

# Planning Services

## COMMITTEE REPORT

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### APPLICATION DETAILS

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APPLICATION NO:	CE/13/01568/OUT
FULL APPLICATION DESCRIPTION	RESIDENTIAL DEVELOPMENT COMPRISING 161 DWELLINGS INCLUDING DETAILS OF ACCESS (OUTLINE/RESUBMISSION)
NAME OF APPLICANT SITE ADDRESS	PARTNER CONSTRUCTION LTD LAND TO THE SOUTH OF WELLFIELD ROAD, WINGATE
ELECTORAL DIVISION CASE OFFICER	WINGATE Barry Gavillet 03000261958 dmcentraleast@durham.gov.uk

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### DESCRIPTION OF THE SITE AND PROPOSAL

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#### Site:

1. This application site directly adjoins the settlement boundary of Wingate and Station Town which lies to the north and west of the application site, the site is located within the Electoral Division of Wingate. As the site is outside of any settlement boundary identified in the District of Easington Local Plan it is technically classed as being in the countryside.
2. The site has a site area of approximately 5.5 hectares. The site is roughly rectangular in shape and is currently used as arable farmland.
3. The site is bounded by existing residential development to the west and north, a former railway line to the east and arable agricultural land to the south. It is split into two fields, with a hedgerow and public right of way running through the middle of the site. The former railway (Haswell/Hart Railway Path) line is now part of the National Cycle Network. The designated local shopping centre for Wingate and Station Town is approximately 1.7km south of the application site and there is a regular bus service which runs along Wellfield Road which bounds the site to the north.
4. The site is not subject to any site-specific allocations or designations in the saved policies of the Local Plan. The site is however, proposed to be allocated for residential development in the emerging County Durham Plan.

## Proposal:

5. This application seeks outline approval for up to 161 residential dwellings with detailed approval for the means of access only.
6. At this stage, the only matters for consideration are the principle of the proposed residential development and the points of access which would be from Wellfield Road and Martindale Walk. All other matters are reserved for future consideration and include appearance, landscaping, layout and scale.
7. A number of design parameters have been set out within the Design and Access Statement and have been shown on an indicative masterplan. These predominantly relate to density of the proposed development, type and size of residential properties and privacy distances between existing and proposed residential dwellings. They also include a 'Landscape Buffer' between the proposed dwellings and the Haswell/Hart Railway Path. The illustrative site layout plan also shows a mixture of house types and sizes with a predominance of 3 and 4 bedroom properties, but also including a number of 2 bedroom properties.
8. In terms of the points of access, the principle access will be from Wellfield Road with a secondary access providing a connection to Martindale Walk. A Transport Assessment has been undertaken which provides a detailed analysis of trip generation from the proposed development, including the likely direction of travel of traffic to and from the site and the capacity of the junctions within the vicinity of the application site to accommodate the proposed development.
9. It is proposed that the application site would deliver 10% affordable housing in accordance with the emerging County Durham Local Plan and this would be delivered as 75% social rent and 25% intermediate.
10. In addition to the above proposals, an application for improved Green Infrastructure has been submitted which involves improvements to a number of routes to the south of the residential development proposals. These proposals would be subject to a Wildlife and Habitat Management Plan. The overriding purpose of the Green Infrastructure proposals is to provide an attractive recreational walking route as an alternative to visiting the nearby Site of Special Scientific Interest at Castle Eden Dene and the Special Protection Areas and Special Areas of Conservation on the coast. This proposal is subject to a separate planning application which is also being considered by Members on this agenda.
11. This application is being reported to committee as it is classed as a major development.

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## PLANNING HISTORY

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12. This outline application comprises a resubmission of a similar proposal for the same site (Ref: PL/5/2013/0293) which was withdrawn in September 2013 following a request from Natural England for further information on the possible effects of the development on local designated sites.
13. Following discussion with ecology it was agreed that the proposed Green Infrastructure improvements to the south (subject to a separate application on this

agenda) would address the concerns of Natural England and provide a benefit to residents of the proposed development, as well as existing residents of Wingate.

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## **PLANNING POLICY**

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### **NATIONAL POLICY:**

14. The Government has consolidated all planning policy statements, guidance notes and many circulars into a single policy statement, the National Planning Policy Framework (NPPF), although the majority of supporting Annexes to the planning policy statements are retained. The overriding message is that new development that is sustainable should go ahead without delay. It defines the role of planning in achieving sustainable development under three topic headings – economic, social and environmental, each mutually dependant.
15. The presumption in favour of sustainable development set out in the NPPF requires local planning authorities to approach development management decisions positively, utilising twelve 'core planning principles'

The following elements are considered relevant to this proposal:

16. *Part 1* - 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 of a low carbon future.
17. *Part 4* - Transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. Smarter use of technologies can reduce the need to travel. The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel. However, the Government recognises that different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas.
18. *Part 6* - To boost significantly the supply of housing, applications should be considered in the context of the presumption in favour of sustainable development.
19. *Part 7* - 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.
20. *Part 8* - 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.
21. *Part 10* - Planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure. This is central to the economic, social and environmental dimensions of sustainable development.

22. *Part 11* - The planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests and soils; recognising the wider benefits of ecosystem services; minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures; preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

*The above represents a summary of those policies considered most relevant. The full text can be accessed at: <http://www.communities.gov.uk/planningandbuilding/planning/planningpolicyguidance/planningpolicystatements>*

## **LOCAL PLAN POLICY:**

### District of Easington Local Plan

23. *Policy 1*- 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 sustainable development principles while benefiting the community and local economy. The location, design and layout will also need to accord with saved policies 3, 7, 14-18, 22 and 35-38.
24. *Policy 3* - 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.
25. *Policy 14* - Development which adversely affects a designated or candidate Special Area of Conservation and is not connected with managing the scientific interest will only be approved where there is no alternative solution and there is an overriding national interest where it is necessary for reasons of human health or safety; or there are beneficial consequences of nature conservation importance.
26. *Policy 15* - Development which adversely affects a designated Site of Special Scientific Interest will only be approved where there is no alternative solution and it is in the national interest.
27. *Policy 16* - Development which adversely affects a designated Site of Nature Conservation Importance/Local Nature Reserve/ancient woodland will only be approved where there is no alternative solution and it is in the national interest.
28. *Policy 18* - 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.
29. *Policy 19* - Areas of nature conservation interest, particularly those of national importance will be protected and enhanced.
30. *Policy 35* - 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.

