

COMMITTEE REPORT

APPLICATION DETAILS

APPLICATION No:	DM/20/00469/RM
FULL APPLICATION DESCRIPTION:	Reserved matters application for 250 dwellings with associated highways infrastructure, landscaping, public open space and sustainable urban drainage features pursuant to planning permission DM/16/03958/OUT
NAME OF APPLICANT:	Bellway Homes Ltd
ADDRESS:	Land To The South Of High Grange Way, Wingate
ELECTORAL DIVISION:	Wingate
CASE OFFICER:	Barry Gavillet, Senior Planning Officer 03000 261958 barry.gavillet@durham.gov.uk

DESCRIPTION OF THE SITE AND PROPOSALS

The Site

1. This application site consists of a rectangular shaped parcel of land located adjacent to the village Wingate to the East of the County. The site extends to approximately 10.85 hectares (ha) in area and comprises agricultural fields. There is a level change across the site, with the land falling approximately 8m in a south easterly direction.
2. The site is bound by a new residential development to the north which is partly still under construction. To the east of the site the Haswell to Hart former railway line and Countryside Walk is located, beyond which lies open countryside and the A19. To the west of the site, playing fields are located, beyond which lies Wingate. To the south of the site are agricultural fields and open countryside beyond. The fields are to be used as green infrastructure as agreed at the outline application stage in order to provide recreational space and offset the impact on nearby sensitive areas on the coast and at Castle Eden Dene.
3. A public right of way (Footpath No.13, Wingate) extends across the middle of the site running in a north - south direction and passes through the new development to the north. To the southern boundary of the site, two public rights of way (Footpath No.14 and 39, Wingate) extend in an east - west direction linking Caradoc Road to the Haswell to Hart former railway line which is also designated National Cycle Network Route 1 (NCN1).
4. The site is located approximately 800m to the south east of Castle Eden Dene Site of Special Scientific Interest (SSSI), National and Local Nature Reserve and Special Area of Conservation (SPA). The site lies 5.4km to the west of the Durham Coast Special Area of Conservation and within the Habitat Regulations Assessment impact buffer. Bracken Hill Wood, Local Nature Reserve is located 1.6km to the north of the site. The site does not lie within any designated landscape; however, an area of High Landscape Value lies

approximately 800m to the east and north of the site. Castle Eden Conservation Area, which contains a number of listed buildings, is located approximately 550m to east of the site.

5. Locally, the Wingate area is served by an infant, primary and secondary school, all accessible from North Road East or Front Street, the main road through Wingate centre. In addition, there are several community facilities including a library and community association, family centre and the 19th century Holy Trinity Church, also along North Road East/Front Street. This road also has a number of businesses including shops, post office, hairdressers, restaurants/ takeaways and other specialist businesses as well as a pharmacy, medical centre and GP surgery.

Proposal

6. Outline planning permission has recently been granted for the erection of up to 250 dwellings with all matters reserved. This application seeks reserved matters approval for details of the layout, scale, appearance, landscaping and access associated with 250 dwellings with a density of 24 dwellings per hectare.
7. A site layout has been submitted which shows the dwellings arranged around a series of cul-de-sacs and private shared drives taken off a main distributor road. The layout shows active frontages overlooking a central area of public open space and retaining the line of the public right of way through a green corridor. The main vehicular access to the site would be taken off Wellfield Road, to the north of the site and would pass through the development of phase 1 to the north. A secondary access would also be available through Martindale Walk to the west of phase 1. SUDS drainage ponds are proposed to the eastern boundary of the site adjacent to the Hart to Haswell walkway.
8. The dwellings would be two storeys in height and would be constructed of traditional brick and weatherboard along with tiled roofs. A mix of 2, 3 and 4 bedroomed properties would be provided, 10% of which would be affordable as agreed at the outline approval stage.
9. All dwellings would have front and rear gardens and off-street parking in the form of driveways or garaging, and visitor parking would be provided around the site.
10. The application is being reported to committee at the request of the Local Ward Member.

PLANNING HISTORY

11. Outline Planning permission was granted 2016 for the erection of up to 161 dwellings (CE/13/01568/OUT) to the north of the site followed by Reserved Matters application for 161 dwellings (DM/17/03229/RM). Planning permission was granted in 2014 for the provision of green infrastructure to mitigate the impacts of the development on the Coastal and Castle Dene Special Areas of Conservation (CE/13/01569/FPA). This was amended through application DM/16/01565/NMA. In 2017 planning permission was granted for drainage works on neighbouring land in association with the 161 dwelling residential development (DM/17/03244/FPA). A substitution of housetypes for this development was approved in 2018 (DM/18/02504/VOC) and an application for a further substitution of housetypes and 5 additional dwellings is currently pending consideration DM/18/02504/VOC.
12. Outline planning permission with all matters reserved, for the erection of up to 250 dwellings and associated infrastructure on the current application site, subject to this reserved matters submission, was granted in 2019 (DM/16/03958/OUT).

