

COMMITTEE REPORT

APPLICATION DETAILS

APPLICATION NO:	DM/14/02294/FPA
FULL APPLICATION DESCRIPTION:	Erection of 12no. bungalows with associated access road and landscaping
NAME OF APPLICANT:	Moordale (North East) Ltd
ADDRESS:	Land to rear of Wylam Terrace, Coxhoe
ELECTORAL DIVISION:	Coxhoe
CASE OFFICER:	Tim Burnham, Planning Officer, 03000 263963 tim.burnham@durham.gov.uk

DESCRIPTION OF THE SITE AND PROPOSALS

SITE

1. The application site is an area of land which is situated within the settlement boundary of Parkhill which sits in between Bowburn and Coxhoe to the south east of Durham City. To the north east of the site sits residential property at Wylam Terrace. Further north sits St Marys Terrace. To the north west sit dwellings on Holmfield Villas. Immediately to the south east of the site sits a detached residential bungalow at 8 Westlands, further to the south east sit terraced properties at Clarence Street. To the south of the site across the road sit detached dwellings on Westlands. Access to the site would be taken from the estate road which is currently adopted to the junction of Holmfield Villas. The remainder of the access to the site is currently un-adopted, requiring works to bring it up to an adoptable standard. The site has been cleared with the land appearing to show earth that has been banked up towards the south east of the site. Prior to this the site appeared to form green space hosting a variety of garden style structures, grass and trees.

PROPOSAL

2. The application seeks planning approval for the erection of 12 no. bungalows with an associated access road and landscaping to be provided. Five dwellings would be placed fronting onto Westlands. One of these bungalows would be detached, two would be linked detached and a pair of semi-detached bungalows would be provided. 4 no. semi-detached dwellings would be provided along the north east side of the site along with two detached dwellings. One detached dwelling would be provided towards the head of the access road which is proposed to be taken into the site from Westlands. Garages would be provided to some bungalows, mostly attached to the dwellings with a detached garage block to the north west side of the site. The design of the bungalows would be relatively simple, with a mixture of brickwork and render proposed with a variety of gable and hipped roofs finished with concrete tiles.

3. The application is being referred to committee as it constitutes major development.

PLANNING HISTORY

4. Outline planning approval was granted on part of the site in 2004 for 4 no. residential dwellings. Planning approval was refused in 2006 for the erection of 13 dwellings. Approval was granted for 12 no. dwellings in 2007. The time limit to extend the period to implement this consent was applied for in 2011 and granted in July 2012. This means that there is currently an extant planning approval for 12 dwellings on the site. This application, although at the same number of dwellings represents a revised scheme from that previously approved in terms of design and layout.

PLANNING POLICY

NATIONAL POLICY

5. 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.

6. 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:

7. NPPF Part 1 – Building a Strong and Competitive Economy. The Government attaches significant weight on the need to support economic growth through the planning system. Local Planning Authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century.

8. NPPF Part 4 – Promoting Sustainable Transport. Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion. Developments that generate significant movement should be located where the need to travel will be minimised and the use of sustainable transport modes maximised.

9. NPPF Part 6 – Delivering a Wide Choice of High Quality Homes. Local Planning Authorities should use evidence bases to ensure that their Local Plan meets the needs for market and affordable housing in the area. Housing applications should be considered in the context of the presumption in favour of sustainable development. A wide choice of homes, widened opportunities for home ownership and the creation of sustainable, inclusive and mixed communities should be delivered. Where there is an identified need for affordable housing, policies should be met for meeting this need unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified and such policies should also be sufficiently flexible to take account of changing market conditions over time.

10. NPPF 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.

11. NPPF Part 10 – Meeting the Challenge of Climate Change, Flooding and Coastal

Change. Planning plays a key role in helping shape places to secure Local Planning Authorities should adopt proactive strategies to mitigate and adapt to climate change. Local Planning Authorities should have a positive strategy to promote energy from renewable and low carbon sources. Inappropriate development in areas at risk of flooding should be avoided.