31. *Policy 36* - The design and layout of development should ensure good access and encourage alternative means of travel to the private car.
32. *Policy 37* - The design and layout of development should seek to minimise the level of parking provision (other than for cyclists and disabled people).
33. *Policy 66* - Developers will be required to make adequate provision for children's play space and outdoor recreation in relation to housing development of 10 or more dwellings. Provision may be secured elsewhere if it is inappropriate to make provision at the development site.
34. *Policy 74* - Public Rights of Way will be improved, maintained and protected from development. Where development is considered acceptable, an appropriate landscaped alternative shall be provided.
35. *Policy 75* - Provision for cyclists and pedestrians will be reviewed to provide safe and convenient networks.
36. *Policy 77* - The Council will seek to encourage the improvement of the public transport service and the rail transport of freight in the district.

*The above represents a summary of those policies considered most relevant in the Development Plan the full text, criteria, and justifications of each may be accessed at <http://www.durham.gov.uk/Pages/Service.aspx?ServiceId=7534>*

## **EMERGING POLICY:**

37. The emerging County Durham Plan is now in Pre-Submission Draft form, having been the subject of a recent 8 week public consultation, and is due for submission in Spring 2014, ahead of Examination in Public. In accordance with paragraph 216 of the NPPF, 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. To this end, the following policies contained in the Pre-Submission Draft are considered relevant to the determination of the application:
38. *Policy 1 (Sustainable Development)* – States that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.
39. *Policy 18 (Local Amenity)* – In order to protect the amenity of people living and/or working in the vicinity of a proposed development, permission will not be granted for development proposals which would have a significant adverse impact on residential amenity.
40. *Policy 19 (Air Quality, Light and Noise Pollution)* – All development will be expected to prevent unacceptable levels of air, light and/or noise pollution.

41. *Policy 20 (Green Infrastructure)* – Development will be expected to conserve, and where required improve and extend, the County’s Green Infrastructure network.
42. *Policy 30 (Housing Land Allocations)* – In order to meet the housing requirement a number of sites have been allocated for housing. Planning applications for housing submitted on these sites that are in accordance with site specific and phasing requirements will be approved. Applications submitted in advance of its phasing will be approved where they do not prejudice delivery of other allocated sites phased in an earlier time period, where they are required to maintain a five year supply of deliverable sites and where infrastructure requirements can be satisfactorily addressed.
43. *Policy 35 (Development in the Countryside)* – Sets out that new development will be directed to sites within built up areas, or sites allocated for development, whilst the countryside will be protected from inappropriate development.
44. *Policy 39 (Landscape Character)* – States that proposals for new development will only be permitted where they would not cause significant harm to the character, quality or distinctiveness of the landscape, or to important features or views, unless the benefits of the development clearly outweigh its impacts.
45. *Policy 41 (Biodiversity and Geodiversity)* – States that proposals for new development will not be permitted if significant harm to biodiversity and geodiversity, resulting from the development, cannot be avoided, or adequately mitigated, or as a last resort, compensated for.
46. *Policy 47 (Contaminated and Unstable Land)* – Sets out that development will not be permitted unless the developer can demonstrate that any contaminated or unstable land issues will be addressed by appropriate mitigation measures to ensure that the site is suitable for the proposed use, and does not result in unacceptable risks which would adversely impact upon human health, and the built and natural environment.
47. *Policy 48 (Delivering Sustainable Transport)* – All development shall deliver sustainable travel by delivering, accommodating and facilitating investment in sustainable modes of transport; providing appropriate, well designed, permeable and direct routes for all modes of transport; and ensuring that any vehicular traffic generated by new development can be safely accommodated.

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## **CONSULTATION AND PUBLICITY RESPONSES**

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### **STATUTORY RESPONSES:**

48. Wingate Parish Council objects to the development stating that there is no need for further development in Wingate given the number of recent developments. Furthermore they have concerns about the lack of school places, healthcare provision, that the development will lead to traffic congestion and that the application site is an agricultural field outside of the settlement boundary.
49. The Environment Agency have no objections to the proposals subject to conditions requiring a 5 metre wide buffer zone around the two ponds to the east of the site.
50. The Highways Agency raise no objections to the proposals.

51. Initially Natural England raised concerns regarding the impact of the proposals on the nearby Durham Coast and Castle Eden Dene Sites of Special Scientific Interest, the Durham Coast Special Area of Conservation and the Northumberland Coast Special Protection Area. However, after clarification, Natural England acknowledge that as the site is a proposed housing allocation in the County Durham Plan it has already been through the Habitat Regulations Appropriate Assessment process. Given this, and that a large area of Green Infrastructure is to be provided, they are satisfied that the additional recreational pressure as a result of the development is not likely to result in a significant effect on the designated sites and therefore raise no objections.
52. Northumbrian Water raise no objections on the basis that foul and surface water drainage is dealt with in accordance with the submitted Flood Risk Assessment.
53. The Ramblers Association

#### **INTERNAL CONSULTEE RESPONSES:**

54. The Archaeology Officer comments that a geophysical survey has been carried out which indicates that the site has low archaeological sensitivity. However, some anomalies were found and as a result a condition should be attached which requires trial trenching to be carried out prior to development commencing.
55. The Countryside Service has no objections to the proposals but requires further clarification of access points onto the Hart to Haswell Walkway along with details of issues such as signage, security and waste disposal.
56. Senior School Places Officer advises that additional classrooms will be required as a result of the additional pupils generated by the development. An appropriate financial contribution should be secured from the developer for the provision of the additional classrooms required for schools in the local area.
57. Public Rights of Way Officer has no objections but has stated that the amendments to the public right of way would need to be undertaken as part of a separate application process. Improvements to footpaths are welcomed.
58. Contaminated Land Officer has no objections given the greenfield nature of the site.
59. Pollution Control Officers have no objections subject to conditions requiring a noise report and any subsequent mitigation given the proximity of the site to the A19. In addition to this, conditions to control noise and dust emissions during construction are also suggested.
60. The Ecology Officer states that the site provides for green infrastructure along with a management plan and agrees with the response from Natural England. The mitigation in the submitted ecology report and the management plan should be conditioned.
61. The Design and Conservation Officer offers no objections as the layout and appearance of the development does not form part of this application.
62. Technical Officers have offered advice relating to adoption of open spaces.