PLANNING POLICY

NATIONAL POLICY

13. A revised National Planning Policy Framework (NPPF) was published in July 2018 (with updates since). The overriding message continues to be that new development that is sustainable should go ahead without delay. It defines the role of planning in achieving sustainable development under three overarching objectives – economic, social and environmental, which are interdependent and need to be pursued in mutually supportive ways.
14. In accordance with Paragraph 213 of the National Planning Policy Framework, existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given). The relevance of this issue is discussed, where appropriate, in the assessment section of the report. The following elements of the NPPF are considered relevant to this proposal.
15. *NPPF Part 2 - Achieving Sustainable Development.* The purpose of the planning system is to contribute to the achievement of sustainable development and therefore at the heart of the NPPF is a presumption in favour of sustainable development. It defines the role of planning in achieving sustainable development under three overarching objectives - economic, social and environmental, which are interdependent and need to be pursued in mutually supportive ways. The application of the presumption in favour of sustainable development for plan-making and decision-taking is outlined.
16. *NPPF Part 4 - Decision-making.* Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
17. *NPPF Part 5 - Delivering a Sufficient Supply of Homes.* To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
18. *NPPF Part 6 – Building a strong, competitive economy.* The Government is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and a low carbon future.
19. *NPPF Part 8 – Promoting healthy and safe communities.* The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. *Developments* should be safe and accessible; Local Planning Authorities should plan positively for the provision and use of shared space and community facilities. An integrated approach to considering the location of housing, economic uses and services should be adopted.
20. *NPPF Part 9 – Promoting sustainable transport.* Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion.

Developments that generate significant movement should be located where the need to travel will be minimised and the use of sustainable transport modes maximised.

21. *NPPF Part 11 – Making effective use of land.* Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously developed or 'brownfield' land.
22. *NPPF Part 12 – Achieving well-designed places* The Government attaches great importance to the design of the built environment, with good design a key aspect of sustainable development, indivisible from good planning.
23. *NPPF Part 14 – Meeting the challenge of climate change, flooding and coastal change -* The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.
24. *NPPF Part 15 - Conserving and Enhancing the Natural Environment -* Conserving and enhancing the natural environment. The Planning System should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests, recognising the wider benefits of ecosystems, minimising the impacts on biodiversity, preventing both new and existing development from contributing to or being put at unacceptable risk from pollution and land stability and remediating contaminated or other degraded land where appropriate.

<https://www.gov.uk/guidance/national-planning-policy-framework>

25. The Government has consolidated a number of planning practice guidance notes, circulars and other guidance documents into a single Planning Practice Guidance Suite. This document provides planning guidance on a wide range of matters. Of particular relevance to this application is the practice guidance with regards to; air quality; historic environment; design process and tools; determining a planning application; flood risk; health and well-being; land stability; housing and economic development needs assessments; housing and economic land availability assessment; light pollution; natural environment; noise; open space, sports and recreation facilities, public rights of way and local green space; planning obligations; travel plans, transport assessments and statements; use of planning conditions and; water supply, wastewater and water quality.

<https://www.gov.uk/government/collections/planning-practice-guidance>

LOCAL PLAN POLICY:

Easington District Local Plan 2001(EDLP)

26. *Policy 1 – Principles of Development.* Due regard will be had to the development plan when determining planning applications. Account will be taken as to whether the proposed development accords with a range sustainable development principles and criteria while benefiting the community and local economy.

27. *Policy 3 – Protection of the Countryside* - Development limits are defined on the proposal and the inset maps. Development outside 'settlement limits' will be regarded as development within the countryside. Such development will therefore not be approved unless allowed by other policies.
28. *Policy 14 – Protection of Special Areas of Conservation*. Development that is likely to adversely affect a Special Area of Conservation will not be permitted unless certain exceptional criteria are met.
29. *Policy 15 – Protection of Sites of Special Scientific Interest and National Nature Reserves*. Development that is likely to affect Sites of Special Scientific Interest (SSSI) Or National Nature Reserves (NNRs) will only be permissible if no alternative solution can be found and is in the national interest. Minimisation of the impacts and appropriate compensation is required where works affect SSSIs or NNRs.
30. *Policy 16 – Protection of Sites of Nature Conservation Importance, Local Nature Reserves and Ancient Woodlands*. Advises that development which is likely to adversely affect such a site will only be approved where is no alternative solution and the development is of national interest.
31. *Policy 18 – Species and Habitat Protection*. Development which adversely affects a protected species or its habitat will only be approved where the reasons for development outweigh the value of the species or its habitat.
32. *Policy 19 – Management of Areas of Nature Conservation Interest* - Areas of nature conservation interest, particularly those of national importance will be protected and enhanced. Measures include, encouraging landowners to adopt sympathetic management regimes, creation of habitat in development proposals and controlling inappropriate development in accordance with policies 14-18.
33. *Policy 35 – Design and Layout of Development* - The design and layout of development should consider energy conservation and efficient use of energy, reflect the scale and character of adjacent buildings, provide adequate open space and have no serious adverse effect on the amenity of neighbouring residents or occupiers.
34. *Policy 36 – Design for Access and the Means of Travel* - The design and layout of development should ensure good access and encourage alternative means of travel to the private car.
35. *Policy 37 – Design for Parking* - The design and layout of parking should seek to minimise the level of parking provision.
36. *Policy 66 – Provision of Outdoor Play Space* -This policy requires developers to provide adequate provision for children's play space and outdoor recreation space in new major housing developments
37. *Policy 74 – Footpaths and Other Public Rights of Way* – Sets out that public rights of way should be improved, maintained and protected from development. Suitably landscape alternatives to public rights of way should be provided where impacted on by a development.
38. *Policy 75 – Provision for Cyclists and Pedestrians* – Sets out that provision for cyclists and pedestrians will be reviewed to establish a programme to provide safe and convenient networks within settlements which, together with other appropriate facilities, encourage cycling or walking journeys to work, town centres, transport interchanges.

