

Parish: Brompton
Ward: Northallerton North and
3 Brompton

Committee date: 07 July 2022
Officer dealing: Aisling O'Driscoll
Target date: 14th December 2021
Extension of Time: 11th July 2022

21/02226/REM

Application for approval of all reserved matters (considering access, appearance, landscaping, layout and scale) to previously approved application 15/01083/HYB- this is associated with the construction of 60 residential dwellings for Taylor Wimpey and Persimmon Homes. (Phase 3)

At: Land To The East Of Darlington Road, West Of Stokesley Road, South Of North Moor Road

For: Taylor Wimpey/Persimmons

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

1.0 Site, Context and Proposal

- 1.1 The wider North Northallerton Development Area is located approximately 1km north of Northallerton town centre. It measures approximately 52.8 hectares and is bounded by the A167 Darlington Road to the west and A684 Stokesley Road to the east. To the north lies open countryside with the settlement of Brompton beyond that. To the South lies the Thurston Road Business Park. The wider site is bisected by the Northallerton to Middlesbrough train line running approximately north/south through the site.
- 1.2 The current application site is located at the south western corner of the wider North Northallerton Development Area. The site is adjacent to Thurston Road Business Park which is to the south and Sheepcote Farm to the west. To the east is a vacant site which is the subject of a separate full application for 36 dwellings.
- 1.3 Approval is sought for the reserved matters: access, appearance, layout, landscaping and scale. The application relates to phase 3 of the development and is a joint application from both Taylor Wimpey and Persimmon. The proposal is for a total of 62 two and three bedroom dwellings.

2.0 Relevant Planning History

- 2.1 15/01083/HYB – mixed use development of 900 dwellings and a neighbourhood centre comprised of shops, restaurants and drinking establishments, extra care facilities, medical facilities, primary school, recreation pitches and car parking – all matters reserved except for access – Granted
- 2.2 Phase 2 Persimmon: 19/01530/REM - Application for approval of reserved matters with access, appearance, landscaping, layout and scale to be considered relating to planning application 15/01083/HYB and associated with the construction of 246 residential dwellings on Persimmon Homes' second phase - Granted

- 2.3 Phase 2 Taylor Wimpey: 19/01854/REM - Application for approval of all reserved matters considering access, appearance, landscaping, layout and scale to previously approved application 15/01083/HYB and associated with the construction of 226 residential dwellings on Persimmon and Taylor Wimpey phase 2 and an environmental statement was included as part of the outline application – Granted
- 2.4 Sports Village: 20/00898/REM - Application for reserved matters for previously approved application 15/01038/HYB. Condition 2- Appearance, Landscaping, Layout, Scale and Access for the Environmental Space elements of North Northallerton Sports Village. Condition 8 - Landscape Masterplan, implementation and management programme. Condition 14 - Sections showing proposed and existing ground levels. Condition 20 - Ecological Enhancement Management Plan. Condition 32 - Propose Scheme for pre-construction surveys for mitigation impacts for breeding birds – Granted
- 2.5 Adjoining site 21/02227/FUL - Full planning application for construction 36no. residential dwellings with associated access, parking, landscaping and infrastructure – Pending Consideration

3.0 Relevant Planning Policies

- 3.1 The relevant policies are:

S1: Sustainable Development Principles
S2: Strategic Priorities and Requirements
S3: Spatial Distribution
HG1: Housing Delivery
HG2: Delivering the Right Type of Homes
HG3: Affordable Housing Requirements
E1: Design
E2: Amenity
E3: The Natural Environment
E4: Green Infrastructure
E7: Hambleton's Landscapes
IC1: Infrastructure Delivery
IC2: Transport and Accessibility
IC3: Open Space, Sport and Recreation
RM1: Water Quality, Supply and Foul Drainage
RM2: Flood Risk
RM3: Surface Water and Drainage Management
RM4: Air Quality
RM5: Ground Contamination and Groundwater Pollution
RM6: Renewable and Low Carbon Energy
Size, Type and Tenure of New Homes SPD - adopted September 2015
Affordable Housing SPD - adopted April 2015
National Planning Policy Framework