63. The Sustainability Officer raises no objections subject to a condition requiring a scheme of renewable energy and carbon reduction being submitted and agreed.
64. The Principle Landscape Officer has no objections to the proposals subject to the occupation of the site being linked to the delivery of the adjacent Green Infrastructure.
65. Highways Officers have assessed the proposals and raise no objections subject to conditions requiring a residential travel plan and a scheme showing the relocation of the bus stop on Wellfield Road. A more detailed highways response is detailed later in this report.
66. The Councils Employability Team Leader suggests that there is an opportunity to provide employment and skills opportunities to the local community which should be secured by a Section 106 legal agreement.
67. Planning Policy officers consider that while the principle of developing the site does not accord with the District of Easington Local Plan, the proposals comply with the National Planning Policy Framework objective of locating housing in sustainable locations with good access to jobs, key services and infrastructure. The development would help meet the needs of mixed communities including provision of affordable housing. A more detailed planning policy discussion is detailed later in this report.

#### **PUBLIC RESPONSES:**

68. Coal Authority have no objections.
69. Campaign to Protect Rural England welcome the provision of Green Infrastructure in relation to the proposals but raise concerns about the size of the development in relation to the existing settlement which would result in the loss of a greenfield site that has recreational and natural benefits.
70. The NHS at Wingate Medical Centre state that there is sufficient capacity to provide primary medical services to the residents of the development.
71. This application has been advertised by way of press notices, site notices and 161 letters to individual residents. A total of 30 letters of objection have been received from nearby residents.
72. The main reasons of concern are that the scale of the development is too large, is unsustainable and would result in loss of agricultural land, that it would result in a loss of green space and wildlife, that there are vacant properties in the area and the development is not needed and that it is outside the settlement boundary.
73. In addition to this there are concerns that the increase in population would lead to an increase in traffic, put pressure on local schools, that there are a lack of existing amenities in the area, that the additional development would cause flooding, would result in loss of residential amenity and that it would result in the diversion of a Public Right of Way and loss of hedgerows. Finally there is a concern that the development should not be coming forward before the adoption of the County Durham Plan.
74. The reasons for objection to the development will be fully considered later in this report.



## APPLICANTS STATEMENT:

75. The development of the application site for up to 161 residential dwellings is consistent with the proposed allocation within the emerging Durham County Local Plan and will provide a mix of house types and tenures (including 10% affordable housing) within Wingate.
76. Through a close working partnership with officers at Durham County Council, the development includes a series of significant benefits, with particular emphasis on the Green Infrastructure improvements which have been secured in negotiation with Natural England.
77. Other principle matters supporting the scheme are as follows:
- The delivery of a mix of house types and sizes which is consistent with the requirements identified within the County Durham Strategic Housing Market Assessment, with the ultimate housing mix to be informed by the parameters submitted with this outline application;
  - Development of this proposed allocation will assist in ensuring there is a continuous rolling 5 year housing land supply;
  - The proposed development includes a Framework Travel Plan which is to be worked up as part of the detailed scheme and will reduce vehicular movements associated with the proposed development;
  - The proposed development will deliver 10% affordable housing which is consistent with the requirements identified within the 2013 Strategic Housing Market Assessment;
  - The proposed development delivers a series of economic, social and environmental benefits which are consistent with the requirements of the NPPF to deliver sustainable development;<sup>7</sup>
  - The proposed development will deliver significant economic benefits which are of benefit to the local and wider community, including in the order of £2.87m in Council Tax and a New Homes Bonus receipt over a period of 6 years and in the order of 129 no. fulltime equivalent jobs over the construction period;
  - S106 contribution towards education requirements;
  - The proposed development will assist the local authority in achieving a 5 year housing land supply against its objectively assessed needs, consistent with the requirements of paragraph 47 of the NPPF; and
  - The development is consistent with all other relevant policies of the Development Plan as detailed within Sections 4 and 5 of this Planning Statement.
78. Overall, the development is consistent with the National Planning Policy Framework, the Council's interim position on the determination of planning applications in advance of the County wide Local Plan being adopted, and the relevant emerging policies of the Local Plan.

*The above 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*

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## PLANNING CONSIDERATION AND ASSESSMENT

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79. Local planning authorities (LPA's) must determine planning applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise.
80. If the Development Plan contains material policies or proposals and there are no other material considerations, the application should be determined in accordance with the Development Plan. Where there are other material considerations, the Development Plan should be the starting point, and other material considerations should be taken into account in reaching a decision.
81. In this instance, given that the application seeks outline approval with access being the only detailed matter, the main relevant considerations are the principle of the development and highways issues. Of particular relevance are the accordance with the saved policies from the District of Easington Local Plan, the Governments recently published National Planning Policy Framework (NPPF) and the emerging County Durham Plan. Other material considerations include the impact on the character and appearance of the area, affordable housing, ecology, archaeology, flood risk, environmental health issues and the concerns raised by local residents.

### **Principle of the development**

82. The key planning policy issues arising from this proposal which require due consideration in the determination of the application are the sustainability of the location, degree of accordance with existing and draft proposed policies and whether it is justifiable to permit an application on this site to come forward ahead of the County Durham Plan examination and adoption.
83. This proposal seeks outline planning permission for the development of 161 houses on land located to the south of Wellfield Road South, Wingate. The site extends to approximately 5.5ha.
84. From a Spatial policy perspective, it is considered that the key issues in relation to this application are:
  - a) The extent to which the proposed development accords with the existing development plan for the area;
  - b) The extent to which the proposed development is in accordance with the emerging County Durham Plan; and,
  - c) The extent to which the proposed development is consistent with Government planning for housing policy objectives set out in the National Planning Policy Framework (NPPF), with particular regard towards delivering a wide choice of high quality homes, which widens opportunities for home ownership and helps create sustainable, inclusive and mixed communities.
85. This scheme proposes housing development on Greenfield land that is located outside of the existing settlement boundary for Wingate. There are no specific landscape or site designations relevant to the site. Sites located outside of boundaries are treated against 'countryside' policies and objectives, and there is a general presumption against allowing development beyond a settlement boundary (Policy 3). Consequently, in strict planning policy terms the development of the site for housing (in whole or in part) would be in conflict with the District of Easington Local Plan.

