

COMMITTEE REPORT

APPLICATION DETAILS

APPLICATION NO:	DM/15/03074/FPA
FULL APPLICATION DESCRIPTION:	31 no. 2-bedroom bungalows with access road, walkways and parking
NAME OF APPLICANT:	Prince Bishop Homes Hamsteels Primary School
ADDRESS:	Rowley Crescent Esh Winning Durham
ELECTORAL DIVISION:	Deerness Steve France
CASE OFFICER:	Senior Planning Officer Telephone: 03000 264871 steve.france@durham.gov.uk

DESCRIPTION OF THE SITE AND PROPOSALS

The Site

1. The former site of Hamsteels Primary School, a now cleared complex formerly of one and two storey buildings of 1960s design, is situated centrally within a local authority built estate of one and two storey dwellings on the north-west extent of the village of Esh Winning, a medium sized village, defined as a Local Service Centre in the County Durham Settlement Study, 2012. The site is 0.9 ha in size, and 0.6 miles from the village centre which has a small supermarket and a range of small shops, the wider village having community and employment opportunities in the form of a medium sized Industrial Estate. A Community Centre and short run of shops is less than 100m from the site entrance.
2. The site is still surrounded by Palisade style security fencing, within which established hedging and intermittent trees form the site boundaries, with a single vehicular access point on its south-east boundary. The playing fields in the site, with lack of maintenance, have reverted to rough grass, the school structures have been removed to ground level – with the only evidence of the former use on the site being the hard-surfaced playground areas.

The Proposal

3. The application proposes 31 no. 2-bedroom bungalows with access road, walkways and parking. Access mirrors that existing, taken from Western Avenue.
4. The application site is currently in Council ownership.

5. The application is reported to Committee as a 'Major' development.

PLANNING HISTORY

6. None relevant.

PLANNING POLICY

NATIONAL POLICY

7. 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.
8. 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'.
9. 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 below.
10. The following elements of the NPPF are considered relevant to this proposal;
11. *NPPF Part 4 – Promoting Sustainable Transport.* Notes the importance of transport policies in facilitating sustainable development and contributing to wider sustainability and health issues. Local parking standards should take account of the accessibility of the development, its type, mix and use, the availability of public transport, levels of local car ownership and the need to reduce the use of high-emission vehicles.
12. *NPPF Part 6 – Delivering a wide choice of high quality homes.* Housing applications should be considered in the context of a presumption in favour of sustainable development. Local Planning Authorities should seek to deliver a wide choice of high quality homes, widen opportunities for home ownership and create inclusive and mixed communities. Policies should be put in place to resist the inappropriate development of residential of residential gardens where development would cause harm to the local area. Paragraph 55, within this part of the NPPF seeks to promote sustainable development in rural areas, stating that housing should be located where it enhances or maintains the vitality of rural communities – for example developing within groups of smaller settlements that mutually support each other's services. Local planning authorities are advised to avoid new isolated homes in the countryside unless there are special circumstances, such as a defined functional need, to secure the future of heritage assets, or where a 'truly outstanding or innovative' design of 'exceptional quality' can be argued to; reflect the highest

standards of architecture; significantly enhance its immediate setting; and be sensitive to the defining characteristics of the local area.

13. *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.

NATIONAL PLANNING PRACTICE GUIDANCE:

14. The newly introduced National Planning Practice Guidance (NPPG) both supports the core government guidance set out in the NPPF, and represents detailed advice, both technical and procedural, having material weight in its own right. The advice is set out in a number of topic headings and is subject to change to reflect the up to date advice of Ministers and Government.
15. *Natural Environment* – Section 40 of the Natural Environment and Rural Communities Act 2006, which places a duty on all public authorities in England and Wales to have regard, in the exercise of their functions, to the purpose of conserving biodiversity. A key purpose of this duty is to embed consideration of biodiversity as an integral part of policy and decision making throughout the public sector.
16. *Design –The importance of good design.* Good quality design is an integral part of sustainable development. The National Planning Policy Framework recognises that design quality matters and that planning should drive up standards across all forms of development. As a core planning principle, plan-makers and decision takers should always seek to secure high quality design, it enhancing the quality of buildings and spaces, by considering amongst other things form and function; efficiency and effectiveness and their impact on wellbeing.
17. *Planning obligations* - Planning obligations mitigate the impact of unacceptable development to make it acceptable in planning terms. Obligations should meet the tests that they are necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind. These tests are set out as statutory tests in the Community Infrastructure Levy Regulations 2010 and as policy tests in the National Planning Policy Framework.

