

COMMITTEE REPORT

APPLICATION DETAILS

APPLICATION NO:	3/2013/0432
FULL APPLICATION:	Erection of 34 Dwellings with Associated Parking and Landscaping.
NAME OF APPLICANT:	Derwentside Homes
ADDRESS:	Land Adjacent to Weaver's Croft, Crook, County Durham, DL15 8JY.
ELECTORAL DIVISION:	Crook
CASE OFFICER:	Joy Orr Senior Planner joy.orr@durham.gov.uk

DESCRIPTION OF THE SITE AND PROPOSALS

The site

1. The application site measures approximately 0.75 hectares in area and lies immediately adjacent to the new build residential estate of Weavers Croft in the south of Crook. Previously, the site hosted Wolff Commercial Centre and is therefore classed as previously developed land. There is an industrial site (Prospect Road/Beechburn Industrial Estate) to the north. To the south is a public football ground and west of the site there are open fields. The site has a slight fall from west to east. The main highway New Road (A689) is located to the east of the site off the Weavers Croft estate road.
2. The site is currently vacant, however it does benefit from previous planning consent for housing under reference 3/2006/0314, which included a total of 54 dwellings across both the application site and the adjacent Weavers Croft development. The permission also included an area across the road to the north for business (Use Class B1) development, but that is outside the current application site. At the present time only 30 of the previously approved 54 dwellings have been constructed on the Weavers Croft site and the site ownership has now changed hands. There has also been no development on the area set aside for business purposes.

The proposal

3. Planning permission is sought for the erection of a total of 34 dwellings, comprising 33 No. 3 bedroom properties and 1 No. 2 bedroom property. The properties would all be two storey and predominantly semi-detached in style with the exception of two detached properties. There is already vehicular access into the site from the road serving the adjacent Weavers Croft development, installed as part of the previous permission. Although the number of dwellings proposed on this site has increased by 10 from the previous approval, this is largely as a result of substituting detached

dwellings for semi-detached dwellings. The layout of the proposed dwellings remains nearly identical to the previous permission.

4. All 34 properties would be provided by Prince Bishop Homes, a subsidiary of Derwentside Homes, as part of the Homes and Communities Agency (HCA) Build to Rent programme.
5. The application is being reported to planning committee in accordance with the Council's scheme of delegation relating to all major applications for ten or more dwellings.

PLANNING HISTORY

6. The site was part of a larger site which included the adjacent Weavers Croft development and an area of land to the north. The following outline and full planning permissions were granted for 54 dwellings and an area set aside to the north for business (Use Class B1) development:
7. 3/2004/0714 – Outline Application for Redevelopment for Business Use and Housing with Access to New Road – Approved – 06.06.05.
8. 3/2006/0314 – Development of Business Space (B1) and Housing with Associated Roads and Infrastructure and Access – Approved – 18.12.06.

PLANNING POLICY

NATIONAL POLICY:

9. 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.
10. 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 of the NPPF are considered relevant to this proposal.
11. *Part 6 - Delivering a wide choice of high quality homes.* To boost significantly the supply of housing, applications should be considered in the context of the presumption in favour of sustainable development.
12. *Part 7 – Requiring good design.* 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.
13. *Part 8 – Promoting healthy 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.

14. *Part 10 – Climate change.* Meeting the challenge of climate change, flooding and coastal change. 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.
15. *Part 11 – 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 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.

LOCAL PLAN POLICY:

16. The following saved policies of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007 are considered to be consistent with the NPPF and can therefore be given full weight in the determination of this application:
17. Policy GD1 (General Development Criteria):
All new development and redevelopment within the District should be designed and built to a high standard and should contribute to the quality and built environment of the surrounding area.
18. Policy H3 (Distribution of Development):
New development will be directed to those towns and villages best able to support it. Within the limits to development of towns and villages, as shown on the Proposals Map, development will be allowed provided it meets the criteria set down in Policy GD1 and conforms to the other policies of this plan.
19. Policy H15 (Affordable Housing):
The District Council will, where a relevant local need has been established, seek to negotiate with developers for the inclusion of an appropriate element of affordable housing.
20. Policy H21 (Public Open Space within Residential Areas):
The development of open space within existing housing areas will only be allowed where:
- i) it does not cause harm to the character of the area;
 - ii) it does not result in the loss of visual amenity; and
 - iii) it does not lead to a reduction in the quality of the residential environment.
21. Policy H22 (Community Benefit):
On sites of 10 or more dwellings the local authority will seek to negotiate with developers a contribution, where appropriate, to the provision and subsequent maintenance of related social, community and/or recreational facilities in the locality.
22. Policy H24 (Residential Design Criteria):