86. As a consequence of the conflict with the District of Easington Local Plan there would need to be other 'material considerations' to justify a departure from that policy. In this respect the National Planning Policy Framework (NPPF) is far less restrictive than the Local Plan which specifies (Policy 67) that only previously developed land can come forward for housing development on sites which are located within defined settlement boundaries. The NPPF seeks to boost significantly the supply of housing and expects Local Planning Authorities to help deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities (Para's 47 – 55). Therefore the key matter relates to directing development to suitable and sustainable locations.
87. Wingate is recognised as a 2<sup>nd</sup> tier settlement (Larger villages and smaller towns within the County Durham Settlement Study) in recognition that the village is has good access to facilities and services available nearby, there is also an existing bus stop at the entrance to the site.
88. The site is situated on the edge of the settlement, but development would represent a logical contained expansion of the village to the east and integrate reasonably well with the existing built form and settlement pattern. Landscape impact can be reduced through structural planting and retention of existing mature planting.
89. In view of these matters it is considered that permitting housing development of an appropriate scale on this site on the edge of Wingate is consistent with the role the settlement plays in the County Durham settlement hierarchy.
90. The development of the site would also accord with the emerging County Durham Plan (CDP). This is on account it is land which is earmarked as a proposed housing allocation within the 'Pre-Submission draft' of the Plan (Ref: H74: East of Martindale Walk). In terms of how much weight should be attributed to the emerging plan, recent Secretary of State decisions (APP/W3005/A/12/2179635 & APP/F5540/A/12/2177852) have afforded "limited" or "little" weight to those which have reached that stage, in recognition that they are still likely to be refined further in order to resolve issues identified as part of the consultation. In view of this, the CDP should not be a decisive factor in the determination of this application; the key determining factor should be the NPPF.
91. In terms of the 5-year supply, the Policy Team is confident the Council is able demonstrate a 5-year supply of deliverable sites due to the number of schemes which are currently on-site and under construction, or which have received consent over the past 12-18 months. In this respect, there are no deficiencies in the supply of housing, but it is considered that no significant demonstrable harm would accrue from the grant of permission for housing on a NPPF compliant site for 161 units. As the site is earmarked for development in the CDP, its development will not undermine the deliverability of other sites in the locality.
92. The Spatial Planning Team considers that whilst the principle of developing this site for housing does not accord with the policies of the District of Easington Local Plan, it does broadly comply with the NPPF objective of locating housing in suitable locations which offer a good range of community facilities and with good access to jobs, key services and infrastructure. The development will help meet the needs of different groups in the community such as families with children and people wishing to live within the village in modern family housing. Furthermore the provision of 10% affordable housing will deliver clear benefits to the area which aligns with sustainability objectives.

93. As such, subject to technical matters being addressed there are no planning policy objections to the principle of the development subject to the applicant first entering into an appropriate Section 106 legal agreement to secure affordable housing, play provision, education contributions, a scheme to secure local labour and training and the delivery of Green Infrastructure.

### **Highways issues**

94. The Transport Assessment predicts generation of 96 a.m. and 107 p.m. peak hour trips from 161 homes using a TRICs analysis. A Travel Plan has also been produced which if successfully implemented will reduce this level of demand which is acceptable. The consultant has assessed impacts at two junctions -Wellfield Road/ The Maltings and B1280 North Road. Traffic is predicted to distribute from the site to these junctions (50% each direction). The junction assessments conclude that the network will operate within capacity at these junctions at a 2022 design year without any significant impact on queues or delay which is acceptable. Whilst 2 way flow at the Wellfield Road and A181 junctions marginally exceeds the 30 two way movement threshold, it is considered effective travel planning may reduce the demand to an acceptable level and any increase in junction delay experienced would be within the junctions capacity.
95. The site has been assessed for its accessibility to retail, educational, employment and service sectors. It is concluded the site offers reasonable opportunity for access by alternative modes to the car. This is accepted. An accident analysis of Wellfield Road has also been undertaken the findings of which suggest a low frequency with no obvious trends. This is agreed.
96. An Interim travel plan has been produced to support the application and sit alongside the Transport Assessment. It is noted that commitment is made to appoint a Travel Plan Co-ordinator in advance of occupation of the site which is welcomed. Whilst a detailed plan and targets are not set at this stage, the commitment to appointment of a Travel Plan Co-ordinator for the first 5 years of occupation of the development is welcome. It is suggested that the development is conditioned to meet this commitment at the approval stage. In summary the Transport Assessment and interim Travel Plan are deemed to be acceptable for this development, subject to a condition requiring a full residential Travel Plan.
97. The existing road junctions at the A181/C135 Durham Road, A181/B1280 Salters Lane, A181/C135 Wellfield Road, B1280 North Road/C135 Wellfield Road, C135 Wellfield Road/Roxby Wynd, along with the section of the C135 Wellfield Road in the vicinity of the primary site access, next to the large traffic calming build out, were assessed for any personal injury Road Traffic Collisions in the last 3 years. There were 2 no. recorded personal injury RTCs at the B1280 North Road/C135 Wellfield Road mini-roundabout junction and 3 no. recorded personal injury RTCs at the A181/B1280 Salters Lane junction. On the basis that there were no recorded personal injury RTCs at any of the other locations the accident history would be deemed as being very low and hence the existing public highway network would be described as being relatively safe. The additional vehicular traffic generated by the proposed development would not be expected to generate additional RTCs on the locations assessed.
98. The Public Right Of Way Public Footpath Ref. 13 through the site, that runs north to south from between no. 2, Wellfield Road South and the property to the east named

Renroc, will need to be diverted in the final detailed design. The diversion route will need to be agreed with officers from Durham County Council's Rights Of Way Section.