12. NPPF 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, recognising the wider benefits of ecosystems, minimising the impacts on biodiversity, preventing both new and existing development from contributing to or being put at unacceptable risk from pollution and land stability and remediating contaminated or other degraded land where appropriate.

13. NPPF Part 12 – Conserving and Enhancing the Historic Environment. Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.

LOCAL PLAN POLICY:

14. Policy E14 - Trees and Hedgerows sets out the Council's requirements for considering proposals which would affect trees and hedgerows. Development proposals will be required to retain areas of woodland, important groups of trees, copses and individual trees and hedgerows wherever possible and to replace trees and hedgerows of value which are lost. Full tree surveys are required to accompany applications when development may affect trees inside or outside the application site.

15. Policy E5a – Open Spaces within settlement boundaries states that development proposals within settlement boundaries that detract from open spaces which possess important functional, visual or environmental attributes, which contribute to the settlements character or to the small scale character of an area will not be permitted.

16. Policy E14 Protection of Existing Trees and Hedgerows This Policy states that the Council will require development proposals to retain areas of woodland, important groups of trees, copses and individual trees and hedgerows wherever possible and to replace trees and hedgerows of value which are lost.

17. Policy E16 - Protection and Promotion of Nature Conservation is aimed at protecting and enhancing the nature conservation assets of the district. Development proposals outside specifically protected sites will be required to identify any significant nature conservation interests that may exist on or adjacent to the site by submitting surveys of wildlife habitats, protected species and features of ecological, geological and geomorphological interest. Unacceptable harm to nature conservation interests will be avoided, and mitigation measures to minimise adverse impacts upon nature conservation interests should be identified.

18. Policy E24 – Scheduled Ancient Monuments and Archaeological Remains- seeks investigation of Archaeological remains on development site.

19. Policy H3 - New Housing Development within the Villages. This policy encourages residential development within the villages to use previously developed land or convert existing buildings. It does permit the limited development of small greenfield sites where there are clear and quantifiable regeneration benefits which could not be achieved through the development of previously developed land or conversions of existing buildings.

20. Policy H13 - Residential Areas – Impact upon Character and Amenity states that planning permission will not be granted for new development or changes of use which have a significant adverse effect on the character or appearance of residential areas, or the amenities of residents within them.
21. Policy T1 - Traffic – General states that the Council will not grant planning permission for development that would generate traffic likely to be detrimental to highway safety and/or have a significant effect on the amenity of occupiers of neighbouring property.
22. Policy T10 - Parking – General Provision states that vehicle parking should be limited in amount, so as to promote sustainable transport choices and reduce the land-take of development.
23. Policy T21 Walking – This Policy states that the Council will seek to safeguard the needs of walkers.
24. Policy R2 - Provision of Open Space – New Residential Development states that in new residential development of 10 or more units, open space will be required to be provided within or adjacent to the development in accordance with the Council's standards. Where there is an identified deficiency and it is considered appropriate, the Council will seek to enter into a planning agreement with developers to facilitate the provision of new or improved equipped play areas and recreational/leisure facilities to serve the development in accordance with Policy Q8.
25. Policy R11 – Public Rights of Way and other paths states that public access to the countryside will be encouraged and safeguarded by protecting the existing network of public rights of way and other paths from development which would result in their destruction or diversion unless a suitable alternative route could be provided.
26. Policies Q1 and Q2 - General Principles Designing for People and Accessibility states that the layout and design of all new development should take into account the requirements of all users.
27. Policy Q5 - Landscaping General Provision sets out that any development which has an impact on the visual amenity of an area will be required to incorporate a high standard of landscaping.
28. Policy Q8 - Layout and Design – Residential Development sets out the Council's standards for the layout of new residential development. Amongst other things, new dwellings must be appropriate in scale, form, density and materials to the character of their surroundings. The impact on the occupants of existing nearby properties should be minimised.
29. Policy Q15 - Art in Design states that the Council will encourage the provision of artistic elements in the design and layout of proposed developments. Due regard will be made in determining applications to the contribution they make to the appearance of the proposal and the amenities of the area.
30. Policy U5 - Pollution Prevention seeks to control development that will result in an unacceptable impact upon the quality of the local environment.
31. Policy U8a - Disposal of Foul and Surface Water requires developments to provide satisfactory arrangements for disposing foul and surface water discharges. Where satisfactory arrangements are not available, then proposals may be approved subject to the submission of a satisfactory scheme and its implementation before the development is brought into use.