EMERGING PLAN:

The County Durham Plan

39. The County Durham Plan (CDP) which in time will replace the existing saved Local Plans in County Durham commenced its Examination in Public (EiP) in Winter 2019. The programmed hearing sessions subsequently closed on 6th February 2020, and the Inspector's issued his post hearing advice on 20th February 2020. An amended CDP has been prepared to take account of the specific instructions from the Inspector, and all the minor/main modifications which the Council proposed following the hearing sessions and in response to the action points issued by the Inspector. Consultation on the CDP (Main Modifications) commenced on Tuesday 26th May and closed on 21st July 2020 (an eight-week period). All comments that are received during this consultation period are being sent to the Inspector to inform his final report. Paragraph 48 of the NPPF states that decision-takers may give weight to relevant policies in emerging plans according to: the stage of the emerging plan; the extent to which there are unresolved objections to relevant policies; and, the degree of consistency of the policies in the emerging plan to the policies in the NPPF. Although the CDP is now at an advanced stage of preparation, it is considered that it should not be afforded any weight in the decision-making process until the Inspector's final report has been received.

Neighbourhood Plan

40. There is no neighbourhood plan in place for Wingate.

CONSULTATION AND PUBLICITY RESPONSES

STATUTORY RESPONSES:

41. *Highway Authority* have reviewed the submitted plans and conclude that no highways objections would be raised to these proposals.
42. *Drainage and Coastal Protection* confirm acceptance of the drainage design as detailed in the submitted drawings and note that permeable surfaces or filter strips will serve all private and shared driveways. The SuDs basin with forebay area and low flow channels for additional water quality and treatment is acceptable and the finished floor levels have been set at 300mm above maximum water levels in downstream drainage as requested. Officers note that the location of the outfall is yet to be confirmed, however there is confidence that it can be achieved with the appropriate mitigation works off site and so request a condition ensuring that the location of the outfall and any downstream accommodation works be approved by the Council prior to commencement.

INTERNAL CONSULTEE RESPONSES:

43. *Environment, Health and Consumer Protection* have no objections but request a condition in relation to any contaminated land remediation being required.
44. *Ecology* advise that the landscaping proposals for the Habitats Regulations Assessment mitigation area appear consistent with the original designs and therefore they do not consider that further Habitats Regulation Assessment is required. It is also noted that the soil specification for the wildflower areas is to be approved by the landscape architect. It is considered that, as wildflowers have very different nutrient requirements to species normally used in residential developments, that the soils in the areas intended for wildflowers should be approved by the project ecologist prior to them being seeded.

45. *Public Rights of Way* welcome the adoption of the section of Footpath 13 which runs through the site. They note that the unmarked path to the East of Footpath 13 will be replaced by a 'footpath link' and there also appears to be many other 'footpath link' areas on the site which will link to the Public Right of Way including a pedestrian footpath link running the entirety of the western boundary, again this is welcomed.
46. *Landscape* state that the proposed layout removes the road crossing of the central public open space and has been amended along the western boundary to accommodate visitor parking spaces. They conclude that there are no further improvements necessary in terms of wider changes to the layout. Some individual properties will have sub-optimal garden spaces but overall provision across the site is not an issue. On this basis Landscape officers accept the proposed layout.
47. *Design and Conservation* have no objections to the proposals and comment that previous concerns regarding the highway severing of the north-south public open space have now been resolved.

EXTERNAL CONSULTEE RESPONSES:

48. *Northumbrian Water Limited* have no objections to the proposals subject to a condition requiring further details of foul and surface water drainage.