99. The primary site access will be via a priority junction arrangement as shown on the Proposed Site Access Junction plan, drg. no. A072806/C001 Rev. 'A', which is acceptable, although the proposed access road width will need to be amended to 6.75 metres and the proposed footways reduced to 1.8 metres. The proposed 4.5 x 120 metres junction sight visibility splays and 10 metres junction radii are acceptable.
100. It could have been advantageous to relocate the existing large traffic calming build out located on the existing bridge deck to the east of the proposed primary access point. However officers from Durham County Council's Bridges Section have confirmed that the existing arrangement is to protect the weak verges to the bridge and as such the existing arrangement cannot be amended. Whilst the existing large build out offers some traffic calming characteristics it was not constructed as a traffic calming installation.
101. The construction of the primary site access will necessitate the relocation of the existing bus stop to a point approximately 115 metres to the east. A condition requiring details of the new bus stop/shelter will be required.
102. In addition to the primary access onto Wellfield Road a secondary access is proposed via Roxby Wynd and Martindale Walk on the adjacent existing residential estate to the west. Whilst this will clearly be unpopular with the existing residents of the adjacent residential estate the original developer of this estate clearly designed these two roads with a vision of future residential development to the east of no. 10, Martindale Walk. The existing roads within Roxby Wynd and Martindale Walk are both 5.5 metres wide, compared to the other roads on this estate such as Stewart Drive which will be expected to be 4.8 metres wide. A 5.5 metres wide residential estate access road could be expected to serve up to approximately 300 dwellings, preferably in a loop road arrangement with 2 access points, conforming to a Type 2 - Major Access Road as outlined in Durham County Council's Guide To The Layout & Construction Of Estate Roads.
103. There are currently 116 existing dwellings served via the existing Roxby Wynd, with only 48 dwellings being served via Martindale Walk. Roxby Wynd and Martindale Walk, the latter in particular, could be described as being overdesigned, as without the potential access road link to the land to the east the road in Martindale Walk could have been constructed at a road width of just 4.8 metres. The resultant 277 dwellings on the existing and proposed residential estates would be within the 300 or so dwellings guidance for a 5.5 metres wide major access road and therefore the Highway Authority could not object to the creation of the secondary access point onto Martindale Walk. As stated above, whilst this arrangement will clearly be unpopular with the existing residents of the adjacent residential estate, without the primary access point onto Wellfield Road the applicant could have designed the proposed development with a single access point onto Martindale Walk. As a primary access onto Wellfield Road can be created the Highway Authority would insist that this arrangement is carried through to the final detailed design, which should result in minimal new development vehicular traffic impact on the existing Roxby Wynd/Martindale Walk route.
104. Public Transport officers have contacted Go-Northeast in regards to bus services on Wellfield Road and it now seems safe enough to regard the x7 service, which might

have been at risk, as an established part of the public transport network and accordingly the applicant and any future developer will not be pursued in relation to subsidising existing or future bus services in the area.

105. Finally there have been some suggestions that additional traffic calming could be created on the existing C135 Wellfield Road to reduce vehicle speeds, funded by the applicant or potential developer of the proposed residential development. However as advised by the Area Traffic Engineer, David Battensby, additional traffic calming on this section of the C135 Wellfield Road has been investigated in the past with no designs being found suitable. In view of this it is not deemed reasonable to request the applicant or potential developer to fund traffic calming on the C135 Wellfield Road.
106. On the basis of the above, it is considered that with regard to highways issues that the proposals are in accordance with part 4 of the National Planning Policy Framework and saved Policies 36 and 37 of the District of Easington Local Plan.

### **Character and appearance of the area**

107. It has already been explained within the principle of the development section to this report that the development proposal has some degree of conflict with the saved policies within the District of Easington Local Plan. With the site located in the countryside as defined under Policy 3 of the Local Plan then this development would also result in a significant change to the character and appearance of the area and would result in the loss of open agricultural fields to that of a residential estate.
108. The NPPF states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes It also highlights the desirability that new development makes a positive contribution to local character and distinctiveness.
109. This application site is not located within or near an area which has been designated for its landscape value. Notwithstanding this, it is acknowledged that a development of this size would inevitably lead to a change in the landscape. However, it is considered that the development would represent a logical contained expansion of the village to the east and integrate reasonably well with the existing built form and settlement pattern. In addition, given that the site is edge of settlement and is bound by Wellfield Road to the north and the Hart to Haswell Walkway to the east, and that additional landscaping will be provided to the south of the site. It is not considered that any landscape impacts would be significantly adverse.
110. With the application being in outline form without details of layout, scale and appearance being reserved matters only a general consideration of the impacts of the development can be considered. Both the Council's landscape officers and the design and conservation officers have not objected to the proposals in terms of the landscape impact. It is considered that at the reserved matters stage and with the use of appropriately attached conditions an adequate landscape scheme both within the site and on adjacent land under the applicant's control can be devised which would mitigate the any impact of the development.

In addition to the above, the Public Rights of Way Officer has not objected to the diversion of the Public Right of Way and welcomes the provision of Green Infrastructure and new and improved public footpaths to the south. It is also noted

that the diversion of the Public Right of Way will need to go through a separate application process.

111. On balance having regards to part 7 of the NPPF and the most applicable Policies of the District of Easington Local Plan officers raise no objections to the application having regards to the impact upon the landscape and character and appearance of the area.

### **Affordable housing**

112. It is important to remember that the provision of affordable housing is only a benefit if the site is otherwise considered suitable for residential development in general. The provision of affordable housing where a need has been identified is encouraged through the NPPF (Para's 47, 50, and 159) which also requires a range of dwelling types and sizes, including affordable housing to deliver the sustainable, inclusive and mixed communities. Emerging Policy 31 of the CDP is consistent with these objectives of the NPPF.
113. The County Durham Strategic Housing Market Assessment update (SHMA) report was completed in 2013 and supplies the evidence base for 10% affordable housing across the East Durham Delivery Area (on sites of 15 dwellings/0.5 hectares), while the NPPF (Para 159) makes plain the importance of the SHMA in setting targets.
114. The SHMA, NPPF and draft Policy 31 of the CDP therefore provide the justification for seeking affordable housing provision on this site.
115. The applicant's planning statement advises that the requisite 10% of affordable housing will be provided as part of the development. Policy 31 specifies a tenure mix of 75% affordable rented housing and 25% intermediate housing. Their Planning Statement suggests 75% social rent, but this is different from affordable rent, so the S106 will need to reflect the Policy requirements for affordable rent (75%) and intermediate (25%).
116. In addition to the above it is considered that 10% of the housing on the site should meet the needs of older persons in accordance with part 6 of the NPPF and the emerging CDP which aim to deliver a wide choice of quality homes.