LOCAL PLAN POLICY:

18. The following are those saved policies in the Derwentside District Local Plan relevant to the consideration of this application:
19. *Policy GDP1 – General Development Principles* – is an overarching policy which aims to ensure that all developments incorporate a high standard of design, conserve energy and are energy efficient, protect the existing landscape and natural and historic features, protect and manage the ecology of the area, protect valuable open land, provide adequate landscaping, incorporate crime prevention measures and improve personal safety, protect amenity, provide adequate drainage, protect flood risk areas and protect the water resource from pollution.
20. *Policy EN11 – Trees and Development* – states that throughout the district existing trees should be retained where possible.
21. *Policy EN 27 – Development on or close to Landfill and Contaminated Sites* – permission will only be granted within a 250m radius of a landfill site, or mine

workings, or on / adjacent to a contaminated site if the developer: (A) provides the results of an expert investigation to detect and monitor the presence and likely effects of any gases, leachates, corrosive materials, groundwater areas of permeable sub strata and the potential for subsidence within / around the site; and (B) identifies a detailed remediation programme to resolve known / potential problems to make the site, proposed development and surrounding area safe and stable.

22. *Policy HO22 – Recreation Public Open Space within Housing Sites* - requires provision of such within housing layouts or monies in lieu for compensatory provision in the local area if not proposed on-site.

23. *Policy TR2 – Development and Highway Safety* – relates to the provision of safe vehicular access, adequate provision for service vehicle manoeuvring, etc.

RELEVANT EMERGING POLICY:

24. 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 has withdrawn the CDP from examination. In the light of this, policies of the CDP can no longer carry any weight at the present time.

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>.

CONSULTATION AND PUBLICITY RESPONSES

STATUTORY RESPONSES:

25. *Highways* – County Highways Engineers have no objections to the proposal, there having been a number of revisions to the scheme through the planning process, aimed at ensuring sufficient parking and interaction between pedestrians and vehicles on the proposed shared surfaces.

26. *Northumbrian Water* - have no issues to raise with the application, provided the application is approved and carried out within strict accordance with the submitted document entitled “Engineering Strategy” showing the agreed connection points and discharge rates into the public sewer.

27. *Sport England* – An initial objection to the application has been withdrawn following further discussion between that organisation and the Council’s Asset Management Department as current landowner.

INTERNAL CONSULTEE RESPONSES:

28. *Spatial Policy* – assessing the detailed costing and viability issues of the planning application, with through use of the Prince Bishop's Homes 'model' seek to justify a lack of formal 'affordable' housing provision on the site, Policy Officers conclude that the justifications evidenced by the detailed assessments of land values, build costs and demand are acceptable, and consistent with the similar conclusions reached on the Plawsworth Road School, Sacriston site, recently approved by this Committee, accept the viability case presented.
29. *Sustainability* – have no objection to the locational sustainability of the brownfield site. The submitted report detailing embedded sustainability is considered lacking with further information requested through condition.
30. *Ecology* – consider the application lacking in not mitigating the loss of semi-improved grassland and bat flight-lines along the site boundary. They consider this makes the application contrary to the NPPF, although no formal objection is offered.
31. *Landscape* - do not think the proximity of the existing trees has been full consideration in the design and there will be pressure for removal in the future.
32. *Trees* – The trees are considered to have a group value, with one potentially capable for justifying a preservation order. They are not of species compatible with built development, and it may be worth considering replacements to avoid future conflict with residents.
33. *Drainage* – The application has not shown that the proposals comply with the surface water management plan, nor are sustainable in drainage terms. The proposed surface water discharge rate is acceptable, but permission must be sought of the owner of the drainage outfall for access.