4.0 Consultations

- 4.1 Parish Council – No response received

- 4.2 Highway Authority – No objection
- 4.3 Lead Local Flood Authority – No comment
- 4.4 MOD - No safeguarding objections
- 4.5 Natural England – No Comment
- 4.6 Environmental Health Officer Contaminated Land – No Comment
- 4.7 Yorkshire Water – No Observations
- 4.4 Public comments – No third party comments were received

5.0 Analysis

5.1 The main issues to consider are:

- Principle
- Affordable housing and housing mix
- Design and impact on the character of the area
- Amenity
- Drainage and Flood Risk
- Highways safety
- Biodiversity

Principle

- 5.2 The application site forms part of a large strategic site which was allocated for mixed development within the previous Local Development Framework under policy NM5. NM5 formed a strategic area for development providing significant housing and employment development and also providing recreation, leisure and community facilities and strategic infrastructure. A hybrid proposal was granted permission which, amongst other things, gave outline consent for development of this site.
- 5.3 Condition 4 of the Hybrid permission requires that the development be carried out in accordance with the Parameters Land Use Plan submitted as part of the Design and Access Statement with the Hybrid application. This plan indicates that the northern section of this site be development for housing. The southern portion, however, was originally designated for extra care and community facilities.

Affordable housing and mix

- 5.4 Local Plan Policy HG3 states that the council will seek provision of 30% affordable dwellings on all housing developments. In all cases where affordable housing is provided it will be expected to:
 - provide a mix of tenures, subject to identified need, consisting of one third each of:
 - i. affordable rented;
 - ii. social rented; and

- iii. intermediate dwellings (shared ownership) or other types of affordable home ownership;
- be dispersed in small clusters across development sites;
- be externally indistinguishable in terms of design and materials from any market housing on the site; and
- be transferred at transfer price.

Where it can be demonstrated that the requirements above are not viable, due to specific site conditions or other material considerations affecting development of the site, an alternative dwelling or tenure mix that meets local need or a lower level of provision may be acceptable. The affordable housing will also be required to remain affordable in perpetuity.

- 5.5 Policy HG2 states that all new residential development should assist in the creation of sustainable and inclusive communities through the provision of an appropriate mix of dwellings in terms of size, type and tenure. A proposal for housing development will be supported where:
- a range of house types and sizes is provided, that reflects and responds to the existing and future needs of the district's households as identified in the Strategic Housing Market Assessment (SHMA) or successor documents, having had regard to evidence of local housing need, market conditions and the ability of the site to accommodate a mix of housing;
 - all homes meet the National Described Space Standards (NDSS), or any successor standards/policy.
- 5.6 The matter of the affordable housing quotient for the wider development is a matter dealt with through the S106 agreement. The Hybrid application allowed for a detailed assessment of viability at the time of its determination. This resulted in a 13.4% affordable housing contribution across the totality of the site. Given the sensitivity of sales values and the difficulties of delivering a large strategic site of this nature, a caveat was built into the affordable housing element of the Section 106 agreement to allow for a review of the affordable housing quotient through the course of the development. This caveat allowed for the affordable housing quotient to go down as well as up in order to ensure that the development remained viable and the crucial infrastructure elements of the project including the school and the Link Road would be delivered.
- 5.7 The S106 agreement contains two trigger points for the submission of an Interim Viability Reappraisal, one after the completion of the 200th dwelling and one after the 500th. The first reappraisal was submitted in 2020 and was reviewed by Keppie Massey on behalf of the Council. An update on this was presented to the Planning Committee along with applications 19/01854/REM and 19/01530/REM which concluded that Phase 1 of the development was not able to provide any affordable housing.
- 5.8 The most recent monitoring data indicates that 379 dwellings have been completed and therefore the review of the affordable housing position does not need to be revisited for the purposes of this application. However, at the time of the earlier reappraisal it was clear that the later phases of development were unlikely to deliver any affordable housing owing to the lack of viability generated by the development.

This will be dealt with through the viability reappraisal under the requirements of the S106 agreement.

- 5.9 As detailed above, Policy HG2 requires that a range of house types and sizes be provided which responds to the districts need. A Housing Supplementary Planning Document is currently being prepared. the consultation phase finished on 20.04.2022 and the final version is due to be considered for adoption at the Full Council meeting in July 2022. The draft SPD provides target percentage ranges for both market and affordable housing. The tables below outline the proposed mix against this guidance.

