

COMMITTEE REPORT

APPLICATION DETAILS

APPLICATION NO:	DM/15/02121/FPA
FULL APPLICATION DESCRIPTION:	Erection of two Research & Development units, including laboratory & office space
NAME OF APPLICANT:	Business Durham
ADDRESS:	Explorer One & Two, Thomas Wright Way, NETPark, Sedgefield
ELECTORAL DIVISION:	Sedgefield
CASE OFFICER:	Ann Rawlinson, Senior Planning Officer 03000 261393 ann.rawlinson@durham.gov.uk

DESCRIPTION OF THE SITE AND PROPOSALS

Background

1. Outline planning permission was granted in 1999 for the development of a Business Park at the former Winterton Hospital site, to the north of Sedgefield. Since 2001 the site, NETPark (North East Technology Park) has gradually developed, with six plots now well established. The Science Park is owned, and is being developed by the County Council and is being marketed and promoted by Business Durham. It was seen as an opportunity to develop and combine world class research facilities and associated wide-ranging business activities, including business incubation. It focuses on supporting companies that are developing technology and products in the physical sciences, particularly printable electronics, microelectronics, photonics and nanotechnology; and their application, in the fields of energy, defence and medical-related technologies. NETPark has the capability to develop new enterprises within the University Research building, graduating in the Incubator building, and then growing into a commercial business in the new Discovery buildings.
2. Planning permission was granted subject to a Section 106 agreement which required a Master Plan and Design Code to be developed and implemented. The purpose of these was to ensure that high quality of building design and landscaping is achieved. This encourages design flare and imagination, in recognition of the strategic importance of the site with the potential of being developed as a Science and Technology Park of regional, national and international importance. This is reflected in the standard and quality of the wider site which has been established and should be taken forward in the development of future development plots highlighted in the Master Plan.

The Site

3. The site comprises of plot 2 (proposed to be named 'the Explorer Village') which is situated to the western side of NETPark. It comprises of approximately 1.26 hectares of relatively flat grassland. Structural landscaping and hedging forms the eastern, southern and western boundaries, with the site having an open grassed frontage adjacent the main park thoroughfare. Mature trees form the eastern and north western boundaries and are protected as part of the NETPark 1, Winterton Park, Tree Preservation Order (TPO). The site is currently divided into roughly three segments by hedging.
4. Access to NETPark is from the A177 to the west, which leads onto old Durham Road and Salters Road to the east. Although this secondary access from Salters Road was originally envisaged to service the site; it is not currently utilised by vehicular traffic and comprises a locked gate, although it has open pedestrian access to the side. NETPark is served by a bus route and stops on both Old Durham Road and Salters Road.
5. The site is bounded to the east and northwest by further research and development buildings, with the Incubator building to the north and the two Discovery buildings beyond. The Petec building and car parking is sited to the west with the plot 3 building to the east. Directly to the north, the site is bounded by Thomas Wright Way, the main access route through the Business Park. To the east are two, two storey detached properties fronting onto Old Durham Road. To the south are two storey residential properties sited on Wellgarth Mews and St. Lukes Crescent. To the south east is St Lukes Church, a Grade 2 listed building, set within its own grounds. Winterton Cottages, considered to be a non-designated heritage asset are situated approximately 240m to the east of the site. Outside the northern, eastern and southern boundaries extend footways and cycle ways linking the residential and business park to the wider area.
6. Other than St Luke's Church and Winterton Cottages there are no designated or non-designated heritage assets within or adjacent to the site. Nor are there any ecological or landscape designations within or adjacent the site.

The Proposals

7. It is proposed to erect two, two storey buildings to be used for research and development. These would be suitable for businesses between the Incubator and Discovery capacities i.e. high tech companies who have plans to grow to around 30 people in size. They would incorporate office and laboratory space, as well as plant and machinery, meeting rooms, receptions, kitchens and toilets. Mechanical plant is proposed to be located within plantrooms at the rear of the buildings and above these on screened plant decks. The total area of both units over two floors amounts to 2750sqm. The two units would be split into three tenanted spaces in Explorer One and six tenanted spaces in Explorer Two.
8. The proposed Explorer 1 building would be sited fronting onto the Park's internal access road (Thomas Wright Way). The internal site access road through the site would extend from the site frontage to the rear of the site in order to service the Explorer 2 building, set into the site located behind the Explorer 1 building. Staff and visitor parking would be sited directly adjacent the internal access road with service and delivery yards proposed to be located directly behind each building. Chemical stores and refuse/recycling stores, constructed from timber posts and cedar boarding would be sited to the rear and side of the buildings. A footway would extend along

the site frontage linking into the wider park and along the internal access road into the buildings.

9. The proposed buildings would be approximately 39m in width, 25m in length and approximately 9-10m in height at the highest point with a single ply membrane flat roof. The main bodies of the buildings would comprise of a blue coloured composite cladding panel system with feature walls to be of metal cladding with frameless glazing. Each building would be broken up into three separate elements, comprising of prominent metal cladding that is set forward and dark blue cladding that is slightly recessed linked by glazing. Each unit would have two major glazed aspects at ground level and three at first floor level, one of which would face south.
10. The plans have been amended to incorporate additional structure planting (six heavy standard trees) adjacent the southern boundary of the site. Grassed and planted areas are also proposed.
11. The application is being presented to the South West Area Planning Committee for determination as the proposals constitute less than 10,000m² of non-residential floor space.

PLANNING HISTORY

12. Outline planning permission was granted in 1998 and reserved matters permission was granted in 2000 for residential development (218 dwellings), including community facilities, landscaping and associated infrastructure on the part of the former Winterton hospital site located directly to the south of NETPark.
13. Outline planning permission was granted in 1999 for a Class B1 Business Park of up to 24, 400m² of floor space.
14. Planning permission was granted in 2001 for infrastructure works to include roads, footpaths, cycle ways, drainage and sub stations at Netpark.
15. Various planning applications have been approved since 2002 on the wider NETPark site for the erection of business, laboratory, research and development buildings as well as extensions to these, plant/machinery, storage, hoardings, adverts, enclosures, CCTV, tanks and PV panels.
16. Planning permission was granted in 2004 for the change of use of St. Luke's Church to a health and fitness club.
17. Planning permission was granted in 2005 on the application site (plot 2) for five commercial units.

PLANNING POLICY

NATIONAL POLICY:

18. The Government has consolidated all planning policy statements, guidance notes and many circulars into a single policy statement, the National Planning Policy Framework (NPPF). The overriding message is that new development that is sustainable should proceed without delay. It defines the role of planning in achieving sustainable development under three topic headings – economic, social and environmental, each mutually dependant. 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'.