New residential developments and/or redevelopments will be approved provided they accord with the design criteria set out in the local plan.

23. Policy T1 (General Policy – Highways):

All developments which generate additional traffic will be required to fulfil Policy GD1 and :

- i) provide adequate access to the developments;
- ii) not exceed the capacity of the local road network; and
- iii) be capable of access by public transport networks.

EMERGING POLICY:

24. The emerging County Durham Plan was submitted in April 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. Further, the Planning Practice Guidance explains that in limited circumstances permission can be justifiably refused on prematurity grounds: when considering substantial developments that may prejudice the plan-making process and when the plan is at an advanced stage of preparation (i.e. it has been submitted). To this end, the following policies contained in the Submission Draft are considered relevant to the determination of the application, however they can only be given limited weight:

25. *Policy 3 - Quantity of New Development* - Sets out the levels of development required over the plan period in order to meet the needs and aspirations of present and future residents of County Durham. At least 31,400 new homes of mixed types, size and tenure are required.

26. *Policy 4 - Distribution of Development* - Sets out the broad distribution patterns for new development across the County, and in particular sets out a housing allocation for south Durham of 10,420, (of which 270 are to be provided in Chilton) 179 Ha of Employment Land allocation is also proposed, (8ha of which is to be provided in Chilton).

27. *Policy 5 – Developer Contributions* – Sets out that where appropriate new development will be required to contribute to the provision, and or improvement of physical, social and environmental infrastructure taking into account the nature of the proposal. It is also highlighted that in circumstances where the viability of the scheme is in question the developer will be required to demonstrate that there is a case through a site specific financial evaluation.

28. *Policy 15 – Development on Unallocated Sites* – Sets out that development on sites that are not allocated in the County Durham Plan will be permitted provided the development is appropriate in scale, design and location to the character of the settlement, does not result in loss of a settlements last community building or facility and is compatible with and does not prejudice any intended use of adjacent sites and land uses.

29. *Policy 16 – Sustainable Design in the Built Environment* – Sets out the general principles of sustainable design to be incorporated in new development.

30. *Policy 31- Addressing Housing Need* - sets out qualifying thresholds and requirements for affordable housing provision together with the provision of a range of specialist housing.
31. *Policy 34 – Type and mix of housing need* - On all new housing developments the Council will seek to secure an appropriate mix of dwelling types and sizes, taking account of existing imbalances in the housing stock, site characteristics, viability and market considerations and the opportunity to facilitate self-build schemes.

CONSULTATION AND PUBLICITY RESPONSES

STATUTORY RESPONSES:

32. *Highway Authority* - offers no objection after the receipt of amended details as access and parking facilities accord with current standards.
33. *Northumbrian Water* - offers no objection to the proposal after the submission of a utilities assessment.

INTERNAL CONSULTEE RESPONSES:

34. *Planning Policy* – there is no objection to the principle of development and confirmed the requirement for open space contributions to help maintain and improve existing open space.
35. *Housing Development and Delivery* – The application (and lack of affordable housing) is supported on the basis that the scheme forms part of the HCA Build to Rent scheme.
36. *Sustainability* – no objection as the proposed scheme is entirely in accordance with the approach condoned by Durham County Council.
37. *Public Rights of Way* – no concerns as no Public Rights of Way would be affected.
38. *Environment, Health and Consumer Protection* – has no objections to the application subject to suggested conditions relating to the prevention of nuisance from noise and dust, restricting the burning of combustible material at the site, the maintenance of construction/demolition vehicles and restrictions to the working hours during the construction phase.
39. *Environmental Health Land Contamination* – no objection subject to the inclusion of a condition relating to verification report being submitted upon completion of remedial works.
40. *Landscape* – broadly supportive of the proposal confirming that the scheme is acceptable subject to the inclusion of a planning condition which requires the submission, agreement and implementation of a landscape scheme prior to the commencement of development at the site.