### **Ecology**

117. The presence of a European Protected Species (EPS) is a material planning consideration. The Conservation of Habitats and Species Regulations 2010 have established a regime for dealing with derogations which involved the setting up of a licensing regime administered by Natural England. Under the requirements of the Regulations it is an offence to kill, injure or disturb the nesting or breeding places of protected species unless it is carried out with the benefit of a license from Natural England.
118. Notwithstanding the licensing regime, the Local Planning Authority must discharge its duty under the regulations and also consider these tests when deciding whether to grant permission for a development which could harm an EPS. A Local Planning Authority failing to do so would be in breach of the regulations which requires all public bodies to have regard to the requirements of the Habitats Directive in the exercise of their functions.

119. As the green field nature of the site could mean that a protected species may be disturbed by the proposed development, the applicant has submitted a habitat survey which has been assessed by the Council's ecology officers. The survey has found that no protected species would be adversely affected by the proposed development, ecology officers concur with this conclusion. Given this, there is no requirement to obtain a license from Natural England and therefore the granting of planning permission would not constitute a breach of the Conservation of Habitats and Species Regulations 2010.
120. Notwithstanding the above, a condition will be required which would ensure care is taken during construction in accordance with the recommendations in the submitted habitat survey. Subject to this mitigation, it is considered that the proposals would be in accordance with saved policy 18 of the Local Plan and part 11 of the NPPF.
121. In addition to the assessment of protected species, the Local Planning Authority must also consider impacts on designated wildlife sites in the vicinity of the proposed development.
122. This application site is in close proximity to the Durham Coast and Castle Eden Dene Sites of Special Scientific Interest, the Durham Coast Special Area of Conservation and the Northumberland Coast Special Protection Area all of which are designations of significant importance.
123. In order to take pressure from additional visitors away from the coastal designations of significant importance, the applicant has proposed to provide additional Green Infrastructure (GI) which is an existing open space to the south of the application site that where it is proposed to carry out enhancements designed to attract more visitors by providing an enjoyable natural environment for recreation as an alternative to the designated sites on the coast. This proposal is subject to a separate planning application on this agenda.
124. Proposals for the GI consist hedge bank creation, improved footpaths, and landscape and access enhancements. A series of new footpaths would provide circular walking routes within the site and provide links onto the Hart to Haswell Walkway to the east. Good walking routes within the site would reduce the number of people who travel to the coast and Castle Eden Dene and reduce disturbances within these important wildlife habitat areas.
125. An appropriate maintenance and management plan has been submitted to ensure future sustainability of the proposals.
126. Natural England have been consulted on the proposals and advise that they welcome the commitment to provide a large area of open space associated with the proposed residential development in order to reduce the recreational pressure on the coastal European protected sites. They advise that the proposed Green Infrastructure is likely to mitigate any effect on the European Designations and that the proposed residential development is not likely to have a significant effect on the designated nature conservation sites. Natural England also supports the commitment to provide a maintenance and management plan in order to ensure the green infrastructure measures are in place in perpetuity. They also note that a Habitat Regulations Assessment of the development has already been carried out as part of the housing site allocation process of the County Durham Plan.



127. In light of the additional information, the Council's Senior Ecology Officer has advised that the proposals are acceptable subject to the mitigation in the ecology survey and maintenance and management plan being secured by condition.
128. As such, it is considered that the proposed development would be in accordance with saved policies 14, 15, 16, 18 and 19 of the District of Easington Local Plan and part 11 of the NPPF, both of which seek to protect and enhance biodiversity and the natural environment.
129. In addition to the above, it is noted that there are a number of mature trees and hedgerows in and around the site. Given the proximity of the proposed development it is considered that a further condition should be imposed which requires these hedgerows and trees to be protected during construction. Subject to this condition it is considered that the proposals would be in accordance with part 11 of the NPPF.

### **Archaeology**

130. The site at Wellfield Road has been subject to a geophysical survey, in line with the recommendations of the NPPF and archaeology officers. The information generated by this assessment is sufficient for the planning authority to make an informed judgement in respect of the application for outline planning permission for residential development.
131. The assessment has demonstrated that the site has a low sensitivity for archaeological features across the area. However, some anomalies were found of an uncertain origin and therefore trial trenching in these areas are recommended before any work commences on site.
132. It is considered that this work should be ensured via a condition. Subject to this condition it is considered that the proposals would accord with part 12 of the National Planning Policy Framework which seeks to protect sites with archaeological potential.

### **Flood risk**

133. The NPPF states that inappropriate development in flood risk areas should be avoided by directing development away from areas at highest risk, that development should not increase the risk of flooding elsewhere and that safe access and escape routes from developments should be provided where required.
134. A flood risk assessment has been submitted with the application which finds that the site is not within flood zones 2 or 3 and that run-off from the site in a developed state could be managed in a sustainable manner. The Environment Agency have been consulted as part of the proposals and have raised no objections. Conditions have been requested by Northumbrian Water in relation to the discharge rates of foul sewage and surface water.
135. Subject to these conditions it is not considered that the development would lead to any additional flood risk than that which already exists and therefore the proposals would accord with part 10 of the National Planning Policy Framework.

### **Environmental health issues**

136. Officers from pollution control have assessed the proposals in terms of the potential impact of dust and pollution during construction and in terms of any potential noise nuisance, particularly from the nearby A19.
137. Finally, the Council's pollution control officers have concluded that in order to ensure that levels of noise from the A19 are kept to an acceptable level, a condition will be required which requires an acoustic report to be carried out and any mitigation implemented accordingly. In addition, conditions to prevent noise and dust nuisance during development will be required along with a condition which restricts construction hours.
138. On the basis of the above and having considered the amenity impacts of the A19 on the future residential occupiers, it is considered that the proposals would be acceptable in terms of residential amenity in accordance with part 11 of the NPPF.

