5 As identified in Section 2.0 below, the majority of the site is allocated for housing development within the Local Development Framework for around 105 dwellings.
- 1.6 During the life of the application amendments were made including the relocation of the play area to a central location, reconfiguration of the layout at the southern boundary and alterations to the layout to remove awkward spaces within plots.

- 2.0 Relevant planning and enforcement history
- 2.1 01/00224/FUL - Layout of land and construction of 22 dwellings and domestic garages and construction of 2 buildings to comprise office accommodation - Refused.
- 2.2 15/01240/OUT - Outline application for up to 105 dwellings with all matters reserved – Granted
- 2.3 18/02748/REM - Application for approval of all reserved matters (access, appearance, landscaping, layout and scale) pursuant to condition 2 of outline approval 15/01240/OUT for the construction of 116 dwellings - Granted

### 3.0 Relevant policies

#### 3.1 The relevant policies are:

Core Strategy Policy CP1 - Sustainable development  
 Core Strategy Policy CP2 – Access  
 Core Strategy Policy CP4 - Settlement hierarchy  
 Core Strategy Policy CP5 - The scale of new housing  
 Core Strategy Policy 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  
 Development Policies DP1 - Protecting amenity  
 Development Policies DP3 - Site accessibility  
 Development Policies DP4 - Access for all  
 Development Policies DP6 - Utilities and infrastructure  
 Development Policies DP30 - Protecting the character and appearance of the countryside  
 Development Policies DP32 - General design  
 Affordable Housing - Supplementary Planning Guidance - June 2008  
 Development Policies DP31 - Protecting natural resources: biodiversity/nature conservation  
 Development Policies DP33 – Landscaping  
 Supplementary Planning Document - Sustainable Development - Adopted 22 September 2009  
 Supplementary Planning Document - Size, type and tenure of new homes - adopted September 2015  
 Supplementary Planning Document - Open Space, Sport and Recreation Adopted 22 February 2011  
 Allocations Document Policy BH5 - Wilberts Farm, Sandhill Lane, Aiskew adopted 21 December 2010

BH5 - Wilberts farm, Sandhill Lane, Aiskew (3.0ha)

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

- i. development being at a density of approximately 35 dwellings per hectare, resulting in a capacity of around 105 dwellings (of which a target of 40% should be affordable);
- ii. types and tenure of housing developed meeting the latest evidence on local needs;
- iii. suitable access being gained from Sand Hill Lane;
- iv. provision of landscaping to limit the visual impact on the approach to Aiskew from the north east;
- v. the adjacent remainder of the farm buildings to be cleared and the area landscaped or returned to agricultural use;
- vi. contributions from the developer towards providing footpath and cycleway links to the A684 and the Wensleydale Railway footpath and cycleway route including improvements to Bedale Bridge, public open space and, if required, additional drainage and sewerage infrastructure; and
- vii. contributions from the developer towards the provision of additional school places and local health care facilities as necessary.

#### National Planning Policy Framework

##### Hambleton Emerging Local Plan

The Hambleton Local Plan was considered at Examination in Public during October-November 2020. Further details are available at <https://www.hambleton.gov.uk/localplan/site/index.php>. The Local Planning Authority may give weight to relevant policies in an emerging plan as advised in paragraph 48 of the NPPF.

#### 4.0 Consultations

- 4.1 Parish Council – The Parish Council queried the repositioning of the playground. They also wished to confirm that they are unwilling to adopt any further playgrounds as they feel that the existing five adequately serves the community.
- 4.2 Highway Authority – No objection subject to conditions
- 4.3 Yorkshire Water – No objection
- 4.4 North Yorkshire Police Designing Out Crime Officer - The overall design & layout of the proposed development is to be commended as it contains many Designing Out Crime principles and reduces the opportunity for crime & Disorder, however, further improvements could be made.
- 4.5 Environmental Health Officer Contaminated Land – No objection
- 4.6 Yorkshire Wildlife Trust – Additional information requested
- 4.7 Ramblers – No objection
- 4.8 Natural England – No Comment