PUBLIC RESPONSES:

41. The application has been published by way of press and site notice, and individual letters were sent to neighbouring residents.

42. There has been one letter of observation received expressing concerns about potential damage to existing boundary fences and loss of light from any landscaping and tree planting in the site carried out as part of a landscaping scheme.

APPLICANTS STATEMENT:

43. This application relates to a small site at Weaver's Croft Crook. The proposed is sited alongside a similar sized modern traditional development. The original developments have been built in a "cul de sac" principle, connected with an extensive internal footpath network. This application is a proposal to the south of the existing parcels or developments linking into an existing new build parcel.

44. The site slopes gently, giving particularly impressive panoramic views to open farm and agricultural land that surrounds the area. Extensive open space would be retained to the West and East of the site, which is bordered by a mix of two storey houses. No existing formal foot ways are affected by the development. The application is one that addresses the completion of an existing scheme by a different developer. The proposal seeks to provide a range of 2 storey houses, all of which are described as 'affordable'. These 'affordable' units for Derwentside Homes, offer an 'intermediate' route to home ownership through the Homes and Communities Agency's 'Build to Rent' programme, aimed at those who wish to purchase a home but cannot afford a mortgage or a deposit.

45. The design evolved as a simple response to the existing streetscapes in the surrounding area and wider context. The proposed houses aim to follow the contours of the site in order to reduce the need for retaining walls. The houses themselves will be proportionally scaled to match the existing nature of the area.

46. The site can be accessed logically via Weavers Croft with the plots facing each other to provide a double aspect road due to the rather linear nature of the site. Block paving has been introduced to create a feeling of enclosure and privacy to certain aspects of the site. The houses in our initial scheme were grouped in semi-pairs as this allows for ease of access to rear gardens. It also allowed for cars to be 'tucked' between the houses wherever possible, thus reducing their impact on the street.

47. A simple, contemporary approach to materials has been adopted in keeping with the modern housing of the context. A criticism levelled at some modern housing developments is that they lack any sense of warmth or detail. The design team wanted to ensure this was not the case here and have worked hard to propose a 'warm' palette of materials and an engaging and well-resolved set of details. In particular the areas around the entry space, including the front door, entrance canopy and paving.

PLANNING CONSIDERATIONS AND ASSESSMENT

48. 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 the main planning issues in this instance relate to the principle of development, open space provision, design, residential amenity, highway safety, and ground conditions.