32. Policy U11 - Development on Contaminated Land sets out the criteria against which schemes for the redevelopment of sites which are known or suspected to be contaminated. Before development takes place it is important that the nature and extent of contamination should be fully understood.

33. Policy U14 - Energy Conservation – General states that the energy efficient materials and construction techniques will be encouraged.

EMERGING POLICY:

34. The emerging County Durham Plan was submitted in April 2014 and is currently being examined 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: Policy 29 which relates to existing housing commitments is relevant. This Policy states that housing development will be approved on sites where an existing planning permission lapses during the Plan period providing that the proposal accords with relevant policies of the County Durham Local Plan and that there has been no material change in circumstances that precludes development. Policy 17, relating to sustainable design in the built environment would also be applicable along with Policy 18 which relates to local amenity.

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.cartoplus.co.uk/durham/text/00cont.htm> in relation to the City of Durham Local Plan and <http://durhamcc-consult.limehouse.co.uk/portal/planning/ps/> in relation to the County Durham Plan.

CONSULTATION AND PUBLICITY RESPONSES

STATUTORY RESPONSES:

36. Highways Development Management: no objection subject to highways upgrade

36. Coal Authority: No objection.

38. Environment Agency: No objection.

39. NHS: No response.

40. Northumbrian Water: No objection.

CONSULTEE RESPONSES:

41. Affordable Housing: No objection, scheme too small for affordable housing commitment.

42. Archaeology: No objection subject to inclusion of condition.

43. Design and Historic Environment: Minor design changes suggested.

44. Landscape: No response.

45. Landscape Trees: No objection.
46. Economic Development: No response.
47. Northumbrian Water: No objection.
48. Environmental Health: No objection.
49. Contaminated Land: Phase 2 assessment required.
50. Public Rights of Way: No objection
51. Sustainability: No objection, sustainability statement required.
52. Planning Policy: No response.
53. School Organisation Manager: No objection.

PUBLIC RESPONSES:

54. Letters of objection have been received from 4 addresses in relation to the development. One letter of concern has been received. A letter of objection has been received from Bowburn and Parkhill Community Partnership while a letter of concern has been received from Cassop-cum-Quarrington Parish Council. Concerns and objections are put forward on various grounds and are summarised below.

- Loss of privacy for properties on Wylam Terrace and Holmfield Villas
- Concerns over positioning of access, unadopted nature of access route and increased traffic and parking in the area, four spaces for visitors not sufficient
- There are no clear quantifiable regeneration benefits brought about by the scheme
- The development would detract from the character of the site and settlement particularly in relation to its previous green appearance
- There is no open space provision
- The site has Archaeological Interest and further ground investigation is required
- Concern over capacity of NWL network to accept flows from development
- Concern over presence of wooden pylons on the site

APPLICANTS STATEMENT:

55. The development Site at Wylam Terrace has been vacant for a number of years partially due to the economic downturn in the economy.

56. The site currently has the benefit of a Planning Permission for residential development which could be implemented before its expiry date next year.

57. However, we feel the revised application is a much stronger proposal offering a first class quality product providing much needed bungalow accommodation to the Local Community.

58. It is the intention to source as much material and labour locally securing income and much needed jobs to the immediate area.

59. We feel that the proposal will enhance the area, offer a welcome addition to the current housing stock in the area and provide a well thought out development for the future.

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 http://plan-1:8080/IDOXSoftware/IG_search?app_id=1002&FormParameter1=DM%2F14%2F02294%2FFP

PLANNING CONSIDERATIONS AND ASSESSMENT

60. 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 the development at the site, impact upon character and amenity and highways issues.