- 4.9 North Yorkshire County Council Heritage - no objection to the current proposal providing the agreed Written Scheme of Investigation is implemented in line with the outline planning condition.
- 4.10 MOD Safeguarding RAF Leeming - No safeguarding objections to this proposal
- 4.11 SABIC – The proposal will not affect the high pressure ethylene pipeline apparatus
- 4.12 Public comments – 12 letters of representation were received raising the following issues:
- Location of play area and concerns over anti social behaviour
  - Scale of dwellings behind properties on Bedale Road
  - Issue of flooding of properties on Bedale Road
  - Impact of proposed footpath on privacy of properties on Bedale Road
  - This development should have a proper mini roundabout
  - Capacity of the local Infrastructure
  - Traffic calming measures required
  - Concern over the number of new houses in Aiskew
  - Increased traffic
  - No facilities for young people leading to anti social behaviour
  - Would like confirmation that access will not be taken from Sandhill Lane
  - The properties should have high level heat insulation and electrical powering to address climate emergency concerns and reduce carbon emissions
  - Need for community facilities such as a community hall and GP

One additional letter of representation welcomed the removal of vehicular access from Sandhill Lane and the addition of drainage and pump station to address flooding.

## 5.0 Analysis

- 5.1 The principle of the development of this site has been set through the BH5 allocation and the approval of outline planning permission 15/01240/OUT.
- 5.2 The main issues to consider are: i) The variance from the outline approval; ii) Affordable housing; iii) Housing mix; iv) Design and impact on the character of the area; v) Amenity; vi) Drainage; vii) Highways safety; viii) Open Space; ix) Landscaping; x) Biodiversity

Variance from the outline approval

- 5.3 The outline application gave permission for up to 105 dwellings. The current application (as amended) seeks approval for 111 dwellings. As scale was not considered at outline stage, (nor was the total number of units limited) the increase in number of units can be considered at this stage. Case law indicates that unless the outline permission conditionally controls the number of units, there is no absolute limit to the number of units from the outline permission. In addition, a reserved matters application (18/02748/REM) has already been approved for 116 dwellings.

## Affordable housing

- 5.4 Policy BH5 states that the site is allocated for housing subject to “development being at a density of approximately 35 dwellings per hectare, resulting in a capacity of around 105 dwellings”. The Policy also states a target of 40% provision of affordable housing, subject to viability testing. Within the Emerging Local Plan Policy HG3 (Affordable Housing Requirements) seeks provision of 30%. On a development of 111 dwellings this would equate to 33.3 dwellings.
- 5.5 At outline stage the applicant proposed the provision of 25% affordable housing, amended from their original proposal of 20%. An independent viability assessment was carried out and it was found that the site could reasonably support a 28% provision. This was agreed with the applicant and the outline was subsequently approved on this basis.
- 5.6 During consideration of the reserved matters application 18/02748/REM the affordable housing offer was reviewed in light of more detailed viability testing. An independent evaluation was also undertaken. The main issue related to the increased abnormal costs associated with the remediation of the land contaminated by previous use.
- 5.7 An independent assessment was undertaken and it was found that the development could realistically achieve between 17 and 21 affordable units (this would equate to 14-17% based on the original proposal of 120 units). As a final offer the applicant at the time proposed 116 units of which 17 (14.6%) were to be affordable. This was accepted and the application was approved on this basis.
- 5.8 This application proposes 111 dwellings with 16 (14.4%) affordable dwellings provided on site. Given the extensive viability testing previously carried out and the abnormal costs associated with developing the site the proposed affordable housing offer is considered acceptable.

## Housing Mix

- 5.9 With regard to housing mix Core Strategy Policy CP4 states that proposals for housing must take appropriate account of local housing needs in terms of size, type and tenure of dwellings. In addition to this Emerging Local Plan Policy HG2 requires that a range of house type and sizes be included that reflect and respond to the existing and future needs of the districts households as identified in the Strategic Housing Market Assessment (SHMA) or successor documents where the agreed mix has had regard to evidence of local housing need or market conditions and the ability of the site to accommodate a mix of housing.
- 5.10 Fig 2. below shows the proposal against the housing mix targets outlined in the Size, Type and tenure SPD. The SHMA indicates that the need for two and three bedroom dwellings accounts for some 80-90% between them (40-45% each based on market dwellings alone).
- 5.11 Fig 1. Below shows the approved mix under 18/02748/REM. The proposed mix has a greater number of 3 bed dwellings and fewer 4 bed dwellings than that already approved. The SPD target shows that approximately 60% of the development

should be made up of 2 and 3 bedroom dwellings. The proposed scheme provides 63% 2 and 3 bedroom dwellings.

- 5.12 Whilst the SHMA indicates that higher numbers (80+ %) of 2 and 3 bedroom dwellings are needed the proposal must also be considered against the previously approved mix and viability implications. Overall, it is considered that the proposed development has an acceptable mix of house types and sizes.