Principle of Development

49. It is a material consideration that residential development has previously been approved on this site. Nevertheless, this was 8 years ago and therefore it is appropriate to consider the proposal under the current planning policy framework.
50. The National Planning Policy Framework (NPPF) sets out the Government's overarching objectives for the planning system, promoting sustainable development as a key objective. It is noted that the NPPF does not change the statutory status of the development plan as the starting point for decision making.
51. Paragraph 49 of the NPPF explains how housing applications should be considered in the context of the presumption in favour of sustainable development. Furthermore, Paragraph 111 of the NPPF explains how planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed, providing it is not of high environmental value. Policy H3 of the Wear Valley District Local Plan states that new development should be directed to areas best able to support it.
52. The County Durham Plan Settlement Study 2012 identifies Crook as a main town with well-established transport links, varied local amenities and educational and recreational facilities. Crook is therefore considered to be a sustainable location capable of accommodating new residential development.
53. The site was identified within the Strategic Housing Land Availability Assessment (SHLAA) where it was categorised as Green which indicates that the site was considered potentially suitable for housing. The site is brownfield land within the development limits of Crook and its size is considered consistent with the role and function of the settlement as a main town. The delivery of 34 dwellings on a suitable brownfield site would make a contribution to the Council's housing delivery targets without prejudicing the delivery of the emerging County Durham Plan.
54. It is noted that the site is an industrial allocation in the Wear Valley District Local Plan so the proposal is strictly a departure to Wear Valley Local Plan Policy I5, however, its loss to housing has previously been accepted and half of the allocation has already been developed as the Weavers Croft residential estate. As a result it would be very unlikely that the remaining allocation, comprising the application site, could be developed for industrial purposes because of conflict between the land uses in amenity terms. While the emerging policies of the County Durham Plan still carry limited weight it is relevant that the site is no longer carried forward as a proposed industrial allocation. NPPF paragraph 22 states there should not be long term protection of employment allocations where there is no reasonable prospect of a site being used for that purpose. In light of this and the previous permission on the site it would therefore be unreasonable to insist on retention of the site for industrial purposes.
55. It is also significant that all 34 properties would be provided and managed by Prince Bishop Homes, a subsidiary of Derwentside Homes, as part of the Homes and Communities Agency (HCA) Build to Rent programme, which offers an affordable route to home ownership for individuals who would prefer to purchase a property but do not have a deposit or cannot get a mortgage. It is envisaged that rents would be set at local market level and after a period of time tenants can take the option to purchase their home and any increase in value can then be used as a deposit. This is not strictly affordable housing, rather a form of intermediate housing and therefore does not meet the 10% affordable housing requirement normally expected for development in this area. However, as the whole of the scheme would be delivered in this format it represents a significant benefit in terms of improving access to home ownership sufficient to outweigh a need for 10% truly affordable dwellings where the

remaining dwellings would be normal open market housing. The application has also been supported by a viability assessment to demonstrate that provision of affordable housing in addition to the Build to Rent dwellings would render the scheme unviable. The conclusions are supported by the Council's Policy and Housing Sections.

56. The redevelopment of a brownfield site within the development limits of Crook for residential purposes, including a housing product aimed at improving access to the market, therefore represents a sustainable form of development which accords with the NPPFs presumption in favour of sustainable development and would not prejudice the future aims and allocations of the emerging County Durham Plan.

Open space provision

57. Local Plan Policy H22 states that on sites of 10 or more dwellings the local authority will seek to negotiate with developers a contribution, where appropriate, to the provision and subsequent maintenance of related social, community and/or recreational facilities on site or in the locality. The aim of this policy is to ensure that any additional demand for leisure and recreational facilities arising from the development can be satisfactorily accommodated within the area.
58. Given the size of the site and proximity to existing open space/recreation facilities it would be more appropriate to seek a developer contribution to maintain and enhance the existing open spaces rather than making provision within the site. To this end, there is a developer contribution proposed of £34,000 to be secured by Section 106 Agreement. This would accord with Wear valley Local Plan Policy H22 and the aims of NPPF Part 8.

Design

59. The NPPF and Wear Valley District Local Plan Policies GD1 and H24 seek to promote good design in new developments, ensuring a comprehensive and coordinated approach to new development which takes into account adjacent land uses.
60. The proposed scheme has been sensitively designed so that the density and scale of the development would be consistent with adjacent housing and the character of the surrounding area.
61. The site slopes from west to east therefore the proposed dwellings follow the contours to the site. The dwellings have been orientated to follow the linear nature of the site with properties to either side of the main access facing the road with a turning head to the south east of the site.
62. The proposed properties would be two storey and mainly in pairs to semi-detached units. The adjacent housing site is predominantly detached properties however; there are a number of semi-detached pairs. It is considered that the proposed development would complement the modern character of the adjacent site.
63. The proposed properties are of a simple design with front canopies over the main door. Specific details of materials have not been submitted with the application therefore it is considered necessary to apply a condition which requests samples of all materials. This will ensure the development would be constructed from an appropriate palette of materials which are within keeping with the immediate area.
64. Each property would have a private amenity space to the rear and off street parking provision either to the front or side of the property with further visitor parking facilities

also incorporated into the scheme. Landscaping is proposed to the entrance to the site and at intermittent points throughout the development including boundaries which aims to soften the impact of the proposal. It is proposed to have the front parking spaces and amenity areas to remain open plan. This arrangement is considered acceptable and would relate well to the existing residential developments within the close proximity to the site.