The Principle of the development

61. Policy H3 of the City of Durham Local Plan 2004 primarily supports the provision of new housing comprising of windfall development of previously developed land and conversion within the Villages of the former Durham City District. The original approval suggested that the site had a substantial brownfield element and could be considered partly previously developed. Officers do however concede that an argument could also have been made that the site at the time may have been considered on balance a Greenfield site.

62. It would seem most appropriate to make an up to date assessment on the site. The NPPF states that the definition of previously developed land excludes land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time. Given that any built development has since been cleared from the land and previous site clearance has blended into the landscape, Officers do not consider that the site currently represents previously developed land. The application is therefore not in accordance with Policy H3 of the City of Durham Local Plan and has been advertised as a departure.

63. The site is included as a housing site with extant approval within the emerging local plan although this can only be afforded limited weight at this stage.

64. One of the key aspects to the principle of development in this location is that there is currently an extant planning approval for a similar scheme at the site. This is a matter to which officers give significant weight in the decision making process.

65. Further, Officers' consider that the site is sustainable in accordance with National Planning Policy Framework guidance. It is well related to other residential property and is within close proximity to existing services and facilities such as shops, sports, school and medical facilities within Coxhoe and Bowburn. Public transport links are available nearby. The development of a modestly scaled housing development would relate well to the existing settlement, forming a natural continuation of development that surrounds the site offering bungalow accommodation that would be appealing for purchase.

66. Policy Q8 of the City of Durham Local Plan seeks to ensure that the layout and design of any new development is appropriate. It requires that development is appropriate in scale, form, density and materials to the character of its surroundings. It requires that adequate privacy and amenity is provided to each dwelling.

67. Officers consider that the development is appropriate in these terms. The layout of the development is well thought out, with some properties set on Westlands and some dwellings accessed from the cul de sac that would serve the site. Appropriate parking and garaging would be incorporated with dwellings provided with small front garden areas and modest rear gardens. The outside space is considered acceptable and of a level appropriate to 2 bedroom bungalows within a well built up urban setting.

68. The development, while making the most of the site does not appear overly dense. The scale and form of the development would be appropriate to the site. The bungalow development would be set down slightly from development to the north east and north west of the site and would provide a good bridge from these areas to the existing bungalow development to the south on Holmfield Villas. Materials proposed are brick and render with concrete tiles. These materials would be acceptable to the area which exhibits a wide range of building materials.

69. In relation to Policy E5a, Officers do not consider the Open Space as it stands possesses important functional, visual or environmental attributes contributing to the settlement's character or to the small scale character of the area. It is acknowledged that the current undeveloped site offers a more open outlook to existing residents and acknowledge that the land does have some visual and functional attributes in this respect. However the land is not of sufficient importance to justify refusal of planning permission, particularly given that there is an extant permission that could still be implemented.

Impact upon character and amenity

70. Policy H13 of the City of Durham Local Plan 2004 states that planning permission will not be granted for new development or changes of use which have a significant adverse effect on the character or appearance of residential areas, or the amenities of residents within them. Given the area is predominantly residential in nature Officers consider the development would be acceptable in this respect.

71. Concern has been expressed relating to impact upon the character and appearance of the area, while further concern has been expressed that the development would not respect the privacy and amenity of surrounding residential occupiers at Wylam Terrace and Holmfield Villas.

72. Officers do consider that the proposed arrangement would be acceptable in relation to privacy and amenity to existing surrounding dwellings. The bungalows would be slightly set down from surrounding development, which would if anything mean that surrounding development at Holmfield Villas and Wylam Terrace would be overlooking the development site. Further, the fact that bungalows are proposed is significant. It would be possible to remove direct window to window overlooking through providing robust fencing at the site (a 1.8mtr fence is proposed at the slightly higher of the two land levels at the boundary with the rear lane of Wylam Terrace). The relationship that would then remain would be one of ground floor window to first floor windows. This relationship would be most apparent between plot 6 and the rear upper floor windows of 7 Holmfield Villas where a separation distance of approximately 16mtrs would exist. There may also be instances of the odd similar separation distances between the rear of plots 9-12 and upper rear windows on off shots on Wylam Terrace, although it is likely that some of these windows would be bathrooms for example and classed as non habitable rooms. There would be an

approximate 18-20 mtr separation distance to the main rear elevations of these properties and the relatively deep two storey off shots would restrict any significant impact on privacy.