### **Concerns raised by local residents**

139. As noted above, 30 letters of objection have been received as a result of the consultation process. The main reasons of concern are that the scale of the development is too large, is unsustainable and would result in loss of agricultural land, that it would result in a loss of green space and wildlife, that there are vacant properties in the area and the development is not needed and that it is outside the settlement boundary.
140. In addition to this there are concerns that the increase in population would lead to an increase in traffic, put pressure on local schools, that there are a lack of existing amenities in the area, that the additional development would cause flooding, would result in loss of residential amenity and that it would result in the diversion of a Public Right of Way and loss of hedgerows. Finally there is a concern that the development should not be coming forward before the adoption of the County Durham Plan.
141. All of the above issues been covered in the report and are not considered to have any significant adverse impacts that with or without mitigation, would warrant refusal of planning permission. In particular, issues relating to sustainability and loss of greenfield land have been assessed as part of the principle of the development and issues relating to wildlife have been assessed and it is of note that Natural England offer no objections.
142. In addition, both the Council's Highways Officers and the Highways Agency have offered no objections to the proposals in terms of traffic issues and both the Environment Agency and Northumbrian Water offer no objections subject to conditions controlling surface water and discharge of foul drainage. With regard to pressure on local services, the school places officer has been consulted as part of the application process and it has been advised that an appropriate financial contribution would be required for additional school places which has been agreed with the applicant. The NHS have confirmed that there is sufficient capacity nearby to facilitate residents of the development. With regard to the objection relating to the application coming forward ahead of adoption of the County Durham Plan, the Applicant is free to pursue an application at any time and in such circumstances, the application must be assessed on its own merits in the usual way.
143. In light of the above, all of the issues raised by residents have been fully assessed either within this report or during the planning application process and their impacts,

are not considered to outweigh the benefits of the development and give rise to grounds for refusal of planning permission.

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## **CONCLUSION**

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144. The National Planning Policy Framework advises that there should be a presumption in favor of sustainable development such as this identified allocation. The proposed development seeks the provision of up to 161 no. dwellings and associated works. The application site lies outside of any settlement boundary. However, consideration must be had to all other material planning considerations including the NPPF. Officers consider that the development does constitute sustainable development, the key theme running through the NPPF and that the development does not conflict with the emerging County Durham Plan nor cause harm coming forward in advance of this plan. The principle of the development can therefore be accepted.
145. Several other key considerations apply to the site other than the principle of the development namely matters of highways, impact on the character and appearance of the area, affordable housing, ecology, archaeology, flood risk, and environmental health issues. Many of these issues are raised as concerns within the public responses to the application and have been addressed.
146. For the reasons set out in this report the scheme is considered to be in a sustainable location for residential development and would contribute toward an identified housing need in the area including significant provision of affordable housing along with provision of housing for older persons.
147. The development would provide employment opportunities for local people through securing targeted employment and training programmes as part of the legal agreement. Open space and play provision would be provided on site as well as contributions toward the creation and enhancement of recreational facilities in the area including the provision of a recreational area to the south of the application site. In addition, financial contributions would be made towards additional school classrooms in accordance with the requirements of Council education officers.
148. It is considered that the contribution the development will make toward 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 in the determination of this application in this instance. Therefore the principle of bringing this site forward for residential development ahead of the County Durham Plan is acceptable and would not undermine future strategic objectives for the area.

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## **RECOMMENDATION**

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That the application be **APPROVED** subject to the following conditions and subject to the entering into of a Section 106 legal agreement to secure the provision of:

- i. 10% affordable housing.
- ii. £237,380 contribution toward primary school places in the Wingate Electoral Division.
- iii. £80,500 contribution toward enhancement or provision of play facilities in the Wingate Electoral Division.

- iv. Linkage to planning application ref: CE/13/01569/FPA requiring delivery of the Green Infrastructure in advance of the occupation of the 30<sup>th</sup> dwelling.
- v. A programme of Target Recruitment and Training.

**Conditions:**

1. Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than the expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the date of approval of the last of the reserved matters to be approved.

*Reason: Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.*

2. Approval of the details of the layout, scale, appearance and landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

*Reason: Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.*

3. The development hereby approved shall be carried out only in accordance with the approved plans and specifications contained within:

Site Location Plan – 246-PAR 001 Rev A

Proposed Site Access Plan – A072806 – C001 Rev A

*Reason: To meet the objectives of saved Policies 1, 35 and 36 of the Easington District Local Plan and parts 1 and 4 of the NPPF.*

4. Prior to the occupation of the first dwelling a Residential Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. This should include but not be restricted to providing details of the Travel Plan Coordinator. The development shall thereafter be implemented in accordance with the approved travel plan details.

*Reason: In the interests of minimising traffic generation and encouraging sustainable travel, in accordance with the objectives of saved Policy 36 of the Easington District Local Plan and part 4 of the NPPF.*

5. Prior to any development commencing details of the new westbound public transport infrastructure must be submitted to and approved in writing by the Local Planning Authority. No construction works associated with the Proposed Site Access Plan – A072806 – C001 Rev A, shall be undertaken until such time as the new westbound public transport infrastructure has been completed.

*Reason: In the interests of minimising traffic generation and encouraging sustainable travel, in accordance with the objectives of saved Policy 36 of the Easington District Local Plan and part 4 of the NPPF.*

6. The approved development shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) by iD Civils Design Ltd dated July 2013 and the mitigation measures detailed within the FRA.

The relevant mitigation measures shall be fully implemented prior to occupation of the first dwelling of the development.

*Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site and in accordance with saved Policy 1 of the Easington District Local Plan and part 10 of the NPPF.*

7. All planting, seeding or turfing and habitat creation in the approved details of the landscaping scheme shall be carried out in the first available planting season following the practical completion of each phase of development. No tree shall be felled or hedge removed until the removal/felling is shown to comply with legislation protecting nesting birds and roosting bats. Any approved replacement tree or hedge planting shall be carried out within 12 months of felling and removals of existing trees and hedges. Any trees or plants which die, fail to flourish or are removed within a period of 5 years from the substantial completion of each phase of development shall be replaced in the next planting season with others of similar size and species. Replacements will be subject to the same conditions.