65. A landscape plan has been submitted with the proposed scheme however it is considered that further landscaping details are required in order to fully integrate the site into the surrounding area. Therefore, a condition has been applied to ensure further details are submitted which include details of hedgerows to reinforce boundaries and additional planting.
66. The dwellings would be constructed to Code for Sustainable Homes Level 3 standards. The Councils Sustainability Officer has no objection to this approach as it surpasses current regulations.
67. It is considered that the proposed design of the site would not have a detrimental impact on the immediate area and would accord with Wear Valley District Local Plan Policies GD1 and H24 and objectives of the NPPF.

Residential Amenity

68. There are no immediate residential neighbours to the north, south or west of the site. Weavers Croft is located to the east of the application site.
69. Plot 21 on the proposed scheme is adjacent to Nos. 20 and 21 Weavers Croft, but the staggering in the layout would ensure that there would be no potential overlooking issues from secondary windows to the gable elevations. It is considered that due to the positions of these two properties that there would be no unreasonable overbearing or overshadowing as a result of the proposed scheme. A proposed 1.8 metre high timber fence would delineate the boundary to this elevation of the site and would further reduce any potential loss of privacy to the current owners of this dwelling.
70. Plot 22 is adjacent to 26 Weavers Croft. This property has no windows to the elevation facing the proposed site therefore it is considered that the occupiers of this property would not suffer any unreasonable loss of amenity as a result of the proposed scheme.
71. Within the site itself the layout has been designed to incorporate adequate separation distances between dwellings to ensure privacy distances are maintained. Adequate private amenity areas would be provided to the rear of each property.
72. The concerns expressed about the potential impact of planting and landscaping within the site are noted, however, a detailed landscaping scheme is still required and consideration could be given to those concerns in the design of the landscaping scheme, but ultimately it is not envisaged that there would be problems created that would render the development unacceptable.
73. It is considered that the proposed layout satisfactorily accords with policies H24 and GD1 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007.

Accessibility and Highway Safety

74. Local Plan Policies GD1 and T1 seek to ensure that any new development can achieve a satisfactory means of access and adequate parking provision having regard to highway safety principles.
75. The layout proposed would allow for two off street parking spaces per dwelling with an additional two visitor parking spaces. The Highway Department considers that the level of parking is acceptable. The Highways department has advised the developer that early discussion with Adoption Officers would be welcomed to ensure acceptable materials are used in the construction of the highway. It is considered that these details will be controlled under separate legislation outside of the planning remit.
76. The proposed access to the site is considered to achieve adequate visibility splays and also the proposed materials for the road are acceptable. The proposal therefore accords with Wear Valley Local Plan Policies GD1 and T1.

Ground Conditions and Environmental Health

77. The NPPF seeks to prevent new and existing development from contributing to or being adversely affected by unacceptable levels of pollution or land instability. Where a site is potentially affected by contamination or instability issues, appropriate site investigation works are required in order to identify risks and, where necessary, ensure suitable remediation measures are implemented. The application has been accompanied by a Phase 1 Desk Top Preliminary Risk Assessment and also a Phase 2 Report. Both reports have been assessed by Land Contamination Officers and no objections to the proposed scheme have been raised subject to the imposition of a condition relating to completion of remedial works.
78. In appraising the scheme the Councils Environmental Health Officers have raised no objection subject to the developers adhering to mitigation measures contained within the submitted acoustic report. Recommendations to restrict the working hours associated with the construction phase of the development, requiring a scheme of dust suppression, and assurance that there would be no burning of materials on the site are matters that can be controlled through Environmental Health statutory powers. It is therefore recommended that these matters be secured by informative attached to any planning approval rather than conditions. The comments raised about lighting are noted but street lighting is considered through the adoptions procedures.
79. The proposed development is therefore considered to satisfy the requirements of Section 11 of the NPPF and Wear Valley Local Plan Policy GD1.