19. In accordance with paragraph 215 of the National Planning Policy Framework, the weight to be attached to relevant saved local plan policy will depend upon the degree of consistency with the NPPF. The greater the consistency, the greater the weight. The relevance of this issue is discussed, where appropriate, in the assessment section of the report. The following elements of the NPPF are considered relevant to this proposal.
20. *NPPF Part 1 – Building a Strong, Competitive Economy.* The Government is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and a low carbon future.
21. *NPPF Part 4 – Promoting Sustainable Transport.* 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 should be balanced in favour of sustainable transport modes. Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion.
22. *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. Planning policies and decisions must aim to ensure developments; function well and add to the overall quality of an area over the lifetime of the development, establish a strong sense of place, create and sustain an appropriate mix of uses, respond to local character and history, create safe and accessible environments and be visually attractive.
23. *NPPF 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, local services and community facilities to enhance the sustainability of community and residential environments. An integrated approach to consider the location of housing, economic uses and services should be adopted.
24. *NPPF Part 10 – 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.
25. *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, minimising impacts on biodiversity and providing net gains where possible. 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/unstable land.

26. *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. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/2116950.pdf>

27. The Government has consolidated a number of planning practice guidance notes, circulars and other guidance documents into a single Planning Practice Guidance Suite. This document provides planning guidance on a wide range of matters. Of particular relevance to this application is the practice guidance with regards to: historical environment, design, flood risk, noise, light pollution, land affected by contamination and conditions.

<http://planningguidance.planningportal.gov.uk/> (*National Planning Practice Guidance*)

LOCAL PLAN POLICY:

Sedgefield Borough Local Plan (1996) (SBLP)

28. *Policy IB1 – Types of Industry and Business Areas* – Planning applications that maintain in appropriate locations a range of land available for industry and business.
29. *Policy IB3 – Proposals for the Development of New Industrial and Business Areas* – Identifies part of, (a minimum of 12.2 hectares) of the Winterton Hospital Estate to be developed as a Business Area.
30. *Policy IB8 – Acceptable Uses in Business Areas* – States that in business areas, business uses will normally be approved and that planning permission for general industry and warehousing would normally be refused. A high standard of site layout, building design and landscaping will be required.
31. *Policy L15 – Winterton Hospital Estate* – Development proposals should conserve the landscape setting of the Winterton Hospital Site and include business uses as a significant part of a mixed development scheme.
32. *Policy D1 – General Principles for the Layout and Design of New Developments* – States that new developments will be expected to follow specified principles in respect of layout and design to include (inter alia), account being taken of the site's natural and built features, of neighbouring land uses and activities, energy conservation, accommodation of the needs of users and safe access.
33. *Policy D2 – Design for People* – Requires new development to take account of personal safety, the access needs of users and the provision of appropriate facilities.
34. *Policy D3 – Design for Access* – Requires developments to make satisfactory and safe provision for access by a range of transport modes.
35. *Policy D4 – Layout and Design of New Industrial and Business Development* – Expects such development proposals to include an appropriate standard of design, safely accommodate the traffic generated, and have an appropriate standard of landscaping and screening of open storage areas, where appropriate.
36. *Policy E15 – Safeguarding of Woodlands, Trees and Hedgerows* – Seeks to protect areas of woodland and important groups of trees in the consideration of development proposals.

EMERGING POLICY:

37. Paragraph 216 of the NPPF says that decision-takers may give weight to relevant policies in emerging plans according to: the stage of the emerging plan; the extent to which there are unresolved objections to relevant policies; and, the degree of consistency of the policies in the emerging plan to the policies in the NPPF. The County Durham Plan was submitted for Examination in Public and a stage 1 Examination concluded. An Interim Report was issued by an Inspector dated 15 February 2015, however that report was Quashed by the High Court following a successful Judicial Review challenge by the Council. As part of the High Court Order, the Council is to withdraw the CDP from examination, forthwith. In the light of this, policies of the CDP can no longer carry any weight.

The above represents a summary of those policies considered relevant. The full text, criteria, and justifications can be accessed at: <http://www.durham.gov.uk/media/3403/Sedgefield-Borough-local-plan-saved-policies/pdf/SedgefieldBoroughLocalPlanSavedPolicies.pdf> (Sedgefield Borough Local Plan) <http://www.durham.gov.uk/pages/Service.aspx?ServiceId=856> (County Durham Plan)

CONSULTATION AND PUBLICITY RESPONSES

STATUTORY RESPONSES:

38. *Sedgefield Town Council* – Raise no objection.
39. *Highway Authority* – Raise no objection. The proposed car, cycle and motorcycle parking is considered acceptable. The proposed 59 on-site car parking spaces are deemed reasonable in relation to the maximum 110 car parking spaces that are permitted. This reflects the R & D nature of the proposals within which laboratories are not usually densely populated by staff. The 4 disabled spaces, 9 car share parking spaces, 2 motorcycle parking spaces, 10 covered and secure cycle parking spaces and 2 electric vehicle charging point parking spaces are welcomed. The construction of the new vehicular access bell-mouth onto Thomas Wright Way, up to the rear of the existing public footways on either side, must be constructed to adoptable standards.
40. *Environment Agency* – Raise no objections to the proposal. General advice regarding land contamination is provided, given that the site is located on a Principal Aquifer which is a sensitive controlled waters receptor which could be impacted by any contamination at the site. The Environment Agency advises that the developer should address risks to controlled waters from contamination at the site.
41. *Northumbrian Water* – Raise no objections although advise that the application does not provide sufficient detail with regards to the management of foul and surface water from the development. Therefore it is advised that this should be addressed by planning condition.
42. *Historic England* – Confirm that it is not necessary for the application to be notified to Historic England.
43. *Drainage and Coastal Protection* – Raise no objections. Advise that details of surface water drainage should be ensured by planning condition. Restricted run-off rates would apply, and the site should be developed to incorporate source control with sustainable drainage systems; including infiltration and water quality improvement techniques. A Hierarchy of Preference as contained within the Surface Water Management Plan should be implemented. If a surface water connection is made to a river, watercourse or sewer, the surface water discharge should be restricted to

Greenfield run-off rate. A Site Investigation including permeability tests to verify the drainage option should be undertaken.