<b>Fig 1</b>		<b>18/02748/REM</b>	
Type	Target %	Proposal	No. of Units
One Bedroom	10%	0	0
Two Bedroom	35%	31.8%	37
Three Bedroom	25%	26.7%	31
Four Bedroom	10-15%	41.3%	48
<b>Total</b>			<b>116</b>
Two Bedroom Bungalow (also included in two bedroom numbers above)	10%	7.7%	9

Design and impact on the

<b>Fig 2</b>		<b>21/00220/REM</b>	
Type	Target %	Proposal %	No. of Units
One Bedroom	10%	0	0
Two Bedroom	35%	13.51%	15
Three Bedroom	25%	49.54%	55
Four Bedroom	10-15%	36.93%	41
<b>Total</b>			<b>111</b>
Two Bedroom Bungalow (also included in two bedroom numbers above)	10	8%	9

character of the area

- 5.13 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."
- 5.14 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.
- 5.15 The National Planning Policy Framework supports this approach and, at paragraph 130, 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.
- 5.16 Policy E1 of the Emerging Local Plan states that all development should be of a high quality, integrating successfully with its surroundings in terms of form and function, reinforcing local distinctiveness and help to create a strong sense of place.

- 5.17 A Design Statement was submitted with the application which details the design rationale for the proposal. The statement identifies that the site is generally relatively flat with some areas of slight undulation. There are no designated public rights of way which pass directly through the site however there is an existing PROW along the south west boundary. Consideration was also given to the need for pedestrian and cycle connectivity between Bedale Road and Sandhill Lane.
- 5.18 The statement provides an overview of the wider area noting the scale, density and layouts of nearby developments. Dwellings on Sandhill Lane are identified as linear in form and set back from the road. A continuation of this style can be seen behind the tree belt at the northern boundary of the site, albeit facing into the site rather than out towards Sandhill Lane. This set back serves to limit the impact of the development when approaching from the North East of Sandhill Lane in accordance with BH5.
- 5.19 The arrangement of built form follows the approved reserved matters layout. Dwellings have been arranged to allow for views out to open space to the north east and have been orientated to provide active street frontages as well as overlooking of Public Open Space.
- 5.20 The design of individual dwellings is mainly drawn from Taylor Wimpey's standard housing range. A 2.5 storey design has been omitted from the scheme based on previous advice that buildings of this scale are generally only found in settlement cores such as Market Place in Bedale.
- 5.21 Overall, it is considered that the design of the development is acceptable and will not have an unacceptable impact on the character of the area.

#### Amenity

- 5.22 LDF Policy DP1 states that all development proposals must adequately protect amenity, particularly with regard to privacy, security, noise and disturbance, pollution (including light pollution), odours and daylight.
- 5.23 Emerging Local Plan Policy E2 states that all proposals will be expected to provide and maintain a high standard of amenity for all users and occupiers, including both future occupants and users of the proposed development as well as existing occupants and users of neighbouring land and buildings, in particular those in residential use. A proposal will therefore be required to ensure:
- a. adequate availability of daylight and sunlight for the proposed use, and would therefore not result in significant effects of overshadowing and the need for artificial light;
  - b. the physical relationships arising from the design and separation of buildings are not oppressive or overbearing, and in particular will not result in overlooking causing loss of privacy;
  - c. there are no adverse impacts in terms of noise (particularly with regards to noise sensitive uses and noise designations, including internal and external levels, timing, duration and character);
  - d. that adverse impacts from the following sources will be made acceptable:
    - i. air pollution;
    - ii. contamination;

- iii. dust;
  - iv. obtrusive light;
  - v. odour;
  - vi. overheating; and
  - vii. water pollution;
- e. adequate and convenient provision is made for the storage and collection of waste and recycling;
- f. that there would be no adverse effect on safety near a notifiable installation and no increase in the number of people that would be put at risk in the vicinity of a notifiable installation.

Where mitigation is necessary to ensure that the above requirements are met their compatibility with all other relevant policy requirements will be considered when determining the acceptability of the proposal.

- 5.24 Where dwellings directly face each other separation distances vary between 17.5m and 25m. Separation distances across the site are considered to be sufficient to maintain the internal privacy of future occupants. All plots are served by a private amenity space which are generally of a good size across the site. As all dwellings are either detached or semi detached rear access is available to all dwellings. Internally all of the dwellings meet or exceed the Nationally Described Space Standards.
- 5.25 At the boundary with the Bedale Road properties the following separation distances are noted:
- Plots 100/101 - 20.22m to 77 bedale Road
  - Plot 99 - 26.49m to 79a Bedale Road
  - Plot 98 - 32.58m to 87 Bedale Road
- Plots 99-101 are shown as bungalow house types.
- 5.26 It is considered that the development will result in a good level of amenity for future occupants and preserve the amenity of neighbouring dwellings.