*Reason: In the interests of the visual amenity of the area and to comply with saved Policies 1 and 35 of the District of Easington Local Plan.*

8. No development shall be commenced until details of trees, shrubs and hedges which are to be retained along with measures for their protection throughout the development are submitted and approved in writing by the Local Planning Authority. The protection measures shall be in accordance with the relevant British Standard and shall be fully implemented in accordance with the approved details.

*Reason: In the interests of the visual amenity of the area and to comply with saved Policies 1 and 35 of the District of Easington Local Plan.*

9. The development hereby approved shall be carried out in full accordance with all ecological mitigation measures, advice and recommendations within the Extended Phase 1 and Protected Species Survey prepared by E3 Ecology Ltd (March 2013).

*Reason: To conserve protected species and their habitat in accordance with the objectives of saved Policy 18 of the Easington District Local Plan and part 11 of the NPPF.*

10. Prior to the commencement of development an agreed programme of archaeological work in accordance with a written scheme of investigation shall be submitted and approved by the local planning authority. A copy of any analysis, reporting, publication or archiving required as part of the mitigation strategy shall be deposited at the County Durham Historic Environment Record within 6 months of the date of completion of the scheme hereby approved by this permission. The strategy shall include details of the following:

- i) the proper identification and evaluation of the extent, character and significance of possible archaeological remains within the application area as identified on the geophysical survey.
- ii) an assessment of the impact of the proposed development on any archaeological remains identified in the trial trench evaluation phase;
- iii) proposals for the preservation in situ, or for the investigation, recording and recovery of archaeological remains and the publishing of the findings, it being understood that there shall be a presumption in favour of their preservation in situ wherever feasible;
- iv) sufficient notification and allowance of time to archaeological contractors nominated by the developer to ensure that archaeological fieldwork as proposed in pursuance of (i) and (iii) above is completed prior to the commencement of permitted development in the area of archaeological interest; and
- v) notification in writing to the County Durham Principal Archaeologist of the commencement of archaeological works and the opportunity to monitor such works.

*Reason: The site has archaeological potential that must be assessed as recommended in the NPPF para. 128*

11. No development shall commence until a scheme for the provision and management of a 5 metre wide buffer zone alongside the two ponds to the east of the application site shall be submitted to and agreed in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved scheme. The buffer zone scheme shall be free from built development including lighting, domestic gardens and formal landscaping.

The scheme shall include:

- i) plans showing the extent and layout of the buffer zone
- ii) details of any proposed planting scheme
- iii) details demonstrating how the buffer zone will be protected during development and managed/maintained over the longer term including adequate financial provision and named body responsible for management plus production of detailed management plan
- iv) details of any proposed footpaths, fencing, lighting etc.

*Reason: To conserve protected species and their habitat in accordance with the objectives of saved Policy 18 of the Easington District Local Plan and part 11 of the NPPF.*

12. Prior to the commencement of the development a scheme to embed sustainability and minimise Carbon from construction and in-use emissions shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in complete accordance with the approved scheme.

*Reason: In the interests of sustainable construction and energy generation in accordance with the aims of Policies 1 and 35 of the Easington District Local Plan and Part 10 of the NPPF.*

13. No development shall take place until a detailed acoustic report, carried out by a competent person in accordance with the current edition of BS 8233 and the WHO Guidelines on community noise, on the existing noise climate at the development site has been submitted to and been approved in writing by the Local Planning Authority. In the event that the acoustic report finds that the following noise levels

would be exceeded a noise insulation scheme shall be submitted to and approved in writing by the Local Planning Authority:

- i) 55dB LAeq 16hr in outdoor living areas
- ii) 40dB LAeq 16hr in all rooms during the day-time (0700 - 2300)
- iii) 30 dB LAeq 8hr in all bedrooms during the night time (2300 - 0700)
- iv) 45 dB LAmax in bedrooms during the night-time (2300 - 0700)

The approved scheme shall be implemented prior to any occupation of the development and shall be permanently retained thereafter.

*Reason: In the interests of residential amenity in accordance with the aims of Policies 1 and 35 of the District of Easington Local Plan.*

14. No construction/demolition activities, including the use of plant, equipment and deliveries, which are likely to give rise to disturbance to local residents should take place before 0800 hours and continue after 1800 hours Monday to Friday, or commence before 0800 hours and continue after 1300 hours on Saturday. No works should be carried out on a Sunday or Bank Holiday.

*Reason: In the interests of residential amenity in accordance with the aims of Policies 1 and 35 of the District of Easington Local Plan.*

15. No development shall commence until a detailed scheme showing access arrangements onto the Hart to Haswell Walkway has been provided and agreed in writing with the Local Planning Authority. The scheme shall include details of access locations, surface materials, signage, access controls, fencing and provision for waste disposal and implemented thereafter in accordance with the approved details.

*Reason: In order to protect and enhance public access and to promote healthy communities in accordance with part 8 of the NPPF.*

16. No development shall commence until a detailed scheme for the provision of 10% of dwellings which meet the specific needs of older people shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved scheme.

*Reason: In order to secure an appropriate mix of housing in accordance with Part 6 of the NPPF.*

17. Notwithstanding the details submitted, this permission relates to a maximum of 161 dwellings on the site.

*Reason: To define the consent and ensure that a satisfactory form of development is obtained in accordance with part 7 of the National Planning Policy Framework and saved Policies 1 and 35 of the District of Easington Plan.*

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## **STATEMENT OF PROACTIVE ENGAGEMENT**

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In dealing with the application, the Local Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising during the application process. The decision has been made within target provided to the applicant on

submission and in compliance with the requirement in the National Planning Policy Framework to promote the delivery of sustainable development.

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## **BACKGROUND PAPERS**

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- Submitted Application Forms and Plans.
- Design and Access Statement
- District of Easington Local Plan 2001
- National Planning Policy Framework
- County Durham Plan Pre-Submission Draft
- Consultation Responses





**Planning Services**

**Proposed RESIDENTIAL DEVELOPMENT OF 161 DWELLINGS (OUTLINE) AT LAND TO THE SOUTH OF WELLFIELD ROAD, WINGATE**

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<b>Comments</b>	
<b>Date</b> March 2014	