INTERNAL CONSULTEE RESPONSES:

44. *Spatial Policy* – No objections are raised. It is noted that NETPark has seen the development of similar research and development (R&D) businesses over recent years and is now recognised as a regionally significant centre for R&D. The planning context for the wider development of NETPark was set by policies IB3 and L15 of the SBLP, recognising that the redevelopment of what was the former Winterton Hospital would be suitable for some business uses. Officers acknowledge that these Policies within the SBLP are now dated and a more updated steer is given within the Council's Employment Land Review (2012). This advocates that the site be allocated for uses specifically within the R&D sector, which the proposal would be in full accordance with.
45. *Landscape* – Officers advise that the proposed design has accommodated the trees of highest visual amenity value. Officers endorse the lack of frontage planting, on the assumption that grassed areas would be well maintained, and with an appreciation that the Incubator frontage area directly opposite the site would contribute to sustaining an attractive environment that is consistent with the Design Code. The inclusion of six extra heavy standard trees to reinforce established structure planting to the south of unit 2 would assist in screening the unit from oblique first floor views possible from nearby houses to the south and south west.
46. *Landscape (Trees)* – Raise no objections. Officers advise that certain trees are protected by TPO status and others are worthy of retention. The majority of the trees are in good health and add to the amenity value of NETPark, whilst giving some screening benefits to adjacent properties to the south of the site. The trees that are proposed to be removed are trees 535 and 536, trees within Group 4 (Cypress trees) and hedge 2 (privet hedge). The remaining trees require tree protective measures to be secured before ground preparation, in accordance with BS:3998:2012 'Trees in Relation To Design, Demolition and Construction-Recommendations (BS5837:2012)'. This should be controlled by planning condition.
47. *Ecology* – No objections are raised. Officers advise that the site is considered to be low risk in respect of priority or protected species and habitats. The existing trees are of biodiversity value and should be retained where possible. Vegetation clearance should be timed to avoid breeding birds.
48. *Design and Historic Environment* – No objections are raised. Officers consider that the design of the buildings are of a high quality and are pleased to see that the high value trees are to be retained. This would assist in the screening of the proposed buildings. Officers advise that the layout would benefit from hedge planting to soften the frontage, screen the paving and integrate the proposed development with the rest of the estate frontage planting. The car parking could be broken up by planting to make the hard surfacing areas less prominent.
49. Officers advise that the adjacent listed building is well shielded by trees at present. Any loss of trees should be supplemented by structure planting to avoid opening up views into the site when seen from the listed building. Effective screening would ensure that the proposal would not cause substantial harm to the historic asset. It is considered that there may be some impact to the setting of the building, however this would be limited due to the existing vegetation and proposed additional screening. It is considered that that public benefits would outweigh any harm.

50. *Environmental Health and Consumer Protection (Contamination)* – Raise no objections. Advise that contamination has been identified on site. Gas monitoring has been undertaken on six occasions. Continued gas monitoring is recommended by Officers. Consideration needs to be given to the soils on site in relation to soft landscaping areas. In addition if further gas monitoring is not been undertaken, details of the proposed gas resistant membrane are required to ensure mitigation of risk to the buildings and people who occupy them. Officers advise that given the proposed development constitutes a change of use to a more sensitive receptor, a scheme to deal with contamination should be ensured.
51. *Environmental Health and Consumer Protection (Noise)* – Officers advise that any noise impact on residents to the south should be appropriately addressed. The principle of the design of the development is considered acceptable in terms of noise control i.e. there is nothing in the design that would prohibit measures to mitigate noise emissions. However, it should be ensured by planning condition that the plant selected and measures employed at the final design stage would not give rise to noise which would negatively impact on the nearest residential premises. Conditions should also ensure an appropriate lighting and fume extraction scheme in order to minimise impact on residential amenity as well as controlling construction hours.
52. *Archaeology* – No objections. Officers advise that the site was previously part of Winterton Hospital. Thus the construction and demolition of this is likely to have disturbed any archaeological features that may have been located here.
53. *Access and Public Rights of Way* – There are no recorded public rights of way within or adjoining the site. Access to surfaced paths on the boundaries of site would appear to be unaffected.
54. *Sustainability* – Officers advise that there is an ambition to achieve BREEAM 'Excellent' as well as the installation of certain technologies such as; LED lighting / ASHP and consideration of a range of other technologies. It is advised that a scheme to embed sustainability and minimise carbon from construction and in-use emissions is secured by planning condition.
55. *Economic Development* – The Council has an aspirational target of 10% of any labour requirement to be offered as new employment opportunities or training. Based on the investment of £6.5m over an 18 month period, it is estimated that 208 person weeks could be attributed to this proposal, which equates to 4 job opportunities/apprenticeships or a cash contribution of £10,000 to support employment and skills opportunities in Durham. Officers request that employment and skills training that would assist the local community by improving job prospects and employability is secured.

PUBLIC RESPONSES:

56. The application has been advertised in the press, on site and in the locality. Letters have also been sent to neighbouring residents. No letters of representation have been received.

APPLICANTS STATEMENT:

57. NETPark is owned by the County Council and managed by Business Durham. NETPark consists of around 120,000 sq. ft. of high quality labs, production and office space and is currently operating at 92% occupancy. The space supports 23 businesses employing 396 people. A number of businesses on the Park are growing rapidly and require more grow-on accommodation. In particular, there is increasing demand from businesses spinning out from the National Printable Electronics Centre (High Value Manufacturing Catapult) and existing businesses at the NETPark Incubator. In response, Business Durham proposes to build two new Explorer buildings.
58. The project would see the construction of two new buildings incorporating 28000 sqft of 'grow on' laboratory and office space being built for SMEs. The new buildings would occupy a 2 acre brownfield site between the existing CPI and Kromek buildings and would generate 40-50 additional jobs. It is envisaged that the space would be occupied by a combination of new businesses and existing business.
59. The SMEs would be able to access NETPark's knowledge and expertise in science based industries through its existing network of Catapults/University Research Centres and Business Durham's business support programme. This would be the first building to be built on NETPark since the economic slowdown since 2010 and initial enquiries from business have shown a firm interest in taking occupation. It is hoped that the project would start on site in September 2016 and be completed by September 2017.
60. The project is the start of a series of new investment projects on NETPark which would hopefully see new buildings on Plot 10 – the Centre for Materials Integration being proposed by CPI and a new access road that would release 13 hectares of developable land to the north of the site. Over the next 10 years it is envisaged that over 1000 new jobs would be created on NETPark which would secure its future as a high quality and nationally significant science park in the north east.

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://publicaccess.durham.gov.uk/online-applications/search.do?action=simple&searchType=Application>

PLANNING CONSIDERATIONS AND ASSESSMENT

61. Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out that if regard is to be had to the development plan, decision should be made in accordance with the development plan unless material considerations indicate otherwise. In accordance with Paragraph 212 of the National Planning Policy Framework (NPPF), the policies contained therein are material considerations that should be taken into account in decision-making. Other material considerations include representations received. In this context, it is considered that the main planning issues in this instance relate to: the principle of the proposed development, impact upon residential amenity, access, traffic and highway safety, design and layout, impact upon trees, heritage assets and archaeology, ecology and nature conservation, flooding and drainage, contamination and other matters.