PUBLIC RESPONSES:

49. The application has been advertised by way of a press and site notice, and individual notification letters to neighbouring residents. No letters of objection have been received from members of the public.
50. A letter of concern has been received from County Councillor John Higgins from the Wingate Electoral Division. Concerns raised are the lack of infrastructure with regard to school places and GP surgery capacity and insufficient parking for the development. Specific concern is raised regarding the proposed SuDs pond, given its proximity to the Haswell to Hart walkway, Wellfield Comprehensive School, housing estates, and the Primary School is only a ten-minute walk from the proposed area. The Councillor is very concerned for the safety of youngsters and adults, as sadly a number of youngsters have drowned in ponds in the village, therefore he is very concerned that a further pond is to be created in the village.

The above is not intended to repeat every point made and represents a summary of the comments received on this application. The full written text is available for inspection on the application file which can be viewed at: <https://publicaccess.durham.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

APPLICANTS STATEMENT:

51. This application seeks approval of the reserved matters – appearance, landscaping, layout and scale – following the outline approval of 250no. new homes in July 2019.
52. The applicant has actively engaged with the Council, arriving at this design and layout. The scheme is in full accordance with the outline permission and there are no technical issues outstanding.
53. Access will be via the Avant Homes development to the north, which is accessed off Wellfield Road, as proposed through the outline application.
54. The appearance of the homes will all be two storeys in height, comprising a mix of terraced, semi-detached and detached houses. A range of brick types, feature elevational treatments

and boundary treatments add interest to the site. The Council's Design Review Panel have scored the site all Green and Amber.

55. Landscaping is incorporated throughout. The existing mature hedgerow along running north-south through the site will be maintained and enhanced. Tree, hedgerow and wildflower planting creates a strong landscaped scheme.
56. The layout reflects existing landscape features forming clear development parcels. The central green corridor running north to south forms a key design feature with the SUDS located to the eastern edge. The SUDS is a dry basin meaning it will only be wet in extreme rainfall events; whereby it will continually filter, treat and discharge water collected at a controlled rate.
57. The scale reflects the outline planning permission for 250no. new homes. 10% are affordable, pepper-potted throughout the site. 7.8ha of ecology, green infrastructure and a playground is included on land to the south of the development. This space will be used for biodiversity benefit and also recreation by providing a number of new walking routes.
58. Each two and three-bedroom house will have a least two parking spaces, each four-bedroom house will have at least three parking spaces and there are a further 63 visitor parking spaces across the site. This is fully compliant with the Council's parking design guidance.
59. The development offers a mix of house types and sizes, providing the housing needed for different groups in the community with an environmental benefit gained from the proposed landscaping and SUDS provision.
60. The proposed development will support a range of economic benefits, including the generation of construction jobs, support to local businesses, increased local expenditure in the area and revenue to the Council through increased Council Tax receipts and relevant new Homes Bonus payments.
61. The principle of residential development has been established by the outline planning permission. The application process has raised few issues from consultees, all of which have been addressed by the applicant with the design of the proposed development amended to incorporate the comments raised. There are no objections from the public or consultees.
62. In summary, the proposed development contributes to all three dimensions of sustainable development. It fully accords with the outline planning permission and the adopted development plan. The NPPF is clear that development should be approved without delay.

PLANNING CONSIDERATIONS AND ASSESSMENT

63. Having regard to the requirements of Section 38(6) of the Planning and Compulsory Purchase Act 2004 the relevant Development Plan policies, relevant guidance and all other material planning considerations, including representations received, it is considered that as an outline approval for residential development has been approved on this site and the principle of the development has been accepted, the main planning issues in this instance relate to the access, appearance, landscaping, layout and scale of the development and objection raised.