Market Housing Mix

Type	Target %	No Proposed	Proposal %
1 Bedroom	5-10	0	0
2 Bedroom	40-45	20	32.25
3 Bedroom	40-45	42	67.75
4 Bedroom	0-10	0	0
Total		62	100%

- 5.10 As no units have been identified for affordable housing the proposed mix has been compared to the market housing mix only. There are no single bedroom properties proposed on this site. The applicant has requested that the 1 bedroom properties proposed on the neighbouring site (21/02227/FUL) be taken into consideration. Out of thirty six dwellings, six 1 bedroom properties (equating to 16%) are currently proposed on the neighbouring site. Across both sites of 100 dwellings in total this would equate to 6% which is within the target range. As there is no guarantee that the neighbouring site will be granted permission and no guarantee that the mix will not change as a result of negotiations, only limited weight can be given to this.
- 5.11 The scheme provides more than 67% 3 bedroom properties which is well above the target of 40-45%. Only 32% are two bed properties which falls short of the 40-45% target. The proposal therefore does not strictly comply with the target mix. Given the previous and continuing viability concerns across the wider North Northallerton development area it is considered that the mix of 100% smaller 2 and 3 bedroom properties is broadly in line with the Council objective of increasing 2 and 3 bedroom homes and is considered to be acceptable on this basis.
- 5.12 Additionally, the scheme includes two 2 bedroom bungalows which, although not strictly a requirement, are encouraged within the SPD.
- 5.13 The proposed dwellings comply with the Nationally Described Space Standards. A minor point of doubt exists within the Kingley housetype. This relates solely to the identification of the second bedroom capacity. If the bedroom was considered a double then the overall dwelling size would need to be increased. The applicant has identified it as a single bedroom by excluding a built-in cupboard which measures 0.6sqm. As the cupboard appears to be located approximately over the stair bulkhead and due to the scale of the discrepancy it is considered that the applicant's interpretation can be accepted in this case.

Design and Impact on the character of the area

5.14 Local Plan Policy E1: Design 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 helping to create a strong sense of place. A proposal will be supported where it:

- Responds positively to its context and has drawn inspiration from the key characteristics of its surroundings, including natural, historic and built environment, to help create distinctive, high quality and well-designed places;
- respects and contributes positively to local character, identity and distinctiveness in terms of form, scale, layout, height, density, visual appearance, visual relationships, views and vistas, the use of materials, native tree planting and landscaping;
- achieves a satisfactory relationship with adjacent development and does not have an unacceptable impact on the amenities or safety of future occupiers, for users and occupiers of neighbouring land and buildings or the wider area or creating other environmental or safety concerns;
- incorporates reasonable measures to promote a safe and secure environment by designing out antisocial behaviour and crime, and the fear of crime, through the creation of environments that benefit from natural surveillance, defensible spaces and other security measures, having regard to the principles of Secured by Design;
- promotes accessibility and permeability for all by creating safe and welcoming places that connect with each other and are easy to move through, putting people before traffic and integrating land uses and transport;
- is accessible for all users by maximising opportunities for pedestrian, wheelchair and cycle links within the site and with the surrounding area and local facilities, providing satisfactory means for vehicular access and incorporating adequate provision for parking, servicing and manoeuvring in accordance with applicable adopted standards;
- maximises health outcomes, including those that reduce health inequalities and mitigate climate change by improving active travel and walkability, and contributes to health and well-being by creating or improving existing open spaces that connect well with green infrastructure networks and incorporating nature conservation and biodiversity enhancements wherever possible;
- makes efficient use of the site consistent with achieving a high quality design particularly in relation to public realm, open space, green corridors and layout, and the protection of local character and amenity;
- promotes mixed and balanced communities, improving quality of life and facilitating social inclusion;
- achieves an improvement to existing open spaces that connect well with green infrastructure networks and incorporate nature conservation and biodiversity enhancements where possible; and
- achieves climate change mitigation measures through location, orientation and design, and takes account of land form, massing and landscaping to minimise energy consumption.