PUBLIC RESPONSES:

34. 48 neighbours have been consulted direct by letter, site notices were posted at a number of points around the site, and a press notice was published in The Northern Echo. No objections or comments have been received.
35. Cornsay Parish Council have written to confirm they support the application, considering it would assist economic regeneration, with a need within the village for the type of accommodation proposed. Members were please that trees were being retained, and considered the character and layout in keeping with the layout of the surrounding estate. It was noted that historically there has been no public access to the former playing field.
36. Two letters have been received from neighbours on the north-east boundary of the site in Clifford's Gate. Neither object to the development, but both complain of the presence of one of the larger trees on the site which has historically affected their residential amenity, asking that this be removed. One of the neighbours raises concerns as to the proximity of the gable of the nearest proposed bungalow, going on to note that this may affect their property's value.

APPLICANTS STATEMENT:

37. The development of the Former Hamsteels School in Esh Winning will create a new residential scheme of 31 bungalows.
38. Prince Bishops Homes provides a wide range of quality properties to rent and buy across County Durham and the North East of England. Through our innovative rent to buy scheme, Prince Bishops Homes help prospective purchasers into home ownership who would otherwise be unable to purchase their own home. The Prince Bishops Homes scheme is designed for those individuals who wish to purchase a home but cannot afford a mortgage or access funding. The scheme provides the opportunity for a purchaser to acquire the property after occupying the home for 4 years by giving a discount which can be used as a deposit when applying for a mortgage. Prince Bishops Homes' business model anticipates a split of 75% rented houses and 25% outright sale but this varies from site to site. All tenants of the rented units may take part in the Rent then Buy scheme.
39. Prince Bishop Homes have secured an opinion from the eminent planning solicitor Richard Sagar of Walker Morris Leeds that their model constitutes Intermediate Affordable Housing under the annex 2 definition of affordable housing in NPPF. Also the recent consultation paper on changes to NPPF talks about "Innovative Rent the Buy schemes" as being part of the changes proposed to the definition of affordable housing in a new NPPF, and thus the Prince Bishops Homes model is in line with the direction of travel in respect of affordable housing provision in the future.
40. The new scheme will provide a range of 2 bedroom bungalows for rent, rent then buy or outright sale. Major volume house builders are reluctant to build bungalow developments due to difficulties in scheme viability. Prince Bishops Homes have identified similar viability issues with the development of this project which combined with recent government changes to rent assumptions prevents any NPPF defined affordable rented housing to be delivered on this site.
41. Prince Bishops Homes have though carried out extensive work with the HCA and there is a recognition that the Prince Bishops model provides a means of delivering much needed new homes, and in this case bungalows, for rent or purchase from a reputable landlord with all the benefits of security of tenure, good housing management and repairs practises. The nature of the Prince Bishops model requires flexibility to be built into the development as it is difficult to say which tenure form a prospective customer of Prince Bishops Homes will choose, the aim though is to mix different options across the site. This assists Prince Bishop Homes in securing long term funding tied to these units to allow them to develop further affordable housing elsewhere in the future.
42. At the outset, Prince Bishops Homes aim and commitment would be to provide at least 20% of the new bungalows for rent or rent to sale, this being equivalent to the usual affordable requirement. The likelihood is that this number would be exceeded in line with the business model, but were this not the case, through lack of demand for the product, then flexibility needs to be retained, but recognising the minimum 20% mentioned above. Any surpluses would be recycled back into Prince Bishops Homes / Derwentside Homes allowing the delivery of further new affordable homes delivered by Prince Bishops and / or Derwentside Homes.
43. The scheme will be delivered in partnership with Gus Robinson Developments, a locally based construction and housebuilding company with a proud tradition of delivering quality homes and for the training and development of its people. Gus Robinson Developments has been recognised nationally for its investment in the

creation of new apprenticeships and development of its staff. In 2015, Gus Robinson Developments won the British Chamber of Commerce award for Business in the Community.'