Principle of Development

62. The application site currently comprises undeveloped grassland, located within the southern edge of NETPark. Policy IB1 of the SBLP seeks to maintain, in appropriate locations, a range of land available for business. Policy IB3 identifies part of the former Winterton Hospital Estate to be developed as a Business Area. Policy IB8 advises that in business areas, business uses will normally be approved. Policy L15 requires that the Winterton Hospital Estate should include business uses as a significant part of a mixed development scheme. It is considered that in relation to the proposed B1 use, these Policies are consistent with the Part 1 of the NPPF which seeks to support sustainable economic growth, proactively meet the development needs of business, plan for new and emerging sectors and clusters of knowledge industries.
63. NETPark is well established and regarded as a premier location for science and technology businesses in the north east. The application site is identified as Plot 2 within the wider NETPark Masterplan, approved as part of the legal agreement for the original Business Park planning permission. Supported by the evidence in the latest Employment Land Review, the aim is to retain the current, (and extend) the future extent of the Park to ensure that a sufficient supply of employment land is available to help towards improving the economy and provide good quality job opportunities within the County. This is reflected within Policy 23 of the emerging CDP, which allocates remaining undeveloped land/ plots at NETPark specifically for Research and Development uses. It is however acknowledged that no weight can be given to this Policy.
64. The use of the site for research and development (R&D) which is a B1 (b) use, to incorporate laboratories and offices, B1 (a) use, is considered acceptable in principle in land use terms. The proposed scheme is therefore considered to accord with SBLP Policies IB1, IB3, IB8 and L15. The proposal is wholly consistent with Part 1 of the NPPF, which seeks to secure economic growth in order to create jobs and prosperity.

Impact upon Residential Amenity

65. SDLP Policy D1 requires that account should be taken of neighbouring land uses and activities. It is considered that this Policy is consistent with Paragraph 109 of the NPPF which requires that existing development should not be adversely affected by unacceptable air or noise pollution. Paragraph 120 seeks to ensure that new development is appropriate for its location. The effects of pollution on health or general amenity should be taken into account. Paragraph 123 requires that planning decisions should aim to avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development and mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions. Paragraph 125 also encourages the use of good design to limit the impact of light pollution from artificial light on local amenity.
66. It is noted that Paragraph 122 of the NPPF requires that LPA's focus on whether the development itself is an acceptable use of the land, and the impact of the use, rather than the control of processes or emissions themselves. LPA's should assume that these regimes would operate effectively. Paragraph 123 of the NPPF goes on to acknowledge that development will often create some noise. Having regard to the relationship between the site and the nearest residential properties, it is important to consider whether potential adverse impacts could be mitigated or be reduced to a minimum through the use of conditions, if this is indeed necessary.
67. The proposed Explorer 2 to the south of the site is intended to be occupied by two light research and development companies with laboratories on the ground floor and in addition some office based support companies with the first floor being designated as

offices. The mechanical plant is proposed to be located within the plantroom at the rear of the building and above this plantroom on the plant deck, which would be screened. The applicant advises that the mechanical services for the laboratory spaces would be installed as part of the building project, with no allowance to expand the usage beyond light R&D in the future.

68. Two storey residential properties are located directly to the west (Middle View Lodge and Greystone House) and south (St. Luke's Crescent and Wellgarth Mews) of the application site. It is considered that the development of the site for B1 uses (research and development, incorporating offices and laboratories), in principle, should not give rise to significant adverse impacts on health and quality of life to the closest residents. It is also accepted that the site is situated within an established business park, with the plot having been historically earmarked for business use. Nevertheless, it is acknowledged that the development of the site, in particular the Explorer 2 building and associated infrastructure would bring new commercial development much closer to the majority of the surrounding residential properties than is the existing situation.
69. In examining these relationships it can be seen that Middle View Lodge and Greystone House to the west, fronting onto Old Durham Road are sited, at the closest distance, appropriately 43m and 56m, respectively from the proposed two storey Explorer 2 building. At these distances there is no doubt that the building would be visible from these properties, however, having regard to the scale (20m in width at this distance and height of 10m at the highest point) and the presence of existing vegetation and boundary treatment to the western boundary, it is considered that these separation distances are appropriate in preventing a serious loss of privacy, light or outlook. However, in order to filter and soften views of the building it is recommended that landscape screening is implemented to the west of the site which can be ensured by planning condition. In terms of uses within the building closest to these properties this is shown to be office accommodation at ground and first floor levels.
70. The nearest proposed car parking to these properties is located at a distance of between 28m and 37m away. In this respect it is accepted that car lights can result in disturbance to residential properties. Again existing and additional structural and tree planting would assist in filtering lighting in this regard.
71. The proposed Explorer 2 building would be sited approximately 24m to the north of the gable elevation of no. 1 St. Luke's Crescent of which there is a small side window to the ground floor on this northern gable. This is considered to be a secondary gable window and as such the proposed building, having regard to its scale is considered to be an adequate distance away, although it is appreciated that the building would be relatively close to this property. The site is separated from the property by existing planting and proposed new structural trees, as well as the existing footway. The front windows to this property would have very oblique views of the proposed building, given that it would be sited to the north of the residential property which faces east. However the direct outlook and view would remain, consisting of retained trees and the existing church and its setting.
72. Further to the southwest of the site, the proposed explorer 2 building would be sited approximately 28m from the front of no. 5 Wellgarth Mews, again although it is accepted that this is close, the proposed building would be sited at an angle from this property, thus views at this distance would be more oblique. Less oblique views would be at a further distance of approximately 35m. Again the incorporation of six extra heavy standard trees to reinforce established structure planting to the southern boundary would assist in screening the building from the oblique first floor views possible and maintaining privacy. No. 4 Wellgarth Mews would be located

approximately 45m from the proposed building. Again however views would not be direct and oblique views at this separation distance are considered adequate.