- 5.15 Policy E7: Hambleton's Landscapes states that the Council will protect and enhance the distinctive character and townscapes of settlements in the district. This will be achieved by ensuring that development is appropriate to, and integrates with, the character and townscape of the surrounding area. The Council will also protect and enhance the distinctive landscapes of the district. A proposal will be supported where it:
- takes into consideration the degree of openness and special characteristics of Hambleton's landscapes;
 - conserves and, where possible, enhances any natural or historic landscape features that are identified as contributing to the character of the local area;
 - conserves and, where possible, enhances rural areas which are notable for their remoteness, tranquillity or dark skies;
 - takes account of areas that have been identified as being particularly sensitive to/or suitable for certain forms of development;
 - protects the landscape setting of individual settlements and helps to maintain their distinct character and separate identity by preventing coalescence with other settlements; and
 - is supported by an independent landscape assessment where the proposal is likely to have a detrimental impact on the landscape.
- 5.16 The application is for 62 units on approx. 1.67ha of land. This equates to a density of 37 dwellings per hectare. The LDF allocation sought a density of approx. 35 dwellings per hectare and previous sections of the wider site achieved this. Condition 4 of the Hybrid permission requires that the development be carried out in accordance with the Parameters Density and Phase 1 Areas Plan contained within the Design and Access Statement. The plans indicate that in this part of the site density was expected to range from 35-40 dwellings per hectare. In this case therefore the proposed density is considered acceptable.
- 5.17 Vehicular access to the site will be gained from North Moor Road. North Moor Road is currently open at its western end to a point just before the newly installed bridge. A pedestrian access will also be provided at the north east corner of the site. This will allow pedestrians to quickly access the northern properties from North Moor Road without having to travel further along the main road and double back on themselves within the estate. In response to Officer comments a pedestrian/cycles access is proposed to the boundary at the south west corner of the site. Access to Darlington Road is not currently available, however, it is envisioned that any development of the land to the west of this point could potentially facilitate a link through to Darlington Road.
- 5.18 The dwellings are, in the majority, set back from North Moor Road due to the requirements of an easement. This allows for a planted buffer between the dwellings and the main road. The landscaping scheme shows the area will be seeded with wildflowers.
- 5.19 The individual house types include single, two and three storey dwellings. The three storey dwellings have been designed to appear as three storey (as opposed to dormer two storey) and will be sited at the south eastern corner of the site. This area borders the business park where many of the buildings, such as White Rose House are of substantial scale and height. Whilst the 3 storey buildings create a more urban form, it is considered that they are acceptable in this area.

- 5.20 The single and two storey dwellings are a typical design for the type of development and appear to be based on the developer's national designs. No design process or detailed area analysis have been provided in the Design and Access Statement. The proposed dwellings feature a mixture of red and buff brick, double roman and interlocking concrete roof tiles with white PVC fenestration. Window heads are marked by brick detailing and most house types feature a storm porch.
- 5.21 Overall, the layout, density, scale and design are considered to be of an acceptable standard.

Amenity

- 5.22 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 be required to ensure:
- 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;
 - 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;
 - there are no significant adverse impacts in terms of noise (particularly with regards to noise sensitive uses and noise designations(3)), including internal and external levels, timing, duration and character;
 - 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;
 - adequate and convenient provision is made for the storage and collection of waste and recycling;
 - 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; and
 - that there would be adequate and convenient provision of private external amenity space.
- 5.23 The relationship and space between dwellings allows for light permeation throughout the site. Dwellings are oriented in a manner that will not result in significant overshadowing of neighbouring plots. In the majority 21m separation distances are achieved where principle elevations face each other. A small number of exceptions include plot 545 facing plot 547 where the separation distance is approximately 14.5m and plots 16-20 facing onto the neighbouring development where the distance is 19.5m. In both cases the dwellings are slightly offset from each other and therefore views between windows would be at a slight angle. In such cases it is generally accepted that dwellings can be sited closer together

without creating privacy issues. Plots 539 and 540 are somewhat close to the neighbouring office building, Gibraltar House. The applicant has been asked to amend the layout to deal with this issue and their response is awaited at the time of writing.