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 on the County Council's Public Access website.

PLANNING CONSIDERATIONS AND ASSESSMENT

44. Having regard to the requirements of Section 38(6) of the Planning and Compulsory Purchase Act 2004 the relevant Development Plan policies, relevant guidance and all other material planning considerations, including representations received, it is considered that the main planning issues in this instance relate to the principle of development in terms of both land-use and affordable housing, highways issues, the privacy and amenity of existing and new residents and the loss of playing fields.

Principle of the Development

45. Whilst large parts of the site were playgrounds and playing fields, the former presence of the school allows the site to be assessed as a part 'brownfield' site, within the built-up area of the settlement. With good locational sustainability evidenced by the settlement's categorisation as a 'service centre', the site can be considered 'sustainable' in principle, with a presumption in favour of development found in the NPPF. The Derwentside Local Plan offers no housing policies relevant to this size of site, the policy context reverting to Policy GDP1 of that document, requiring appropriate design, layout and appearance. The proposed development is wholly of bungalows, a form of development in evidence on the site boundaries and surrounding streets, with demand for further developments of this type evidenced by the Parish Council support for the scheme, with the proposed layout considered compatible with its surroundings.

46. In principle the development site is an acceptable and appropriate subject for residential development, with the proposed layout Policy compliant in terms of the requirements for scale and character set out in the Development Plan.

Affordable Housing and Viability

47. The second area of principle to consider is that of the model of affordable housing proposed, it being noted that Members recently accepted the use of this model in approving another housing proposal, in Sacriston, at a recent Committee meeting. Again, the applicant has presented detailed viability assessments to show the usual forms of development with standard expectations of affordable housing provision do not allow the site to be developed in a financially viable manner. They offer their own interpretation of an 'intermediate housing' model as a viable alternative. The basic concept of the housing proposed is a form of rented accommodation that allows the occupants to move tenure into home ownership if they wish to do so. The schemes are built and marketed as 'tenure blind', with no identifiable differences between properties sold, rented or rent-to-buy. Residents are provided with stability and support whatever their choice of tenure, whether it be from surety of a consistent and fair landlord, or support to become 'mortgage ready' through a period of renting. Customers who do buy property they rent benefit from 'uplift', sharing 50% of any increase in the value of the property that has occurred in the minimum four year

period the occupant has rented it. The applicant claims some principal High Street lenders will accept this discount as part of the mortgage deposit.

48. The housing model proposed does not meet the Council's interpretation of the definition of affordable housing set out in the NPPF – although this is under national review - therefore the applicants have sent a detailed financial viability case that argues that Council should accept this housing delivery model in lieu of the Council's usual approach of rigid interpretation of Affordable Housing, as the site and the development would be unviable otherwise.
49. The Council as Local Planning Authority must only consider the planning merits of the proposals, and must set aside any implications to its ownership of the site. These merits may be physical – i.e. the provision of open space / play space, or social i.e. the provision of accessible, low cost housing. To ensure independent assessment, the submitted viability case, which would usually be examined in detail by the Council's Asset Management Department, was assessed instead by an Officer with specialist knowledge and experience of the required assessments from the Spatial Policy team, to avoid a conflict of interest. The commercially sensitive assessment compared alternate viability scenarios, including the proposed Prince Bishop's Model, another and a standard commercial development approach. Initial assessments led to a requirement for additional detailed financial information which was assessed and the approach and conclusions found reasonable and justifiable.
50. The financial viability issues on site are such therefore that the usual expectations for affordable housing provision meeting the current definition of such in the NPPF are accepted as being likely to compromise the viability of the site for residential development. With the national imperative of providing new houses, this has led Officers to conclude an acceptance of the Prince Bishop's housing model on this site on the basis of the significant test in paragraph 14 of the NPPF; At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.... For decision-taking this means: where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless: — any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or — specific policies in this Framework indicate development should be restricted. Whilst the Government has indicated their approach to affordable housing will be revised in the very near future and the Council do not accept the Prince Bishop's model as intermediate Affordable Housing in its own right, the advantages of providing this form of low cost family housing combined with the acceptance of the development viability issues have led to the conclusion that this type of development is acceptable. That the surpluses from the development will be fed back to future developments by Prince Bishops Homes or Derwentside Homes of social housing is material to the conclusion reached. With no relevant policies within the Development Plan, assessment of the application on this matter reverts wholly back to this advice in the NPPF.
51. The provision of affordable housing on the site would usually be secured through a s.106 agreement to ensure the provision is in perpetuity. This is not appropriate for the Prince Bishops' model. Ensuring the form of development proposed in terms of this tenure model can be ensured by the Council as landowner in the sale of the land – Planning Committee has the ability to tie this to a grant of planning permission by making it subject to an Assets resolution.
52. Another dimension to the viability issues is the requirement for provision of on-site open space and play space, or monies in lieu of such. The requirement is for £1000