CONCLUSION

80. Planning permission has previously been granted for residential development on the industrial allocation and part of the allocation has already been developed under that permission. Accordingly, there is no prospect of the site being developed for industrial purposes. All 34 dwellings would be provided and managed by Prince Bishop Homes as part of the Homes and Communities Agency (HCA) Build to Rent programme. Therefore, despite being a departure to Wear Valley Local Plan Policy I5, the proposal represents a sustainable development on brownfield land within the development limits of Crook in compliance with the aims of the NPPF and relevant

development plan policies and would not prejudice the future aims and allocations of the emerging County Durham Plan.

81. A S106 Agreement would secure a contribution of £34,000 to maintain and enhance the existing open spaces in the locality.
82. The scale, layout and density of the scheme is sympathetic to surrounding development and would not unacceptably detract from residential amenity of existing and proposed occupants, and there would be no detrimental impact in terms of highway safety.
83. The proposal therefore accords with Wear Valley Local Plan Policies GD1, H3, H15, H22, H24 and T1, as well as the aims and requirements of the NPPF.

RECOMMENDATION

That the application be **APPROVED** subject to the completion of a Section 106 Legal Agreement to secure developer contributions of £34,000 towards the maintenance/enhancement or provision of open space and recreational space in the local area, and subject to the following conditions;

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. Development hereby approved shall be carried out in strict accordance with the following approved plans:

Plan Number	Description	Received
	Red Line Site Plan	02.12.13
WC-S1-01	Proposed Site Plan	23.06.14
WC-RP-01	Proposed Roof Plan	09.12.14
PB-3B-S2	3 Bed 5P House Type	09.12.14
PB-2B-W1	2 Bed 4P House Type	09.12.14
WC-BT-01	Boundary Treatment Plan	09.12.14
SS_01	Proposed Site Sections	16.05.14

Reason: For the avoidance of doubt and to ensure a satisfactory form of development is achieved.

3. Notwithstanding any details of materials submitted with the application no development shall commence until details of the make, colour and texture of all walling and roofing materials have been submitted to and approved in writing by the Local planning authority. The development shall be constructed in accordance with the approved details.

Reason: In the interests of the appearance of the area and to comply with Policies GD1 and H24 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007.

4. No development shall take place until a detailed landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The landscape scheme shall include accurate plan based details of the following:

Details of hard and soft landscaping including planting species, sizes, layout, densities, numbers; details of planting procedures or specification; seeded or turf areas, habitat creation areas, the establishment maintenance regime, including watering, rabbit protection, tree stakes, guards etc.

Reason: In the interests of the visual amenity of the area and to comply with policy GD1 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007.

5. 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 plot to which it relates.

Any trees or plants which die, fail to flourish or are removed within a period of 5 years from the substantial completion of the development, including each plot, 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 policy GD1 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007.

6. Upon completion of the remedial works, a Phase 4 Verification Report (Validation Report) confirming the objectives, methods, results and effectiveness of all remediation works detailed in the Phase 2 Report (Arc Environmental Report 14-010.01L Dated 13.03.14) shall be submitted to and approved in writing by the local planning authority within 2 months of completions of the development. The development shall be completed in accordance with the approved details.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risk to workers, neighbours and other offsite receptors in accordance with NPPF Part 11.

7. Noise mitigation measures stated within Table 1 of report reference Apex Acoustics 4267.1 (20/5/14) shall be fully implemented prior to the beneficial occupation of the development and permanently retained thereafter.

Reason: In order to protect the residential amenity of neighbouring occupiers in relation to policy GD1 of the Wear Valley District Local Plan as amended by Saved and Expired policies September 2007.

STATEMENT OF PROACTIVE ENGAGEMENT

84. The Local Planning Authority have worked with the Applicant and Agent in a positive and proactive manner in, providing detailed advice throughout the planning process and ensured the timely reporting of the application to Planning Committee at the first available opportunity once all relevant information has been received.