73. The supporting text of Policy Q8 states that window to window separation distances should be 21mtrs. However in Officers' experience while this guideline can generally be fully achieved when designing a new residential scheme on a large site, it is sometimes difficult to apply to residential areas where the urban grain has evolved over a period of time. The guidance does not, however, deal specifically with every set of possible circumstances, and does not adequately deal with the relationship between existing two storey and proposed single storey development as in this case, where opportunity for significant and harmful overlooking is reduced.

74. Officers acknowledge specific concerns from the occupier of Solway House, 2 Wylam Terrace, who has a conservatory which has been built abutting the rear lane. However it is considered that this conservatory essentially borrows views over this rear lane. While it would undoubtedly reduce some view and outlook to this conservatory the 1.8mtr fence proposed would mean that there would be little or no loss of privacy from this part of the dwelling. Potential impact on the conservatory and the small number of sub-standard privacy distances are not considered sufficient to justify refusal of planning permission.

Highways Issues

75. Highways Development Management has offered no objections from a highways aspect to the principle of the development. Highways Officers have noted that with some improvement the access road would be suitable for adoption and request that the access road be upgraded to adoptable standard as a condition of planning approval. The road and footways within the site would have shared surfaces.

Other issues

76. The Coal Authority has offered no objections to the development following an analysis of ground testing results that has been submitted

77. Housing development and delivery have confirmed that the size of the development falls below the threshold for an affordable housing requirement.

78. A Green Infrastructure response suggested the inclusion of a pedestrian and cycle route through the site to Wylam Terrace. However, Officers do not consider this necessary as it is possible to quickly access the B6291 via Clarence Street immediately to the east and the suggested route was not popular in consultation responses.

79. Contaminated land have requested a phase two assessment relating to the site as further analysis is needed of soil in the existing mound at the site to ensure that it would be suitable for topsoil garden use.

80. Northumbrian Water has offered no objections to the application. They have confirmed that the relevant sewage pumping station in the area has now been upgraded and can accept additional flows.

81. An ecological assessment has been submitted with the main risk identified being to nesting birds. Ecology Officers have considered the submitted report and have offered no objections to the development subject to adherence to working methods outlined within the report which require that any clearance works take place outside of the bird nesting season.

82. Drainage and Coastal Protection Officers have requested the submission of a full drainage plan relating to the site.

83. Archaeology Officers have noted that topsoil has been stripped from the site potentially affecting archaeological interest. A condition is included however to carry out monitoring during the initial groundworks and site clearance.

84. Officers understand that the developer has agreement with Northern Power Grid to replace the wooden posts with metal ones which would remove the need for stays within garden areas.

85. Environmental Health have offered guidance on appropriate working practices at the site and these would be included as an informative with any approval.

86. Policy R2 of the Local Plan relates to recreational and amenity space in new major residential developments. Given the reasonably compact nature of the application site, the provision of onsite play facilities would not appear feasible. To satisfy Policy R2 a contribution towards off site play provision has been sought which could be spent on the improvement or provision of play facilities within the local area of £12,000. The parish council have suggested this money could be used towards the upkeep/maintenance/improvement of Parkhill play area.

87. The application would also be of a level where a contribution towards public art would be required.. As such a condition requesting a feature or scheme is included, and a scheme will be discussed further between the applicant and Officers.

CONCLUSION

88. Officers consider that the principle of the development is acceptable as there is an extant planning approval on the site and as it would represent residential development in a sustainable location with good access to a range of services in line with the National Planning Policy Framework. Officers consider that the site is capable of playing host to the proposed housing development while no significant adverse impacts upon the character or amenity of the area or the amenities of residents have been identified. The development is considered appropriate in relation to highways safety.