Access, appearance, layout, scale and landscaping of the development

64. As mentioned previously the main vehicular access to the site would be taken off Wellfield Road, to the north of the site and would pass through the development of phase 1 to the north. A secondary access would also be available through Martindale Walk to the west of phase 1. The access points off Wellfield Road and Martindale Walk have already been constructed as agreed by the Highway Authority and are in use. Internally, all road layouts and parking provision levels including visitor parking have also been agreed and are in accordance with the Council's parking standards. Overall, all highways issues have been addressed satisfactorily including the means of access and, therefore, the proposals are in accordance with saved policies 1, 36 and 37 of the District of Easington Local Plan and part 9 of the National Planning Policy Framework.
65. Policy 35 of the District of Easington Local Plan requires that development should reflect the scale and character of adjacent buildings and the area generally, particularly in terms of site coverage, height, roof style and detailed design and materials. In addition, development should provide adequate open space, appropriate landscape features and screening where required. Part 12 of the NPPF also seeks to promote good design, while protecting and enhancing local environments. Paragraph 127 of the NPPF states that planning decisions should aim to ensure developments function well and add to the overall quality of the area and establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit. Local plan policy 35 is considered to comply with NPPF requirements and as such significant weight can be afforded to this policy
66. The appearance of the dwellings is considered to be of a generally high standard. The scheme has been developed in a traditional style development which would work well in this location and would reflect the nature of the modern development to the north of the application site. The choice of materials, which is dominated by a traditional red multi brick, weatherboarding and traditional tile roofing materials would relate well to the surrounding area whilst the inclusion of bay windows and door canopies on properties are a welcome addition which would reflect properties in the surrounding area.
67. The properties are all two storeys in height, there are also double fronted corner turning units added. The use of some bay windows and canopy type entrance surrounds help to define the elevations and add interest. Overall, it is considered that the traditional appearance of the dwellings would create an interesting development which would be of a high standard and would be appropriate in the context of the surrounding area in accordance with saved policies 1 and 35 of the District of Easington Local Plan and part 12 of the National Planning Policy Framework which seeks to achieve well-designed places.
68. Saved District of Easington Local Plan Policy 35 states that planning permission will be required to have no serious adverse effect on the amenity of people living and working in the vicinity of the development site and the existing use of adjacent land or buildings in terms of privacy, visual intrusion, noise, other pollutants and traffic generation. This policy is considered consistent with Parts 12 and 15 of the NPPF, which require that a good standard of amenity for existing and future users be ensured, whilst seeking to prevent both new and existing development from contributing to, or being put at unacceptable risk from, unacceptable levels of pollution.
69. The layout of the development is considered generally acceptable and is partly constrained due to the new housing development to the north. However, advantage has been taken of the frontage onto the Green Infrastructure to the south, SuDs basin and walkway to the east and footpath to the west where dwellings would face outward creating an interesting frontage and street scene without the dominance of car parking. It is noted that the distancing standards as set out in the appendix of the District of Easington Local Plan which

requires sufficient distance between main facing elevations in addition to space between main elevations and gable ends are met or exceeded in almost all instances. Importantly, the distances to existing dwellings are met or exceeded in all instances. Consideration has also been given to the recently adopted amenity standards SPD and again the layout is considered to meet its content.

70. Generally, the gardens and amenity space is generous and the level of off-street parking including private garaging has been considered appropriate by highways officers. The number of dwellings on the site is also considered appropriate for this location and reflects what was approved at the outline stage. The proposals are therefore considered to be in accordance with saved policy 1 and 35 of the District of Easington Local Plan and part 12 of the NPPF.
71. In terms of the scale of the development, it is considered that two storey dwellings are entirely appropriate for this location. The scale of the dwellings are consistent with the built up areas of Wingate and would not harm the visual amenity of the area or existing occupiers. The house types involved in the proposal are a mix of two, three and four bedroom properties, some in blocks of three, but mostly comprising of pairs of semi-detached and detached properties. This is considered to be an appropriate mix of house types which would contribute toward both the interest of the development and the varying needs of the future residents as well as reflecting the semi-rural nature of the site.
72. A landscaping scheme has been submitted which shows a comprehensive planting scheme throughout the development which would help create attractive street scenes. In addition to planting within the built-up area, adequate areas of open space are proposed to the north near the entrance of the site along with a green corridor which links to the green infrastructure to the south.
73. The green infrastructure to the south of the site was required as part of the outline planning permission in order to provide recreational space and offset the impact on nearby European Protected Sites – Castle Eden Dene Special Area of Conservation (SAC), Durham Coast SAC, Northumbrian Coast Special Protection Area (SPA), European Marine Site and Ramsar Site and Teesmouth and Cleveland Coast SPA and Ramsar Site. Although outside of this application site, the details provided in the landscaping details would be sufficient to address the requirements of condition 5 attached to the outline approval. The impact of the development upon these sites was considered at the outline stage where it was considered under the Habitat Regulations Assessment process that the proposed mitigation measures via the green infrastructure provision, was acceptable and no significant impact upon the European Protected Sites would occur. The detailed measures proposed under this application submission build upon and accord with the outline proposals and are deemed acceptable having regards to the relevant EDLP policies and Part 15 of the NPPF.
74. Similarly the results of the final layout, design and landscaping of the proposals are that no adverse impact upon the Area of High Landscape Value which lies approximately 800m to the east and north of the site and the Castle Eden Conservation Area, which is located approximately 550m to east of the site would occur, again as was expected at the outline stage.
75. In addition to the above, a SuDs basin to the east of the site is proposed which would serve as a supplementary landscaping feature. There are links provided onto the Hart to Haswell walkway to the east as well as links to the Public Right of Way and green infrastructure to the south. The level of amenity space has been agreed with the relevant officers and is compliant with the requirements of the Open Space Needs Assessment.