per dwelling. This is proposed addressed by the site sale value being reduced by the requisite amount and said monies being transferred to a fund protected for use in the immediate vicinity of the site in line with the usual system of s.106 monies – there being legal difficulties in imposing a s.106 requirement on the land-owner in this instance as it involves the Council effectively imposing a legal agreement on itself for what amounts to an internal transaction. The recommendation for approval is therefore made subject to Assets resolving to dispose of the land only in a way that secures the open space commuted sum for its intended purpose, and the provision of the Prince Bishops' 'intermediate model' of housing by the purchaser.

Impact upon the Surrounding Area and Neighbouring Amenity

53. The application proposes a form of development and layout directly comparable with that surrounding, proposing a form of development for which there is a perceived need. To this end the proposals are considered compliant with Development Plan Policy GDP1(a).
54. The proposed plans show a separation distance of 11m between the proposed bungalow at plot 20 and the resident who raises concern at this relationship. Whilst the amenity guidelines used by the Council to assess such relationships are not generally considered NPPF compliant, the guidance in the Development Plan suggests 12.5m is required to a two storey blank gable, suggesting a lesser requirement could be acceptable to physically lower development. The proposed relationship is considered acceptable, and therefore in line with both the NPPF and the proportionate weight given to the local requirements Policy GDP1(h).
55. Part of the former school use of the site, as would be expected, was formed of a playing field. This was not open to the public, so its loss, as acknowledged in the Parish Council's response, will not be felt by the local community. Sport England have, after negotiation with the Council's Asset Management team, not objected to the disposal of the land for residential development.

Highway Safety

56. The scheme has been through a number of revisions to meet the requirements of Highways Engineers, for parking, vehicular and pedestrian circulation, and whilst there are still compromises within it, the scheme has been confirmed as acceptable.

Other considerations

57. As outlined above provision has been made through the land sale for Play Space / Public Open Space monies in lieu of such being included within on the site. A further mitigation for this is the amount of immediately surrounding open space, with footpath links from the proposed development, giving good 'pedestrian permeability' from and across the development.
58. Members will be aware that the potential devaluation of property is not a planning matter with material weight.
59. Ecologists have not objected to the scheme, with no bat roosts or species protected by law directly affected, albeit it is noted that they consider the bats' flight-lines along the site boundaries may be affected. This is not a level of effect where Officers consider a refusal could be sustained. No protected species are directly affected by the development.

60. The approved plans show the majority of the trees on site boundaries retained. Tree and Landscape Officers overlap to state that these may in time come into conflict with the dwellings proposed, perhaps evidenced by the fact that the tree that those Officers see as of most value is the one local residents indicate they have long complained about when in the school grounds. Officers propose a condition to protect the trees on site during construction, allowing the long term implications of the trees on the boundaries to evolve with residential ownership.
61. Both foul and surface water drainage solutions appear capable of resolution through condition, as are detailed sustainability requirements.