89. Taking all relevant planning considerations into account, Officers consider the application to meet the requirements of the National Planning Policy Framework Parts 1, 4, 6, 7, 10, 11 & 12 and Policies E5A, E14, E16, H3, H13, T1, T21, T10, R2, R11, Q1, Q2, Q5 Q8, Q15, U5, U8A, U11 and U13 of the City of Durham Local Plan 2004.

RECOMMENDATION

That the application be **APPROVED** subject to completion of a Section 106 legal agreement to secure off-site open space/play facilities, and 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. The development hereby approved shall be carried out in strict accordance with the following approved plans and documents.

Dwg 10-064 P-100, 10-064 P104, 10-064 P103 received 08th August 2014. Dwg 10-064 P-101 A, Dwg 10-64 P104 A, Levels Layout C-GA-02, Drainage Plan C-GA-03 received 23rd September 2014.

Ecological Assessment August 2014 by TEP received 26th August 2014.
Phase 1 Contaminated Land Report by Intersoil Ltd received 01st August 2014.

Reason: To define the consent and ensure that a satisfactory form of development is obtained in accordance with the National Planning Policy Framework Parts 1, 4, 6, 7, 10, 11 & 12 and Policies E5A, E14, E16, E24, H3, H13, T1, T21, T10, R2, R11, Q1, Q2, Q5, Q8, Q15, U5, U8A, U11, U13 and U14 of the City of Durham Local Plan 2004.

3. Notwithstanding any details of materials submitted with the application no development shall commence until details of all proposed external walling and roofing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the approved details.

Reason: In the interests of visual amenity having regards to Policy Q8 of the City of Durham Local Plan 2004.

4. No development shall commence until a detailed scheme for the disposal of foul and surface water from the development hereby approved has been submitted to and approved in writing by the Local Planning. Thereafter the development shall take place in accordance with the approved details.

Reason: To prevent the increased risk of flooding from any source in accordance with the National Planning Policy Framework and Policy U8A of the City of Durham Local Plan 2004.

5. No development shall commence until the access road to the development has been upgraded to an adoptable standard from the junction with Holmfield Villas to the entrance to the development site. Details of this scheme shall be submitted to and approved in writing by the Local Planning Authority. The access road upgrade shall be completed in accordance with the approved details before any of the dwellings hereby approved is first occupied.

Reason: In the interests of Highway Safety and to comply with Policy T1 of the City of Durham Local Plan 2004.

6. No development shall commence until a scheme for the provision of public art has been submitted to and agreed in writing by the Local Planning Authority. The development shall be implemented in accordance with the timings within the approved public art scheme.

Reason: In the interests of the appearance and visual amenity of the area, in accordance with saved Policy Q15 of the City of Durham Local Plan 2004.

7. 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 and retained while the development is in existence.

Reason: In the interests of sustainable construction and energy generation in accordance with the aims of Policy U14 of the City of Durham Local Plan

8. No development shall commence until a detailed landscaping scheme has been submitted to and approved in writing by the Local planning authority. The scheme of landscaping shall include details of hard and soft landscaping, planting species, sizes, layout, densities, numbers, method of planting and maintenance regime, as well as indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development.

Reason: In the interests of the appearance of the area and to comply with Policy Q5 of the City of Durham Local Plan 2004.

9. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first available planting season following the practical completion of the development and any trees or plants which within a period of 5 years from the substantial completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of the appearance of the area and to comply with Policy Q5 of the City of Durham Local Plan 2004.

10. No development shall take place until the applicant, or their agent or successor in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, including a timetable for the investigation, which has been submitted and approved in writing by the Local Planning Authority. The Scheme shall provide for:

- i; Measures to ensure the preservation in situ, or the preservation by record, of archaeological features of identified importance.
- ii; Methodologies for the recording and recovery of archaeological remains including artefacts and ecofacts.
- iii; Postfieldwork methodologies for assessment and analyses.
- iv; Report content and arrangements for dissemination, and publication proposals.
- v; Archive preparation and deposition with recognised repositories.
- vi; A timetable of works in relation to the proposed development, including sufficient notification and allowance of time to ensure that the site work is undertaken and completed in accordance with the strategy.
- vii; Monitoring arrangements, including the notification in writing to the County Durham Principal Archaeologist of the commencement of archaeological works and the opportunity to monitor such works.
- viii; A list of all staff involved in the implementation of the strategy, including subcontractors and specialists, their responsibilities and qualifications.