76. In general, it is considered that the landscaping scheme is acceptable and accords with saved policy 1 of the District of Easington Local Plan and part 15 of the National Planning Policy Framework.
77. A Building for Life Supplementary Planning Document (2019) (BfL SPD) has recently been adopted. In recognition of national planning advice (outlined above) and to achieve high quality housing developments the Council has adopted an in-house review process to assess schemes against the Building for Life 12 (BfL 12) Standards. The BfL SPD formalises the review process and establishes the guidelines and standards for its operation. The SPD is an adopted document and, therefore, weight can be attributed to it in the decision-making process. The scoring is based on a traffic light system with the aim of the proposed new development to secure as many “greens” as possible, minimise the number of “ambers” and avoid “reds”. The more “greens” achieved the better the development would be, “ambers” are usually concerns that can be raised to “green” with revisions, whereas a “red” gives a warning that a particular aspect needs strong reconsideration. At the start of the application process the scheme was considered against the BfL standard through a series of questions and resulted in the majority of the scores being green with only a few amber scores. On this basis, design review established that the scheme was of good quality and would meet the requirements of the Supplementary Planning Document.
78. Overall it is considered that the proposals are acceptable in terms of access, appearance, layout, scale and landscaping and would result in a good quality development with no adverse impacts on existing occupiers. The proposals are considered to be in accordance with the relevant National and Local Plan policies along with the adopted Supplementary Planning Document.

Objections received and Other Issues

79. A number of concerns have been expressed by a local County Councillor. Concerns raised include a lack of infrastructure with regard to school places and GP surgery capacity. The principle of developing the site for housing has been established by the outline planning permission and the extent to which mitigation was necessary was established at that time and cannot now be revisited as part of a reserved matters application. Whilst no contributions were considered necessary in relation to GP capacity, it was acknowledged at that time that there were insufficient school places and accordingly, the outline planning permission is subject to a contributions of £715,540 towards primary school places which was secured by way of a s106 Legal Agreement. In addition to this, the s106 legal agreement also secured 10% affordable housing, £369,000 for offsite recreation and sporting provision, £84,000 for improving cycling links in the area and, £160,620 for improving the public rights of way network in the area.
80. Further concerns relate to a lack of parking bays proposed for the development. The Highway Authority have confirmed that the level of provision is in accordance with the Council’s parking standards.
81. Specific concerns expressed regarding the safety of the proposed SuDs pond has been addressed by the Council’s drainage officers. They have advised that the relevant guidance from CIRIA has been met relating to SuDs components. In summary, the basin will be dry for the vast majority of time, for smaller storm occasions the water would be drained within minutes and in a significant 10 to 20 year flood event the water would be drained within 24 hours. They confirm that there is no requirement for fencing around the basin to address any safety concerns.
82. Environment, Health and Consumer Protection advise that a contaminated land condition should apply to any permission granted, however, such a condition is already imposed on

the outline planning permission and there is no requirement to repeat it on this reserved matters application.

83. In light of the above it is considered that the layout, appearance, scale and landscaping is acceptable and as such is in accordance with the relevant saved District of Easington Local Plan policies and parts of the National Planning Policy Framework as highlighted earlier in the report.

CONCLUSION

84. The National Planning Policy Framework advises that there should be a presumption in favour of sustainable development such as this site which was granted outline planning permission on this basis. This application seeks reserved matters of the details as the principle of residential development in this location has already been accepted.

85. It was previously considered when outline planning permission was granted that the contribution the development would make towards meeting the housing and infrastructure needs of all sectors of the community and the investment and regeneration the development would bring to the area should be afforded significant weight. Outline planning permission was previously approved on the basis that these benefits were considered sufficient to outweigh any harm caused by permitting residential development beyond an established settlement boundary in this location. Overall, it is considered that the reserved matters relating to layout, appearance, scale, access and landscaping are acceptable and therefore approval of the application is recommended.

RECOMMENDATION

That the application be **APPROVED** subject to the following conditions:

1. The development hereby approved shall be carried out in strict accordance with the following approved plans:

Plan	Drawing No.	Date Received
SUDS LOCATION PLAN	QD1622-00-09	19/02/20
REFUSE TRACKING LAYOUT	QD1622-40-01	19/02/20
THE SCRIVENER ELEVATIONS COUNTRY VERNACU...	SC-4B-2S-CW-E	19/02/20
THE SCRIVENER FLOOR PLANS	SC-4B-2S-P3	19/02/20
THE SCRIVENER ELEVATIONS TOWN VERNACULAR...	SC-4B-2S-TF-E	19/02/20
THE SHOEMAKER ELEVATIONS COUNTRY VERNACU...	SH-3B-2S-CB-E	19/02/20
THE SHOEMAKER FLOOR PLANS	SH-3B-2S-P2	19/02/20
THE SHOEMAKER ELEVATIONS TOWN VERNACULAR...	SH-3B-2S-TB-E	19/02/20
THE SAWYER ELEVATIONS COUNTRY VERNACULAR...	SY-3B-2S-CB-E	19/02/20
THE SAWYER FLOOR PLANS	SY-3B-2S-P1	19/02/20
THE SAWYER ELEVATIONS TOWN VERNACULAR: F...	SY-3B-2S-TF-E	19/02/20
THE TAILOR FLOOR PLANS	TA-3B-2S-P2	19/02/20
THE THESPIAN FLOOR PLANS	TH-3B-2S-P1	19/02/20
THE TURNER PLANNING LAYOUTS	TU-3B-2S-AC REV D	19/02/20
THE BLACKSMITH (2B SEMI/TERR) COUNTRY BR...	WIN/643/CB/25/01	19/02/20
THE BLACKSMITH (2B SEMI/TERR) COUNTRY BR...	WIN/643/CB/25/02	19/02/20
THE BLACKSMITH (2B SEMI/TERR) COUNTRY BR...	WIN/643/CB/25/03	19/02/20
THE BLACKSMITH (2B SEMI/TERR) COUNTRY BR...	WIN/643/CB/25/04	19/02/20
THE BLACKSMITH (2B SEMI/TERR) TOWN BRICK...	WIN/643/TB/25/01	19/02/20
THE BLACKSMITH (2B SEMI/TERR) TOWN BRICK...	WIN/643/TB/25/02	19/02/20