73. In terms of other potential impacts of the proposed development on the nearest residential properties the buildings would incorporate plant and machinery, inside at ground floor level and screened at first floor level. This would be sited approximately 24m away from the nearest residential property at no. 1 St Luke's Crescent. The proposed service yard to the rear of the building would be situated at a distance of approximately 15m from the property. It is acknowledged that this is relatively close given the potential for noise from plant and machinery, as well as traffic and odour. Therefore it is particularly important to ensure that the potential impacts are minimised as required by Paragraphs 120-123 of NPPF.
74. Following discussions with the Council's Environment, Health and Consumer Protection the applicant has engaged a noise specialist to undertake a noise impact assessment of the proposals which would enable provisions to be made to control noise from plant and machinery to ensure that it would be of an appropriate level. These mitigation measures, if required would be secured by planning condition. It is also considered appropriate that the use of the site be restricted to that which the applicant has applied for i.e. B1 (a) offices and B1 (b) research and development, in order to ensure an appropriate level of amenity for the nearest residential properties.
75. It follows that other residential properties located further away than those considered above would be impacted on less. In terms of 'Explorer 1', proposed to be sited to the northern side of the site, it is considered that this would be situated at sufficient distance from residential properties to so as not to significantly impact on residential amenity.
76. A condition to control the type, location, illumination and direction of lighting for the site and buildings can be imposed to ensure that any light pollution to nearby residential properties is minimised. This would also be the case in terms of implementing appropriate fume extraction to minimise any odours. Were the application to be approved, conditions relating to working hours and site management during construction could be attached in order to minimise potential disruption to local residents.
77. In conclusion, it is acknowledged that the development of the site as proposed has the potential to impact on the amenity of the closest residents, both visually and from noise and potentially odour and lighting. However, it is considered having regard to Paragraphs 120-123 of the NPPF and SDLP Policy D1 that potential impacts could be minimised through the use of planning conditions by reasonably controlling the level of noise, odour and lighting from the buildings and site. It is noted that Environmental Health and Consumer Protection has no objections to the proposals, nor have any objections been received from local residents. As such, and having regard to the economic benefits of the scheme i.e. job and business creation, development and expansion, of which are given substantial weight, as well as the B1 research and development use of the site, it is considered that any potential impacts would be of an acceptable level.

Access, Traffic and Highway Safety

78. SBLP Policies D1, D2, D3 and D4 require new developments to have safe and satisfactory access, make provision for access by a range of transport modes and take account of the access needs of users. It is considered these Policies are consistent

with Paragraph 32 of the NPPF which states that development should only be refused on transport grounds where residual cumulative impacts are severe and Paragraph 35 which requires developments to be located and designed to give priority to pedestrian and cycle movements, have access to high quality public transport facilities and create safe and secure layouts which minimise conflicts between traffic, cyclists and pedestrians.

79. The Highways Authority considers that the existing local and strategic highway network should be able to accommodate traffic from the development satisfactorily and operate within capacity. Any impacts could not be considered to be severe. The site is adequately served by bus, pedestrian and cycle infrastructure.
80. The location and width of the proposed access, off Thomas Wright Way is considered to be acceptable in terms of highway safety. The construction of the new vehicular access bell-mouth onto Thomas Wright Way, up to the rear of the existing public footways on either side would be constructed to adoptable standards. The proposed layout is considered safe and accessible, containing clear and legible pedestrian routes.
81. The proposed 59 on-site car parking spaces are deemed reasonable in relation to the maximum 110 car parking spaces that are permitted. This reflects the Research & Development nature of the proposals, within which laboratories are not usually densely populated by staff. The 4 disabled spaces, sited close to the buildings are welcomed. The applicant has undertaken some minor redesigning of these which is considered acceptable. The 9 car share parking spaces, 2 motorcycle parking spaces, 10 covered and secure cycle parking spaces and the 2 electric vehicle charging point parking spaces are also welcomed.
82. With regards to these matters therefore, the proposed development is considered to be in accordance with SBLP Policies D1, D2, D3 and D4 and Paragraphs 32 and 35 of the NPPF.

Design and Layout

83. SBLP Policies IB8, D1, D2 and D4 of the SBLP require a high standard of layout, design and landscaping. These policies are considered to be consistent with Paragraphs 57 and 58 of the NPPF which seek to achieve high quality design.
84. Policy L15 which seeks to conserve the landscape setting of the Winterton Hospital Site is considered to be consistent with Paragraphs 58 and 59 of the NPPF which encourage Policies that set out the quality of development that would be expected and the use of design codes where they could help deliver high quality outcomes.
85. It is considered that the design of the proposed buildings has a cohesive aesthetic style of architecture. The buildings have a modern industrial high technology design and palette of materials which accords with the approved Design Code and matches the high standard found throughout the park and the strong sense of place. The form of the buildings and use of materials provides interest and relief and would ensure that the scale and mass of the buildings sit appropriately in the site.
86. Explorer One has an attractive frontage with the metal cladded front projection providing a strong focal point as the park is entered and an effective prominent street frontage. Explorer Two almost mirrors this and its metal clad projection is used as a welcoming entrance and strong focal point. The entrance sits well in the centre of the building adjacent the front projection and it is clear that this is the foyer.

87. It is noted that the footprint of the buildings in relation to the size of the site has remained as a percentage figure (21%) below the recommended constraints (25%) set out in the approved Design Code as well as accommodating the retention of the high value trees. This provides a screening and softening effect as well as allowing the proposed development to sit more comfortably and appear relatively spacious within its wider setting.
88. The plans have been amended to incorporate further structural landscaping to the southern boundary. The car parking has also been broken up by the use of planting to make the hard surfacing areas less prominent. The proposed grassed frontage is considered appropriate given that the Incubator frontage area directly opposite the site across Thomas Wright Way comprises of hedging which would sustain an attractive environment that is consistent with the NETPark Design Code.
89. With regards to these matters therefore, the proposed development is considered to be in accordance with SBLP Policies IB8, D1, D2, D4 and L15 of the SBLP as well as Paragraphs 57, 58 and 59 of the NPPF which seek to provide an attractive place to work.

Impact upon Trees

90. SBLP Policies E15, IB8, L15, D1 and D4 seek to protect areas of woodland and important groups of trees as well as provide a high standard of landscaping. These Policies are considered to be consistent with Paragraph 118 of the NPPF which seeks to resist the loss or deterioration of irreplaceable habitats, including aged or venerable trees.
91. The site benefits from surrounding and framing mature trees. The design has largely accommodated those trees of highest visual amenity value. The proposed development would result in the loss of two Yew trees, Cypress trees and a privet hedge. These trees are not protected by the TPO and is not considered worthy of retention, nor is the privet hedge. The two Yew trees are not protected by the TPO, although it is acknowledged that they are of high quality and as such their loss is regrettable. It is, however, noted that a Sycamore tree and a Lime tree which are also of high quality and high amenity value are proposed to be retained. The plans have also been amended to incorporate six extra heavy standards to reinforce established structure planting to the southern boundary.
92. Given that the proposed development has been designed having due regard to the existing mature trees on the site and as such the proposed layout would result in the minimum removal of trees necessary to facilitate development of the site, it is considered that, although not fully compliant with the aspirations, in this respect, set out in SBLP Policies E15, IB8, L15, D1 and D4 and Paragraph 118 of the NPPF, the envisaged economic and employment benefits of the proposed development would outweigh the loss of a small number of trees. Additional trees would also be provided. Protection of retained trees during construction can be ensured by planning condition.

Heritage Assets and Archaeology

93. The Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a statutory duty that, when considering whether to grant planning permission for a development which affects a listed building or its setting, the decision maker shall have special regard to the desirability

of preserving the building or its setting or any features of special architectural or historic interest which it possesses. If harm to the setting of a listed building is found this gives rise to a strong (but rebuttable) statutory presumption against the grant of planning permission. Any such harm must be given considerable importance and weight by the decision-maker.