The archaeological mitigation strategy shall be carried out in accordance with the approved details and timings.

Reason: To comply with policy E24 of the City of Durham Local Plan because the site is of archaeological interest.

11. Prior to the development being first occupied, a copy of any analysis, reporting, publication or archiving required as part of the archaeological mitigation strategy shall be deposited at the County Durham Historic Environment Record.

Reason: to comply with paragraph 141 of the National Planning Policy Framework which ensures information gathered becomes publicly accessible.

12. No development shall take place until an intrusive site investigation (Phase 2) has been carried out relating to potential contamination of the site. The site investigation methodology shall be agreed in writing with the local planning authority prior to commencement of the site investigation. The results of the site investigation shall be submitted as a report and approved in writing by the local planning authority.

The site investigation report shall take into consideration; the relevant aspects of the desk top study and discuss remediation measures in accordance with appropriate legislative guidance notes.

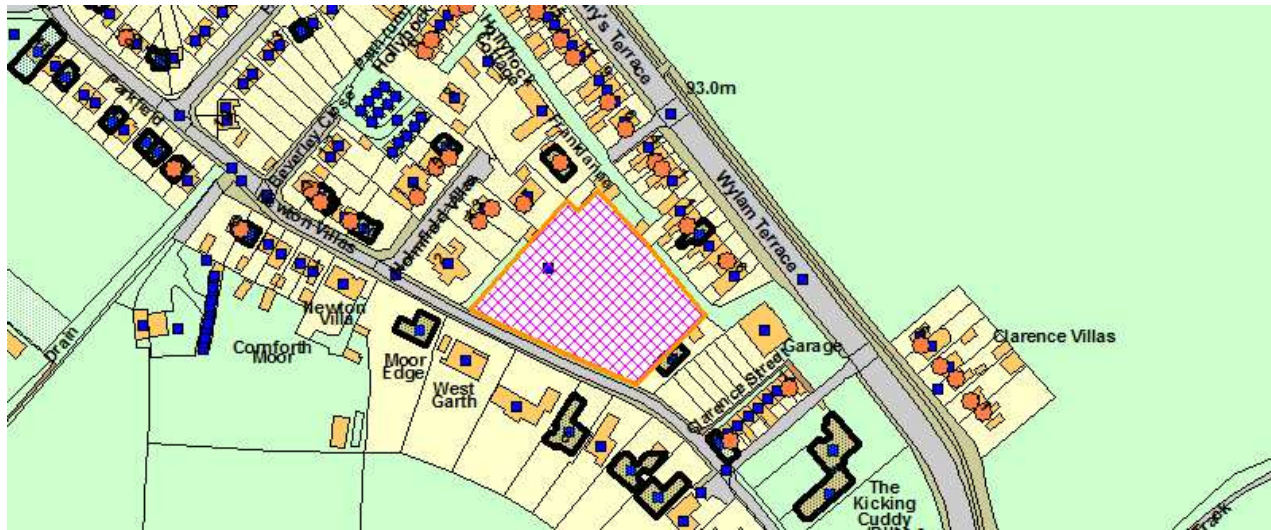
If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this source of contamination, shall be submitted and approved in writing by the local planning authority.

After remediation measures are implemented at the site, a final validation statement shall be submitted in accordance with the remediation recommendations of the above 'Phase 2' report.

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 risks to workers, neighbours and other offsite receptors in accordance with Policy U11 of the City of Durham Local Plan 2004.

BACKGROUND PAPERS

Submitted Application Forms, Plans and supporting documents
National Planning Policy Framework
City of Durham Local Plan 2004
Consultation responses
Emerging County Durham Plan



Planning Services

Erection of 12no. bungalows with associated access road and landscaping

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