THE BLACKSMITH (2B SEMI/TERR) TOWN BRICK...	WIN/643/TB/25/03	19/02/20
THE BLACKSMITH (2B SEMI/TERR) TOWN BRICK...	WIN/643/TB/25/04	19/02/20
THE TAILER (3B SEMI) COUNTRY BRICK FRONT...	WIN/802/CB/25/01	19/02/20
THE TAILOR (3B SEMI) COUNTRY BRICK SIDE ...	WIN/802/CB/25/02	19/02/20
THE TAILOR (3B SEMI) COUNTRY BRICK REAR ...	WIN/802/CB/25/03	19/02/20
THE TAILOR (3B SEMI) COUNTRY BRICK SIDE ...	WIN/802/CB/25/04	19/02/20
THE TAILOR (3B SEMI) TOWN BRICK FRONT ELEVATIONS	WIN/802/TB/25/01	19/02/20
THE TAILOR (3B SEMI) TOWN BRICK SIDE ELEVATIONS	WIN/802/TB/25/02	19/02/20
THE TAILOR (3B SEMI) TOWN BRICK REAR ELEVATIONS	WIN/802/TB/25/03	19/02/20
THE TAILOR (3B SEMI) TOWN BRICK SIDE ELEVATIONS	WIN/802/TB/25/04	19/02/20
THE TURNER (3B DET/SEMI) COUNTRY WEATHER...	WIN/897/CW/25/01	19/02/20
THE TURNER (3B DET/SEMI) COUNTRY WEATHER...	WIN/897/CW/25/02	19/02/20
THE TURNER (3B DET/SEMI) COUNTRY WEATHER...	WIN/897/CW/25/03	19/02/20
THE THESPIAN (3B DET) COUNTRY WEATHERBOARD FRONT	WIN/921/CW/25/01	19/02/20
THE THESPIAN (3B DET) COUNTRY WEATHERBOARD SIDE	WIN/921/CW/25/02	19/02/20
THE THESPIAN (3B DET) COUNTRY WEATHERBOARD REAR	WIN/921/CW/25/03	19/02/20
THE THESPIAN (3B DET) COUNTRY WEATHERBOARD SIDE	WIN/921/CW/25/04	19/02/20
OVERALL SITE PLAN	100 (REV B)	19/06/20
SITE LAYOUT PLAN	101 (REV B)	19/06/20
BOUNDARY TREATMENT PLAN	102 (REV B)	19/06/20
ADOPTION PLAN	103 (REV B)	19/06/20
ELEVATIONAL TREATMENT PLAN	105 (REV B)	19/06/20
TYPICAL SUDS DETAILS	QD1622-08-04-A	13/07/20
ENGINEERING LAYOUT	QD1622-03-01 REV	19/08/20
EXTERNAL WORKS SHEET 1 OF 4	F	19/08/20
EXTERNAL WORKS SHEET 2 OF 4	QD1622-04-01 REV	19/08/20
EXTERNAL WORKS SHEET 3 OF 4	E	19/08/20
EXTERNAL WORKS SHEET 4 OF 4	QD1622-04-02 REV	19/08/20
SOURCE CONTROL LOCATIONS	D	19/08/20
LANDSCAPE CONSTRUCTION SOFTWARES SHEET 1	QD1622-04-03 REV	19/02/20
LANDSCAPE CONSTRUCTION SOFTWARES SHEET 2	D	19/02/20
LANDSCAPE CONSTRUCTION SOFTWARES SHEET 3	QD1622-04-04 REV	19/02/20
LANDSCAPE CONSTRUCTION SOFTWARES SHEET 4	D	19/02/20
LANDSCAPE CONSTRUCTION SOFTWARES SHEET 5	QD1622-04-10 REV	19/02/20
LANDSCAPE CONSTRUCTION SOFTWARES SHEET 6	A	19/02/20
LANDSCAPE CONSTRUCTION SOFTWARES SHEET 7	136323/8003 REV B	19/02/20
LANDSCAPE CONSTRUCTION SOFTWARES SHEET 8	136323/8004 REV B	19/02/20
LANDSCAPE CONSTRUCTION SOFTWARES SHEET 9	136323/8005 REV B	19/02/20
LANDSCAPE CONSTRUCTION SOFTWARES SHEET 1	136323/8006 REV B	19/02/20
LANDSCAPE CONSTRUCTION SOFTWARES SHEET 1	136323/8007 REV B	19/02/20
LANDSCAPE CONSTRUCTION SOFTWARES SHEET 1...	136323/8008 REV B	19/02/20
PLANTING SPECIFICATION	136323/8009 REV B	19/02/20
LANDSCAPE SOFTWARES OVERVIEW SKETCH	136323/8010 REV B	19/02/20
SITE SECTIONS	136323/8011 REV B	19/02/20
THE BLACKSMITH FLOOR PLANS	136323/8012 REV B	19/02/20
THE BOWYER ELEVATIONS COUNTRY VERNACULAR...	136323/8013 REV B	19/02/20
THE BOWYER FLOOR PLANS	136323/8014 REV B	19/02/20
THE BOWYER ELEVATIONS TOWN VERNACULAR: F...	136323/8015 REV B	19/02/20
THE CARVER ELEVATIONS COUNTRY VERNACULAR	136323/SK7001	19/02/20
THE CUTLER ELEVATIONS TOWN VERNACULAR: B...	200	19/02/20
THE TURNER (3B DET/SEMI) COUNTRY WEATHER...	BL-2B-2S-P1	19/02/20
THE FORESTER PLANNING LAYOUTS	BO-4B-2S-CB-E	19/02/20
THE FORESTER ELEVATIONS COUNTRY VERNACUL...	BO-4B-2S-P1	19/02/20
THE FORESTER ELEVATIONS TOWN VERNACULAR:...	BO-4B-2S-TF-E	19/02/20
THE GLAZIER ELEVATIONS COUNTRY VERNACULA...	CA-3B-2S-CB-E	19/02/20
THE GLAZIER FLOOR PLANS	CU-4B-2S-TB-E	19/02/20
THE LORIMER ELEVATIONS COUNTRY VERNACULA...	EMC/897/CW/25/04	19/02/20
THE LORIMER FLOOR PLANS	FO-4B-2S-AC	19/02/20
THE LORIMER ELEVATIONS TOWN VERNACULAR: ...	FO-4B-2S-CW-E	19/02/20
SITE LOCATION PLAN	FO-4B-2S-TF-E	19/02/20
SITE PLAN AS EXISTING	GL-3B-2S-CW-E	19/02/20