#### Drainage

- 5.27 LDF Policy DP32 indicates that sustainable drainage systems (SuDS) should be included where possible.
- 5.28 Emerging Local Plan Policy RM 3 relates to surface water and drainage management. Of relevance to this case is the requirement that SuDS be incorporated in the drainage design.
- 5.29 Condition 7 of the outline permission states that *“Development shall not commence until foul water and surface water drainage works have been carried out in accordance with details to be submitted to and approved by the Local Planning Authority”*. A Flood Risk and Drainage Strategy has been submitted in support of the proposal. A single drainage strategy is proposed to serve the application site and the adjacent site fronting Bedale Road.

- 5.30 Foul water will drain to the existing combined sewer. Surface Water will drain to the existing watercourse, located on the eastern extent of the development site. The surface water flow rate will be restricted to a greenfield runoff rate for both sites of 9.74 litres/second. An attenuation tank and dry basin are proposed to cater for 1 in 30 and 1 in 100 year events.
- 5.31 Yorkshire Water have been consulted and have no objections to the scheme. The Lead Local Flood Authority were also consulted and formal comments are awaited. Barring some minor queries and clarifications, however, no material issues have been identified.

#### Highways safety

- 5.32 LDF Policy DP3 supports the provision of sustainable forms of transport to access the site and within the development. Provision must be made for, where appropriate, footpaths, cycleways, cycle storage, bus stops, travel plans and parking.
- 5.33 Draft Policy CI 2 of the Emerging Local Plan indicates that a proposal will be supported where it is demonstrated that the development can be satisfactorily accommodated within the network, can be well integrated with footpath, cycling and public transport networks, provides proportionate contributions towards improvements where necessary, maximises opportunities for walking, cycling and public transport, provides safe access for both users and emergency vehicles and adequate parking.
- 5.34 North Yorkshire County Council Highways Officers were consulted and returned the following comments:
- 5.35 *“The layout is similar to the approved layout prepared by Barratts the previous developer interested in the site. At the time the planning authority approved a scheme for a similar number of dwelling. Therefore the highway authority is comfortable that the development can proceed if approved. The highway authority notes the change to the access for the site. The site is to access onto the Bedale Road by routing vehicles through the approved Taylor Wimpey site on Bedale Road ( A6055). It has been demonstrated the new junction has sufficient spare capacity for all traffic to exit from both phases of the development”.*
- 5.36 *“It is noted that grass verges have been shown on the landscaping plans. These will not be adopted by the highway authority and should be managed by a management company or removed.”*
- 5.37 *“A footway should be provided on Sandhill lane which connects to the existing footway network on the northern side of the road. A system of lighting shall be provided. This is to tie up with the link being offered by the developer from the proposed site. The highway authority also wishes to see the introduction of a zebra crossing on the Bedale Road and seeks a contribution to provide this facility to enable residents to cross Bedale Road. The highway authority would look to the developer to prepare working drawings of such a facility.”*

- 5.38 The Highways Officer has also recommended a number of conditions relating to detailed design, pedestrian visibility splays, off site highways works, details of access turning and parking, travel plan delivery and construction management plan.

#### Open Space

- 5.39 The Open Space, Sport and Recreation SPD indicates that amenity green space and a children's play area should be provided on developments proposing between 10 and 79 dwellings. Similarly, Appendix E of the Emerging Local Plan indicates that a play area is required on site.
- 5.40 A Locally Equipped Area for Play (LEAP) was originally proposed on the southern boundary of the site. The applicant indicated that this location was chosen to make the LEAP more accessible to the whole development (including the site fronting Bedale Road). Following local objection, however, that applicant relocated the LEAP to a position closer to that agreed under 18/02748/REM.