- 5.24 The rear of each plot can be accessed externally from the front which allows for safe and secure storage of both bins and bicycles. Some of the plots also feature garages and/or sheds which can also be used for secure storage of bicycles. Each plot features an acceptable allocation of outdoor amenity space.
- 5.25 The application site is in close proximity to Allerton Steel, a steel fabrication business located on Thurston Road. A Noise Impact Assessment was submitted in support of the application and the Councils Environmental Health department was subsequently consulted. The Environmental Health Officer requested some alterations to the assessment including taking into account that there are no limits on the hours of work at Allerton Steel. A number of variables also needed to be considered such as whether the Allerton Steel extension (19/02209/FUL) would be implemented and whether a development on the neighbouring site (21/02227/FUL) would gain consent and be implemented. It should also be noted that the outline permission (15/01083/HYB) is subject to a condition (number 36) which requires that the dwellings be design to ensure a minimum standard is met in accordance with British Standard BS8233:2014.
- 5.26 Following the submission of an updated assessment the Environmental Health Officer has concluded that the acoustic reports demonstrate that the site is suitable for housing development however some of the plots on the eastern boundary will be exposed to noise from Allerton Steel and window specification or amenity protection may be required. The applicant has confirmed that they can provide mitigation which will meet the requirements. Additional information on the specification for mechanical ventilation and external amenity areas is awaited.

Drainage and flood risk

- 5.27 Policy RM 3 (Surface Water and Drainage Management) of the Local Plan relates to surface water and drainage management. Of relevance to this case is the requirement that SuDS be incorporated in the drainage design.
- 5.28 Paragraph 167 of the National Planning Policy Framework states that: When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment.
- 5.29 Paragraph 169 states: Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should: a) take account of advice from the lead local flood authority; b) have appropriate proposed minimum operational standards; c) have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and d) where possible, provide multifunctional benefits.
- 5.30 Paragraph 80 of Planning Practice Guidance indicates that generally, the aim should be to discharge surface run off as high up the following hierarchy of drainage options as reasonably practicable:
- into the ground (infiltration);

- to a surface water body;
- to a surface water sewer, highway drain, or another drainage system;
- to a combined sewer.

Particular types of sustainable drainage systems may not be practicable in all locations.

- 5.31 Conditions 19 -23 of the outline permission (15/01083/HYB) require that for each stage of development a detailed design for, and associated management and maintenance plan of, surface water drainage. The conditions require that the design 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 1.4 l/s/ha following the corresponding rainfall event.
- 5.32 The conditions require that the design is in accordance with North Yorkshire County Councils SUDs Design Guidance and that management plans make provision for the lifetime of the development which may include adoption by any public authority.
- 5.33 The conditions also require that the development be carried out in accordance with the Flood Risk Assessment including a number of mitigation measures including run of rate limitations and compensatory storage.
- 5.34 Both the Lead Local Flood Authority and Yorkshire Water were consulted and no objections or additional comments were made beyond a request to be consulted at the discharge of condition stage.

Highways safety

- 5.35 Policy IC1 states that the Council will seek to ensure that development is supported by the timely delivery of necessary infrastructure and facilities by:
- requiring that proposals for development are capable of being accommodated by existing or planned infrastructure and services and do not have an unacceptably harmful impact on existing systems, in each case this is to be established by appropriate assessment or investigatory work;
 - requiring developers to provide, or meet the costs of providing, the infrastructure, facilities and/or mitigation necessary to make their proposed developments acceptable in planning terms;
 - ensuring suitable arrangements are made for ongoing maintenance where infrastructure and facilities are directly provided;
 - requiring that the delivery of development is coordinated with the delivery of new or improved infrastructure and services and causes minimal disruption to existing provision; and
 - working with developers and infrastructure/service providers to identify viable solutions for the delivery of infrastructure and services to support sustainable development.

The nature and scale of planning obligations sought will depend on the form of development and the impact it is considered to have upon the surrounding area on the basis of documentary evidence. Infrastructure and facilities should be provided on site.