PLAY AREA SKETCH	GL-3B-2S-P1	19/02/20
THE CARVER FLOOR PLANS	LO-4B-2S-CB-E	19/02/20
THE CARVER ELEVATIONS TOWN VERNACULAR: B...	LO-4B-2S-P1	19/02/20
THE CHANDLER ELEVATIONS COUNTRY VERNACUL...	LO-4B-2S-TB-E	19/02/20
THE CHANDLER FLOOR PLANS	01	19/02/20
THE CHANDLER ELEVATIONS TOWN VERNACULAR:...	02	19/02/20
THE CUTLER ELEVATIONS COUNTRY VERNACULAR...	136323/8001 REV B	19/02/20
THE CUTLER FLOOR PLANS	CA-3B-2S-P1	19/02/20
	CA-3B-2S-TB-E	
	CH-3B-2S-CB-E	
	CH-3B-2S-P1	
	CH-3B-2S-TF-E	
	CU-4B-2S-CW-E	
	CU-4B-2S-P2	

Reason: To define the consent and ensure that a satisfactory form of development is obtained, in accordance with Policies 1, 35 and 36 of the District of Easington Local Plan and part 12 of the NPPF.

- Development shall not commence until details of the specification and location of the proposed outfall has been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details and maintained as such in perpetuity.

Reason: In the interests of flood risk and in accordance with part 15 of the National Planning Policy Framework.

- Development shall not commence until a detailed scheme for the disposal of foul and surface water from the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall take place in accordance with the approved details.

Reason: In the interests of flood risk and in accordance with part 15 of the National Planning Policy Framework.

- No dwellings shall be occupied until a detailed specification of wildflower seeding is submitted to and agreed in writing with the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

Reason: In the interest of designing high quality developments and enhancing biodiversity in accordance with parts 12 and 15 of the National Planning Policy Framework.

BACKGROUND PAPERS

Submitted application form, plans supporting documents and subsequent information provided by the applicant.

The National Planning Policy Framework (2018)

National Planning Practice Guidance Notes

District of Easington Local Plan

Residential Amenity Standards SPD

County Durham Building for Life SPD

Statutory, internal and public consultation responses



Planning Services

Reserved matters application for 250 dwellings with associated highways infrastructure, landscaping, public open space and sustainable urban drainage features pursuant to planning permission DM/16/03958/OUT

Land To The South Of High Grange Way, Wingate

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Comments

Date: 2nd September 2020