#### Landscaping

- 5.41 Policy DP33 of the LDF states that Landscaping of new development must be an integrated part of the overall design, which complements and enhances development, and: i. creates a visually pleasant, sustainable and biodiversity-rich environment; ii. provides for sustainable solutions including the use of Sustainable Drainage Systems (SUDS). Designs should respond to the potential implications of climate change. The use of sustainable construction materials will be encouraged; iii. protects and enhances key landscape features; iv. creates new features and areas of open space that reflect local landscape character; v. contributes to character, appearance and sense of place; vi. promotes a public realm which is rich in identity, attractive and safe.
- 5.42 An arboricultural assessment and landscaping scheme have been submitted in support of the application. The planting plan shows that 21 large native trees and 30 small street trees are to be planted. Trees to be removed include dead Elms to the western boundary, a croup of Cherry, Sycamore, Maple and Elder to the western boundary which are U category (minimal value/potential) and an Ash tree on the eastern boundary showing signs of die back.
- 5.43 Other planting within the site includes native hedge mixes, shrubs, grass and wildflower mixes.

#### Biodiversity

- 5.44 Policy DP31 of the LDF states that 'Permission will not be granted for development which would cause significant harm to sites and habitats of nature conservation. Support will be given to the enhancement and increase in number of sites and habitats of nature conservation value'.
- 5.45 Policy E 3 of the Emerging Local Plan requires that harm to a feature of biodiversity interest, will only be supported where harm unavoidable, then appropriate mitigation is provided to lessen the impact of any unavoidable harm, and as a last resort compensation is delivered to offset any residual damage to biodiversity. Policy E 3 also requires the use of a biodiversity offsetting metric to demonstrate that a proposal

will deliver a net gain for biodiversity. It must also be demonstrated that the need for the proposal outweighs the value of any features that would be lost.

5.46 Condition 10 of the outline permission states that *“Prior to the development commencing, an Ecological Management Plan detailing measures to protect existing habitats and deliver biodiversity gain shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved scheme shall be implemented and maintained in accordance with the approved details”*.

5.47 Yorkshire Wildlife trust were consulted and further information was requested. The principle of development, however, was considered under the Outline application and therefore the Council cannot insist that the information requested be provided. It is considered that the condition cited above is sufficient to ensure that the development is acceptable in terms of biodiversity.

## 6.0 Recommendation

6.1 That subject to any outstanding consultations permission is **GRANTED** 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 unless otherwise approved in writing by the Local Planning Authority:

Planning Layout - 00 REV E received 12.05.2021

House Type - NA20 Ashenford Floorplans - NA20/7/PL1 E received 27.01.2021

House Type - NA20 Ashenford Elevations - NA20/7/PL2 E received 27.01.2021

House Type - NA32 Byford Floorplans - NA32/7/PL1 F received 27.01.2021

House Type - NA32 Byford Elevations - NA32/7/PL2 A received 27.01.2021

House Type - NA42 Huxford Floorplans - NA42/7/PL1 A received 27.01.2021

House Type - NA42 Huxford Elevations - NA42/7/PL2 F received 27.01.2021

House Type - ND40 Coltham Floorplans - ND40/7/PL1 F received 27.01.2021

House Type - ND40 Coltham Elevations - ND40/7/PL 2 E received 27.01.2021

House Type - NT31 Kingdale Floorplans - NT31/7/PL1 F received 27.01.2021

House Type - NT31 Kingdale Elevations - NT31/7/PL2 D received 27.01.2021

House Type - ND42 Kingham Floorplans- ND42/7/PL1 G received 27.01.2021

House Type - ND42 Kingham Elevations - ND42/7/PL2 H received 27.01.2021

House Type - PD30 Amersham Floorplans - PD30/7/PL1 E received 27.01.2021

House Type - PD30 Amersham Elevations - PD30/7/PL2 received 27.01.2021

House Type - B762 Stokesley Floor Plans - ZO21/6/PL1 received 27.01.2021

House Type - B762 Stokesley Elevations - ZO21/6/PL2 received 27.01.2021

Notwithstanding the details of affordable housing as set out in the approved drawings, the percentage of affordable housing shall be no less than set out in the accompanying S106 agreement, subject to the stated overage clause therein, which may result in an additional off-site payment toward affordable housing provision.

3. Except for investigative works, no excavation or other groundworks or the depositing of material on site in connection with the construction of any road or

any structure or apparatus, which will lie beneath the road shall take place on any phase of the road construction works until full detailed engineering drawings of all aspects of road and sewers for that phase, including any structures which affect or form part of the highway network, and a programme for delivery of such works, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in compliance with the approved engineering drawings.