BACKGROUND PAPERS

Submitted Application Forms, Plans and Supporting Documents

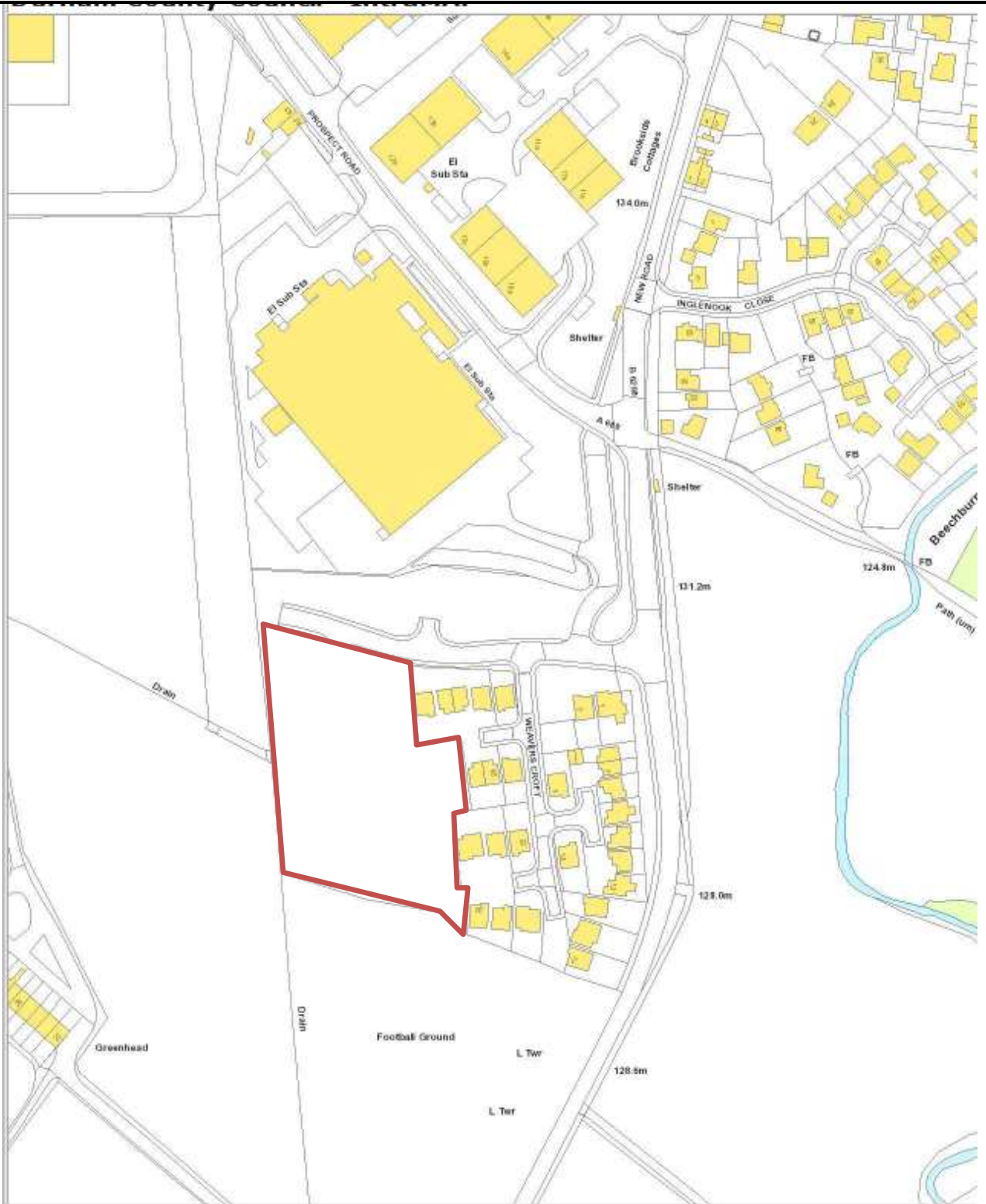
National Planning Policy Framework

Wear Valley District Local Plan as amended by Saved and Expired policies September 2007.

Statutory Responses

Submission Draft of the County Durham Plan

Representations from the members of the public



Planning Services

Erection of 34 Dwellings with Associated Parking and Landscaping.

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Site

Land Adjacent to Weaver's Croft, Crook, County Durham, DL15 8JY.

Scale