5.36 Policy IC2 states that The Council will work with other authorities and transport providers to secure a safe and efficient transport system that supports a sustainable pattern of development that is accessible to all. A proposal will only be supported where it is demonstrated that:

- it is located where the highway network can satisfactorily accommodate, taking account of planned improvements, the traffic generated by the development and where the development can be well integrated with footpath and cycling networks and public transport;
- where transport improvements are necessary proportionate contributions are made commensurate with the impact from the proposed development;
- it seeks to minimise the need to travel and maximise walking, cycling, the use of public transport and other sustainable travel options, to include retention, where relevant, and enhancement of existing rights of way;
- any potential impacts on the strategic road network have been addressed having regard to advice from early engagement with Highways England;
- highway safety would not be compromised and safe physical access can be provided to the proposed development from the footpath and highway networks;
- adequate provision for servicing and emergency access is incorporated; and
- appropriate provision for parking is incorporated, taking account of:
 - i. highway safety and access to, from and in the vicinity of the site;
 - ii. the accessibility of the development to services and facilities by walking, cycling and public transport;
 - iii. the needs of potential occupiers, users and visitors, now and in the future;
 - iv. the amenity of existing and future occupiers and users of the development and nearby property; and
 - v. opportunities for shared provision, where locations and patterns of use allow.

For all major development, and where transport issues are likely, the Council may require proportionate Transport Assessments, Transport Statements or Travel Plans as necessary. Where a travel plan is required it should set out measures to reduce the demand for travel by private car, air pollution and carbon dioxide emissions from transport, and encourages walking, cycling and other sustainable travel options.

5.37 Initial comments from North Yorkshire County Council Highways Officers indicated a lack of parking due to garage sizes being under the required 6mx3m, and a request for pedestrian access to be provided at the north east corner of the site. In response to these comments and further discussion with the Planning Officer the layout was amended to include all parking requirements externally within the plots. Pedestrian access is now also shown at the northeast corner and at the south west corner. The access at the south west corner ends at the boundary of the site. It is envisioned that if in the future the intervening land between this site and Darlington Road comes forward for development a pedestrian link through to Darlington Road could be provided.

Biodiversity

- 5.38 Policy E3 (The Natural Environment) of the Local Plan states that all development will be expected to demonstrate the delivery of a net gain for biodiversity. Paragraph 6.46 of the supporting text states that the latest DEFRA guidance and relevant metric tool should be used to demonstrate compliance with the policy. Policy E3 also states that harm to biodiversity should be avoided, but where unavoidable, should be appropriately mitigated. The application site is within an area designated in the Proposals Map of the Hambleton Local Plan as a green infrastructure corridor. Policy E4 (Green Infrastructure) states that the Council will seek to protect existing green infrastructure and secure green infrastructure net gains by, amongst other things, incorporating green infrastructure features as integral parts of a development's design and landscaping, while also enhancing links and functionality between the site and any surrounding or adjacent areas of green infrastructure.
- 5.39 A preliminary Ecological Appraisal was carried out by Quants Environmental. The appraisal identified that the site mainly comprises semi-improved grassland which is bordered by mature trees, hedgerows and fencing. The grassland is considered to be of low ecological value, whilst the trees and hedgerows are notable value.
- 5.40 The site features two agricultural buildings. These were considered to hold features of low and negligible potential to support roosting bats. Emergence surveys were conducted and whilst some foraging and commuting activity was recorded in the area no bats were recorded emerging from the buildings.
- 5.41 The site was considered to be of potential value to open ground nesting birds such as meadow pipit, skylark and lapwing. The outline permission is subject to conditions which require, for each phase, the submission of an Ecological Enhancement Management Plan (condition 30), pre-construction surveys (32) and that site clearance works be undertaken outside of bird nesting season (33).
- 5.42 A single barn owl pellet was found within one of the agricultural buildings, however, no barn owl was recorded by the infrared cameras during the emergence surveys outlined above. The Ecologists report indicates that the barn may be used as an occasional roost.
- 5.43 The report recommends that the hedgerows and trees edging the site be retained with appropriate buffer zones. As one of the agricultural buildings was considered to hold features suitable for roosting bats it was recommended that works are completed in accordance with the below points:
- Ensure all personnel are aware of the findings and working practices within this report. The removal of the roof timbers and corrugated sheeting should follow a 'soft strip' approach with such works undertaken in a controlled manner by hand / hand tools. In the unlikely event that a bat is discovered during developments all works would cease until Quants Environmental have liaised with Natural England on the subsequent development procedures and licencing requirements. In the unlikely eventuality of a bat or evidence of bats such as droppings being found during other construction works, the contractors should stop immediately and contact Quants Environmental.
 - Contractors must avoid handling a bat where possible, and should a bat be discovered during development works the bat should be allowed to disperse on its own accord or wait for the licensed handler to collect the bat. If it is necessary to remove a bat to avoid it being harmed, gloves MUST be worn.