4. There must be no access or egress by any vehicles between the highway and the application site until visibility splays providing clear visibility of 2.0 metres x 2.0 metres measured down each side of the access and the back edge of the footway of the major road have been provided. In measuring the splays the eye height must be 1.05 metres and the object height must be 0.6 metres. Once created, these visibility splays must be maintained clear of any obstruction and retained for their intended purpose at all times.
5. The following schemes of off-site highway mitigation measures must be completed as indicated below:
  - To provide a footway on Sandhill Lane to connect with the existing footway network. prior to occupation of 50<sup>th</sup> dwelling on phase 2 of the site.
  - For each scheme of off-site highway mitigation, except for investigative works, no excavation or other groundworks or the depositing of material on site in connection with the construction of any scheme of off-site highway mitigation or any structure or apparatus which will lie beneath that scheme must take place, until full detailed engineering drawings of all aspects of that scheme including any structures which affect or form part of the scheme have been submitted to and approved in writing by the Local Planning Authority.

An independent Stage 2 Road Safety Audit carried out in accordance with GG119 - Road Safety Audits or any superseding regulations must be included in the submission and the design proposals must be amended in accordance with the recommendations of the submitted Safety Audit prior to the commencement of works on site.

A programme for the delivery of that scheme and its interaction with delivery of the other identified schemes must be submitted to and approved in writing by the Local Planning Authority prior to construction works commencing on site. Each item of the off-site highway works must be completed in accordance with the approved engineering details and programme.

6. There must be no excavation or other groundworks, except for investigative works, or the depositing of material on the site in connection with the construction of the access road or building(s) until full details of the following have been submitted to and approved in writing by the Local Planning Authority: o vehicular, cycle, and pedestrian accesses; o vehicular and cycle parking; o vehicular turning arrangements including measures to enable vehicles to enter and leave the site in a forward gear, and; o loading and unloading arrangements. No part of the development must be brought into use until the vehicle access, parking, manoeuvring and turning areas have been constructed in accordance with the details approved in writing by the Local Planning Authority. Once created these areas must be maintained clear of any obstruction and retained for their intended purpose at all times.

7. No part of the development shall be brought into use until the access, parking, manoeuvring and turning areas for all users have been constructed in accordance with the details approved in writing by the Local Planning Authority. Once created these areas shall be maintained clear of any obstruction and retained for their intended purposes at all times.
8. No dwelling shall be occupied until the related parking facilities have been constructed in accordance with the details approved in writing by the Local Planning Authority. Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
9. The development shall be carried out and operated in accordance with the approved travel plan. Those parts of the approved travel plan that are identified therein as being capable of implementation after occupation shall be implemented in accordance with the timetable contained therein and shall continue to be implemented as long as any part of the development is occupied.
10. Unless otherwise approved in writing by the Local Planning Authority the development shall be carried out in accordance with the Construction and Environmental Management Plan (November 2020) Revision B received by Hambleton District Council on 28.05.2021.
11. Prior to the construction of above ground walling a detailed sustainable energy scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall show how sustainable energy issues have been addressed by reference to accredited assessment schemes. The sustainable energy scheme shall include an energy use assessment and consider the feasibility of incorporating Combined Heat and Power (CHP) schemes into the development. The scheme shall also show how energy efficient measures will be incorporated into the development which will provide at least 10% of their energy requirements from on-site renewable energy generation, or otherwise demonstrate similar energy savings through design measures. The development shall thereafter be carried out in accordance with the approved scheme.
12. Prior to commencement of the development, hereby approved, a scheme for the protection of the retained trees within and surrounding the site, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing. The approved scheme shall be implemented prior to commencement of the development and maintained for the duration of the demolition and constructions phases in accordance with the approved details. Submission and implementation of these details is required before commencement in order to ensure adequate protection of trees at all stages of the development process, including site clearance.

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 LDF Policies CP17 and DP32.
3. To ensure an appropriate highway constructed to an adoptable standard in the interests of highway safety and the amenity and convenience of all highway users.
4. In the interests of highway safety.
5. To ensure that the design is appropriate in the interests of the safety and convenience of highway users.
6. To ensure appropriate on-site facilities in the interests of highway safety and the general amenity of the development.
7. To provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development.
8. To provide for adequate and satisfactory provision of off-street accommodation for vehicles in the interest of safety and the general amenity of the development.
9. To establish measures to encourage more sustainable non-car modes of transport.
10. In the interest of public safety and amenity.
11. To ensure compliance with Policy DP34 in relation to Sustainable energy.
12. To ensure that existing trees within and surrounding the site, which are of amenity value, are adequately protected during the period of construction in accordance with Local Development Framework Policies CP16, DP31 and DP32.