94. Paragraph 129 of the NPPF requires LPA's to assess the impact of a proposal on the setting of a heritage asset, to avoid or minimise conflict. In accordance with Paragraph 134, where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.
95. St Luke's Church is a Grade 2 Listed Building of some architectural and historic significance, historically related to Winterton Hospital. It is surrounded by grassland within an attractive landscape setting. It is sited approximately 37m to the south east of the site and would be approximately 65m away from the proposed building. At present there is a hedge and a group of mature trees that screened the application site effectively.
96. Design and Conservation Officers advise that the listed building is well shielded by trees at present and that any loss of trees should be supplemented by structure planting to avoid opening up views into the site when seen from the listed building. The proposal incorporates the positioning of six heavy standard trees to be positioned along the southern boundary and the retention of existing trees to the south eastern corner of the site. Therefore it is considered that effective screening would ensure that the proposal would not cause substantial harm to the historic asset. It is considered that there would be less than substantial harm to the setting of the building due to proximity between the two sites, however this would be limited due to the existing vegetation and proposed additional screening. It is considered that the public economic benefits of the proposals, including business creation and development and job creation would outweigh any harm, meeting the test set out in Paragraph 134 of the NPPF.
97. Having regard to the requirements of Paragraph 128 of the NPPF, in respect disturbance of any underground archaeological features, the Council's Archaeologist has advised that the construction and subsequent demolition of the former Winterton Hospital which occupied the site is likely to have disturbed any archaeological features that may have been located here.

Ecology and Nature Conservation

98. The application site does not form part of, and is not within the vicinity of any statutory ecological designation. Paragraph 109 of the NPPF seeks to minimise impacts on biodiversity and provide net gains in biodiversity. Paragraph 118 seeks to encourage opportunities to incorporate biodiversity in and around developments.
99. The application site does not form part of, and is not within the vicinity of any statutory designation. The existing grasslands are of low quality and do not meet any of the Biodiversity Action Plan habitats. The trees on the site are of low risk of containing bat roosts and thus the proposed development would not have any negative impact upon protected species. The retention of the mature trees and incorporation of additional landscaping would contribute to conserving and enhancing the natural environment.
100. With regards to the above, it is considered that the development could be satisfactorily accommodated on the site without unreasonable impact upon biodiversity or protected species and is therefore in accordance with Paragraphs 109

and 118 of the NPPF. The applicant would be reminded by informative to avoid the loss of trees within the bird breeding season.

Flooding/Drainage

101. Paragraph 103 of the NPPF requires that when determining planning applications, Local planning authorities should ensure flood risk is not increased elsewhere. The application site lies within flood zone one where research and development uses are considered appropriate. The main consideration is therefore the prevention of flooding by ensuring the satisfactory storage of/disposal of surface water from the site.
102. It is proposed that the foul water would connect into the sewer located on Thomas Wright Way. Surface water discharge from the site should be restricted to Greenfield run-off rate. This is proposed to be achieved by swale and infiltration drainage trenches together with a controlled discharge to the surface water sewerage system via attenuation pipes and a throttle device. The applicant has though advised that subject to further site investigation work it may be possible to apply infiltration to the whole of the development.
103. Having regard to the requirements and advice of Northumbrian Water and the Council's Drainage Officer appropriate planning conditions securing a detailed foul and surface water drainage scheme would be secured by planning condition. The objectives of Part 10 of the NPPF are therefore considered to have been met.

Contamination

104. Paragraph 109 of the NPPF seeks to prevent new development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil pollution requires that and that contaminated land should be remediated or mitigated against. Paragraphs 120 and 121 seek to ensure that new development is appropriate for its location and the site is suitable for its use. Where a site is affected by contamination responsibility for securing a safe development rests with the developer and/or landowner.
105. The risk of contamination on the site, given its former use as a hospital has been identified by means of the submission of a Ground Investigation Report and continued gas monitoring has been advised by Contamination Land Officers. Given the previous historical use of the site it is recommended that further investigative works take place and that a suitable remediation scheme be formulated to ensure that the proposed development complies with Paragraphs 109, 120 and 121 of the NPP, which would ensure that the site and the surrounding area is safe and appropriately remediated for its intended use. Further investigation works, continued gas monitoring and implementation of an appropriate remediation scheme can be secured through condition. The Environment Agency raises no objections to the proposal providing general advice in relation to prevention of ground water contamination. This is would be considered as part of any remediation of the site.

Other Matters

106. There is an ambition to achieve BREEAM 'Excellent' as part of the scheme, as well as the installation of certain technologies such as; LED lighting / ASHP and consideration of a range of other technologies. Having regards to SBLP Policy D1 it is advised that a scheme to embed sustainability and minimise carbon from construction and in-use emissions is secured by planning condition.

107. The Economic Development (Employability) Team note that the development could create both short term and long term apprenticeship or employment opportunities for local people. Consequently, a condition is suggested in order to secure Targeted Recruitment and Training measures.
108. The site within a Coalfield Development Low Risk Area as defined by the Coal Authority. Any development is therefore subject to standing advice.

CONCLUSION

109. The proposed scheme would accord in principle with both the existing Development Plan, in that the proposals are for research and development use within an established Business Park. The scheme would provide clear economic and employment benefits to the local and wider area, in terms of investment, research, business growth and job creation.
110. The proposals would not have significant effects on visual amenity. It is acknowledged that there would be a small number of mature trees lost to accommodate the proposed development. The remaining structural hedge and tree planting as well as proposed new landscaping would ensure the character of the site was retained. It is considered that the economic benefits of the proposal outweigh the loss of a small number of trees.
111. The development is considered acceptable in highway safety, access, parking and traffic terms. The proposed development would not, negatively affect protected species, nor impact on nature conservation.
112. It is considered that there may be some impact to the setting of the adjacent listed church. However this would be limited and it is considered that the public economic benefits of the proposals would outweigh any harm, meeting the test set out in Paragraph 134 of the NPPF.
113. It is considered that the residential amenity of occupiers of neighbouring properties would not be significantly adversely affected by the proposal, subject to imposition and adherence with the suggested conditions. However, it is acknowledged that there may be some impact on residential amenity, given the proximity of the proposed new commercial development to residential dwellings. However, the proposed development would be located on an established business park and would result in economic benefits and job creation which it is considered would outweigh impact on residential amenity, minimised through the use of planning conditions.
114. The proposed development is considered to largely accord with the relevant policies of the Sedgefield Borough Local Plan and the NPPF, having regard to the assessment and conclusions set out.