CONCLUSION

62. In terms of principle, the application site is considered to be in a sustainable location with the development proposed on part previously developed, 'brownfield' land, within an existing settlement. The viability arguments are accepted. The development delivers much needed residential development that both offers the opportunity of supported flexible low income access onto the housing ladder, and self-sustaining development for Registered Social Landlords. Surpluses from the scheme will benefit future Social Housing provision. The core advice in the NPPF is considered to allow this flexibility of approach, and the recommendation below reflects this.
63. The usual requirement for open space / play space provision or monies in lieu of such will be dealt with through a reduction of the required amount to the sale price to the applicants – with said monies being transferred by the Council as landowner into a protected fund, ring-fenced for use in the local area, proposed through a s.106 agreement.
64. Residents' concerns are in detail, and do not represent objections to the development itself, with the detailed issues raised in terms of residential amenity considered acceptable.
65. The housing model proposed by the applicants will be secured through the sale mechanism by the Council as land-owner.
66. The residential amenity issues raised and loss of trees have been assessed and are not felt to be of a degree that could sustain a refusal, with remaining matters capable of resolution through condition.

RECOMMENDATION

70. That the application be APPROVED subject to the completion of a section 106 agreement or a resolution from the Assets Department providing for:
- The approved development being carried out in accordance with the Prince Bishops Homes Model.
 - A ring-fenced sum of £31,000 to be provided for Public Open Space / Play Provision in the surrounding electoral division.

71. And subject to the following conditions:

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

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

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

(to follow)

Reason: To define the consent and ensure that a satisfactory form of development is obtained in accordance with Policies

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

Reason: In the interests of the appearance of the area and to comply with Policy GDP1 of the Derwentside District Local Plan 1997 (saved policies 2009)

4. Details of means of enclosure shall be submitted to and approved in writing by the Local planning authority before the construction of the unit to which it relates and thereafter constructed in accordance with the approved details prior to the occupation of the dwelling to which they relate.

Reason: In the interests of the appearance of the area and to comply with Policy GDP1 of the Derwentside District Local Plan 1997 (saved policies 2009)

5. Prior to the commencement of the development details of the surface treatment and construction of all hard-surfaced areas shall be submitted to and approved in writing by the Local planning authority. The development shall be undertaken in accordance with the approved details.

In the interests of the appearance of the area and to comply with Policy GDP1 of the Derwentside District Local Plan 1997 (saved policies 2009)

6. Details of all surface water drainage proposals (drawings, calculations, site specific flood risk assessment) must be submitted to the Local planning authority for approval in writing, before commencement of development, and thereafter implemented in full accordance with said agreed scheme.

Reason: To ensure proper drainage of the site in accordance with The National Planning Policy Framework

7. For foul drainage, the development shall be implemented in full accordance with the drainage strategy contained within the submitted document entitled 'Drainage Strategy' and the specified flow rates contained therein.

Reason: To prevent the increased risk of flooding from any sources in accordance with the NPPF.

8. 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 building is in existence.

Reason; To ensure the scheme meets the expectations of sustainability set out in the NPPF

9. Before development is commenced a detailed Tree Protection Plan and AIA based around the approved site layout must be submitted to and approved in writing by the Local Planning Authority, with all the required protective measures in place before physical development operations commence, as recommended in the submitted Arboricultural Pre-development Report dated Sept. 2015.

Reason: In the interests of protecting the existing tree cover on the boundaries of the site and to comply with Policy EN11 of the Derwentside District Local Plan 1997 (saved policies 2009)

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

Reason: In the interest of residential amenity and to comply with Policy GDP1 of the Derwentside District Local Plan 1997 (saved policies 2009)

STATEMENT OF PROACTIVE ENGAGEMENT

The Local Planning Authority in arriving at the decision to approve the application has actively engaged with the applicant to secure a positive outcome in accordance with the Local Plan and the NPPF.