It should be carefully placed in a cardboard box and kept in the dark in a quiet place until the licensed ecologist arrives on site.

- 5.44 The report included other recommendations, however, the points raised are already addressed by the conditions on the outline application. The Local Plan now requires that all development demonstrate biodiversity net gain. This application is a reserved matters application for the third phase of a much wider development. Considering the complex assessment carried out as part of the Environmental Impact Assessment submitted at the time of the outline and the provision of extensive areas of open space within the wider development area, it is considered that it would be unnecessary to require the submission of metric tool at this stage.

Planning Balance

- 5.45 This reserved matters application represents the final stage of the applications process for the North Northallerton Development Area as allocated under the, now superseded, Local Development Framework. The majority of the site was granted outline consent for housing with a portion on the southern end originally intended for extra care and community facilities. The design and layout of the proposed development is considered to be acceptable and is considered broadly to accord with the requirements of the outline planning permission.

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 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 and received by Hambleton District Council on:
 - Planning Layout 20333:TW:RM Rev D received 21.06.2022
 - Boundary Treatment Layout 20333:TW:BTL received 22.06.2022
 - Boundary Treatment Details 20333:BTB received 22.06.2022
 - Amersham Floor Plans PD30/7/PL1 A received 26.04.2022
 - Amersham Elevations PD30/7/PL2 received 26.04.2022
 - Ashenford Floor Plans NA20/7/PL1 D received 26.04.2022
 - Ashenford Elevations NA20/7/PL2 B received 26.04.2022*
 - Byford Floor Plans NA32/7/PL1 D received 26.04.2022
 - Byford Elevations NA32/7/PL2 A received 26.04.2022
 - Kingdale Floor Plans NT31/7/PL1 F received 26.04.2022
 - Kingdale Elevations NT31/7/PL2 D received 26.04.2022
 - Ashdown:Village An_Sem_R21-410 received 26.04.2022
 - Barnwood: Village Bw_Det_R21-410 received 26.04.2022
 - Galloway: Village Ga_Sem_R21-410 received 26.04.2022
 - Haldon: Village Hd_Sem_R21-410 received 26.04.2022
 - Kingley: Village Kg_Det_TRAD R21-410 received 26.04.2022
 - Wentwood: Village We_Sem_R21-410 received 26.04.2022
 - Garage Elevations and Floor Plan Ga1.1 901 received 26.04.2022
 - Detailed Soft Landscaping Proposals for Plots JBA 21/223-02 received 14.09.2021

Detailed Soft Landscaping Proposals for Plots JBA 21/223-03 received
14.09.2021
Detailed Soft Landscaping Proposals for Plots JBA 21/223-04 received
14.09.2021

3. Prior to the occupation of the development, hereby approved, details of secure cycle storage facilities for all plots that do not feature a garage shall be submitted to and approved in writing by the Local Planning Authority. Once agreed the secure cycle storage facilities shall be installed prior to the occupation of the development.
4. The proposed soft landscaping details as set out in the drawings below, shall be fully implemented prior to the occupation of the unit to which they refer.
Detailed Soft Landscaping Proposals for Plots JBA 21/223-02 received
14.09.2021
Detailed Soft Landscaping Proposals for Plots JBA 21/223-03 received
14.09.2021
Detailed Soft Landscaping Proposals for Plots JBA 21/223-04 received
14.09.2021

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 Local Plan Policies S1 and E1.
3. To promote sustainable forms of transport in accordance with Policy IC2.
4. In order to ensure that the landscaping is implemented and to accord with the requirements of E1.