RECOMMENDATION

That the application be **approved**, 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. The development hereby approved shall be carried out only in accordance with the approved plans and specifications contained within following documents:

Plans

Existing Location Plan. A000-01. 9th March 2015

Proposed Site Sections. A100-04. June 2015

Proposed Site Plan. A100-01. Rev. A. 5th May 2015

Planting Plan. L/2377/04/Rev. A. Planting Plan. September 2015

Proposed Plans. A200-01. Rev. B. 12th June 2015

Explorer One. Proposed Plans & Elevations. A300-01. 27th March 2015

Explorer Two. Proposed Plans & Elevations. A300-02. 27th March 2015

Proposed Levels. A100-03. 5th May 2015

Tree Protection Plan. L/2377/02. June 2015.

Tree Survey. 07.03.13. 28th February 2014.

Documents:

Design and Access Statement. Netpark, Plot 2, Explorer Village. 3301/00/32. June 2015. V.1.0.

Aecom. Geotechnical and Geo-Environmental Interpretative Report. May 2015.

Tree Condition Survey. 28th February 2014.

Reason: To secure an acceptable form of development that meets the objectives of Policies IB1, IB3, IB8, L15, D1, D2, D4, D5 and E15 of the Sedgfield Borough Local Plan.

3. Development shall not commence until a construction working practices strategy has been submitted to, and agreed in writing by the Local Planning Authority and which includes (but not exclusively) dust, noise, and light mitigation; compound location and traffic management. This shall have regard to the relevant parts of BS 5228 2009 "Noise and Vibration Control on Construction and Open Sites". Thereafter construction will take place in full accordance with that agreement.

Reason: In the interests of public health, highway safety and amenity, in accordance with the objectives of Policies IB8, D1, D2 and D3 of the Sedgfield Borough Local Plan. The required information is necessary prior to the approved development commencing in order to ensure appropriate residential amenity during construction.

4. The development shall not commence until a scheme to deal with contamination has been submitted to and agreed in writing with the Local Planning Authority. The scheme shall include the following:

- (a) A further Phase 2 Site Investigation and Risk Assessment (with regard to risks from ground gases) is required and shall be carried out by competent person(s) to fully and effectively characterise the nature and extent of any land and/or groundwater contamination and its implications.

- (b) If the Phase 2 identifies any unacceptable risks, remediation is required and a Phase 3 Remediation Strategy detailing the proposed remediation and verification works shall be carried out by competent person(s). No alterations to the remediation proposals shall be carried out without the prior written agreement of the Local Planning Authority. If during the remediation or development works any contamination is identified that has not been considered in the Phase 3, then remediation proposals for this material shall be agreed in writing with the Local

Planning Authority and the development completed in accordance with any amended specification of works.

- (c) Upon completion of the remedial works (if required), a Phase 4 Verification Report (Validation Report) confirming the objectives, methods, results and effectiveness of all remediation works detailed in the Phase 3 Remediation Strategy shall be submitted to and agreed in writing with the Local Planning Authority within 2 months of completion of the development.

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. The required information is necessary prior to the approved development commencing to ensure that the site is safe for development.

5. No development shall commence until an Employment & Skills Plan is submitted to and approved in writing by the Local Planning Authority. Thereafter the development hereby approved shall be carried out in accordance with the approved Employment & Skills Plan.

Reason: In the interests of building a strong and competitive economy in accordance with Part 1 of the NPPF. The required information is necessary prior to the approved development commencing as it concerns construction workforce employment.

6. Notwithstanding any details of materials submitted with the application samples of the external walling and roofing materials of the buildings should be submitted to and approved in writing by the Local Planning Authority prior to the construction of the relevant phase of the development to which the material relates. The development shall be constructed in accordance with the approved details.

Reason: In the interests of visual amenity having regards to Policies IB8, D1 and D4 of the Sedgefield Borough Local Plan and Part 7 of the NPPF.

7. No development shall take place until a surface and foul water drainage scheme for the site, based on sustainable drainage principles has been submitted and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is brought into use.

Reason: To prevent increased risk of flooding and ensure adequate drainage of the site, having regard to Part 10 of the NPPF. The required information is necessary prior to the approved development commencing to ensure the satisfactory storage of/disposal of foul and surface water from the site.

8. No development shall take place until a scheme to embed sustainability and minimise carbon from construction and in-use emissions is 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 building is in existence.

Reason: In order to ensure sustainability measures are embedded in the scheme both during construction and in use and in order to comply with Policy d1 of the Sedgefield Borough Local Plan and Paragraphs 93-97 of the NPPF. The required information is necessary prior to the approved development commencing to ensure that carbon is minimised during construction.

9. Construction of the development shall not commence until a scheme which specifies the provisions to be made for the control of noise emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The scheme, as approved, shall be implemented before the development is brought into use and retained thereafter.

Reason: In the interests of residential amenity having regard to Policy D1 of the Sedgefield Borough Local Plan and Part 11 of the NPPF.

10. Details of the height, type, position and angle of any external lighting, temporary or permanent, shall be submitted to and approved in writing by the Local Planning Authority prior to the development commencing. The lighting shall be erected and maintained in accordance with the approved details.

Reason: In the interests of residential amenity having regard to Policy D1 of the Sedgefield Borough Local Plan and Part 11 of the NPPF. The required information is necessary prior to the approved development commencing in order to ensure appropriate residential amenity during construction.

11. Construction of the development shall not commence until details of fume extraction have been submitted to and approved in writing by the Local Planning Authority. The aim of the scheme will be to demonstrate how any odour emissions are addressed so as not to impact on residential premises. The approved scheme shall be installed prior to the use commencing and retained thereafter.

Reason: In the interests of residential amenity having regard to Policy D1 of the Sedgefield Borough Local Plan and Part 11 of the NPPF.

12. The approved development shall not be occupied until details of the hours of operation of the units have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be operated only in accordance with the approved operating times.

Reason: In the interests of residential amenity having regard to Policy D1 of the Sedgefield Borough Local Plan and Part 11 of the NPPF.

13. No operations and deliveries associated with the construction phase of the development hereby approved shall be carried out outside the hours of:
Monday to Friday – 08:00 – 18:00 hours
Saturdays – 08:00 – 12:00 hours
Sundays – None
Public and Bank Holidays – None

Reason: In the interests of residential amenity in accordance with Policy D1 of the Sedgefield Borough Local Plan and Part 11 of the NPPF.

14. No construction work shall take place, nor any site cabins, materials or machinery shall be brought on site until all trees and hedges to be retained are protected by the erection of fencing, comprising a vertical and horizontal framework of scaffolding, well braced to resist impacts, and supporting temporary welded mesh fencing panels or similar approved in accordance with BS5837:2012.
No operations whatsoever, no alterations of ground levels, and no storage of any materials are to take place inside the fences, and no work is to be done such as to affect any tree. No removal of limbs of trees or other tree work shall be carried out. No underground services trenches or service runs shall be laid out in root protection areas.