BACKGROUND PAPERS

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

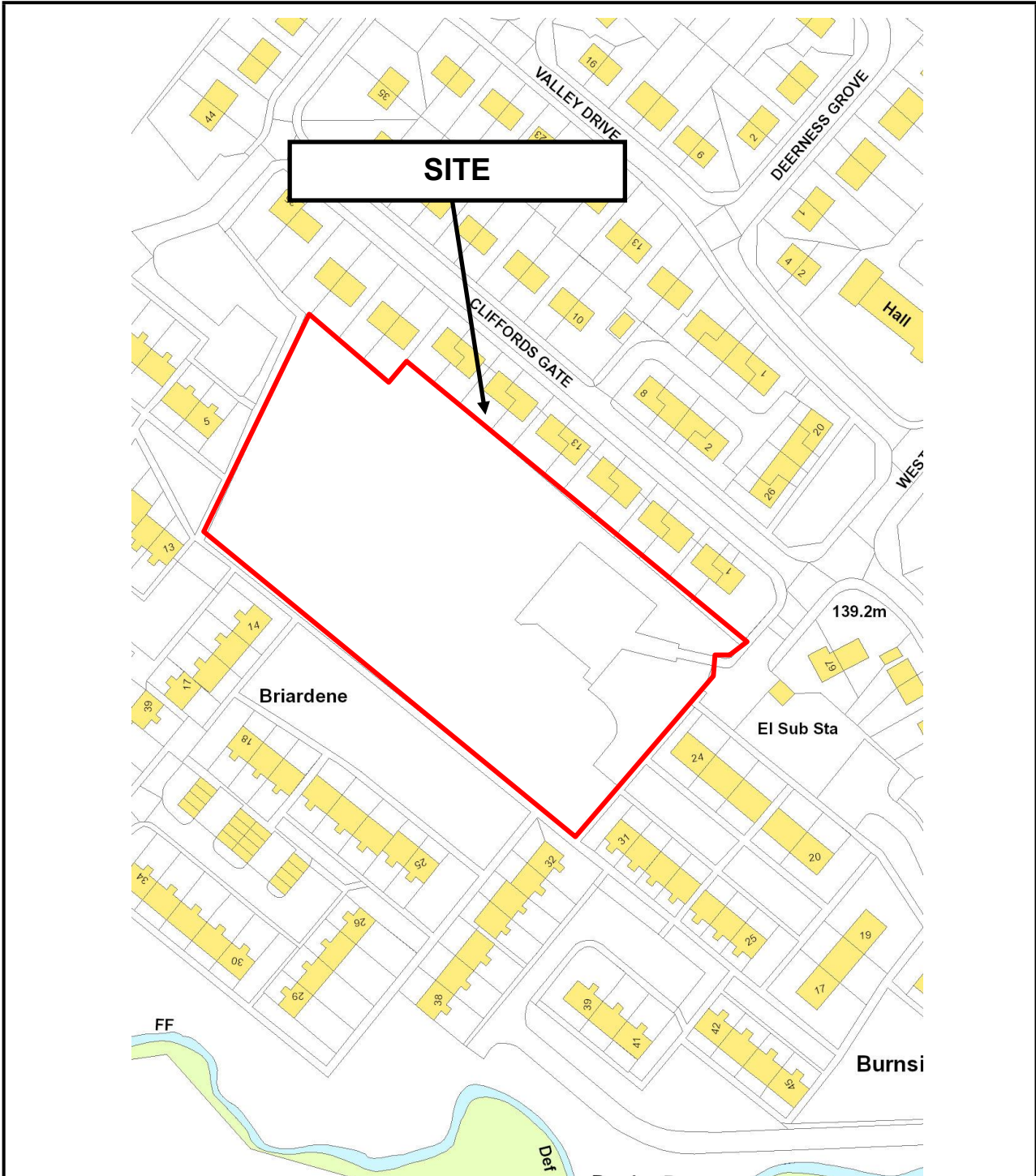
The National Planning Policy Framework (2012)

National Planning Practice Guidance Notes

Derwentside District Local Plan (saved policies 2009)

The County Durham Strategic Housing Land Assessment

Statutory, internal and public consultation responses



Planning Services

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of Her Majesty's Stationary Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceeding. Durham County Council Licence No. 100022202 2005

Hamsteels Primary School, Rowley Crescent, Esh Winning, Durham, DH7 9LN

Application Number DM/15/03074/FPA

Comments

Date 24th March 2016

Scale 1:1250