Reason: In the interests of the visual amenity and character of the area having regard to Policies L15 and E15 of the Sedgefield Borough Local Plan and Part 11 of the NPPF.

15. Construction of the development shall not commence until a detailed landscaping scheme for the development has been submitted to and approved in writing by the Local Planning Authority.

The landscape scheme shall include the following:

Structural tree planting/boundary treatment to the western boundary of the site between the approved car park and Middle View Lodge and Greystone House to be planted/constructed in advance of construction of the buildings

Any trees, hedges and shrubs scheduled for retention

Details soft landscaping including planting species, sizes, layout, densities, numbers Details of planting procedures or specification

Finished topsoil levels and depths

Details of temporary topsoil and subsoil storage provision

The establishment maintenance regime, including watering, rabbit protection, tree stakes, guards etc.

Trees, hedges and shrubs shall not be removed within five years. 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 shall be replaced in the next planting

season with others of similar size and species. Replacements will be subject to the same conditions. The approved landscaping scheme shall be carried out in the first available planting season following the completion of the development, apart from the advance planting of all structural and perimeter planting which shall take place before construction of the buildings commence.

Reason: In the interests of the visual amenity and character of the area and to comply with Policies IB8, I15, D1, D4 and E15 of the Sedgefield District Local Plan.

16. There shall be no outside storage of goods, materials, equipment, or waste nor use or installation of plant or machinery outside.

Reason: In the interests of residential and visual amenity in accordance with Policy D1 and D4 of the Sedgefield Borough Local Plan and Part 11 of the NPPF.

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 2015 (or any revocation and re-enactment of that order), the premises shall be used only for uses contained within Use Class B1a and B1b of the Town and Country Planning (General Permitted Development Order) 2015 (or any revocation and re-enactment of that order) and for no other use.

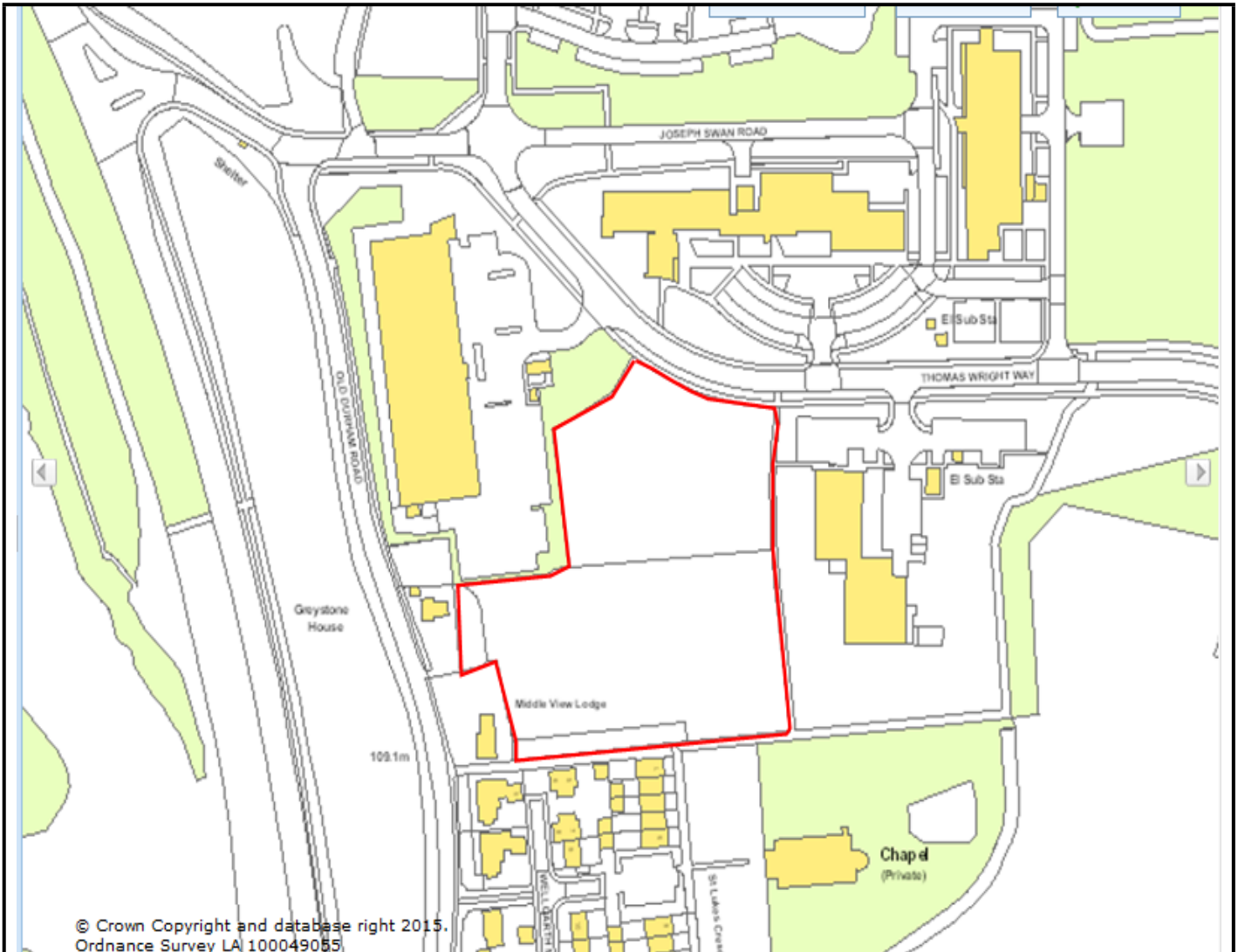
Reason: In the interests of residential and visual amenity in accordance with Policy D1 and D4 of the Sedgefield Borough Local Plan and Part 11 of the NPPF.

STATEMENT OF PROACTIVE ENGAGEMENT

The Local Planning Authority in arriving at its decision to approve the application has, without prejudice to a fair and objective assessment of the proposals, issues raised and representations received, sought to work with the applicant in a positive and proactive manner with the objective of delivering high quality sustainable development to improve the economic, social and environmental conditions of the area in accordance with the NPPF. (*Statement in accordance with Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.*)

BACKGROUND PAPERS

- Submitted application form, plans supporting documents and subsequent information provided by the applicant
- The National Planning Policy Framework (2012)
- National Planning Practice Guidance Notes
- Sedgefield Borough Local Plan (1996)
- The County Durham Plan (Submission Draft)
- Statutory, internal and public consultation responses



Planning Services

DM/15/02121/FPA

Erection of two Research & Development units, including laboratory & office space

Business Durham

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Comments

Date October 2015

Scale NTS