

COMMITTEE REPORT

APPLICATION DETAILS

APPLICATION NO:	DM/16/03803/FPA
FULL APPLICATION DESCRIPTION:	Construction of 42 no. 2 and 3 bedroomed affordable homes with associated infrastructure
NAME OF APPLICANT:	Partner Construction
ADDRESS:	Land to the south of Brackenhill Avenue, Shotton Colliery
ELECTORAL DIVISION:	Shotton and South Hetton
CASE OFFICER:	Barry Gavillet, Senior Planning Officer, 03000 261958, barry.gavillet@durham.gov.uk

DESCRIPTION OF THE SITE AND PROPOSALS

Site:

1. This application site is approximately 1.14 hectares in size and is located within the Electoral Division of Shotton and South Hetton. The site is agricultural grazing land and is therefore a greenfield site, it is also located outside of the Shotton settlement boundary as identified in the District of Easington Local Plan and is therefore classed as being in the countryside.
2. The site is located south east of a terrace of houses known as Brackenhill Avenue and there are large detached properties to the rear of the terrace. The site is orientated on a north west to south east axis along Shotton Lane that would form the frontage of the proposed development and from which vehicular access would be taken.
3. To the north of the application site is agricultural grazing land with the Whitehouse and Brackenhill Business Parks immediately to the east. To the south the application site boundary is bound by a hedgerow which separates the site from a livery business. To the west of the site is agricultural land and two sites where caravans are located for occupation by gypsy and traveller families.

Proposal:

4. Members will recall that an outline proposal for 44 dwellings on the same site was approved by the committee in July 2015.
5. This application proposes the development of 42 no. 2 and 3 bedroom affordable properties on Land off Shotton Lane, Shotton Colliery, including the provision of 8 no. bungalows on the same site. It is proposed that the housing would be managed by a registered housing provider and would be on a 100% affordable rent basis.

6. The housing character and elevational treatment for the proposed scheme contains traditional red and buff facing bricks and red or grey concrete tiles with some traditional detailing such as stone effect heads and cills
7. Each dwelling would benefit from their own garden areas and a private driveway for two vehicles. Additional visitor bays have been added to adhere to the Local Authority highway parking requirements. Bin storage for the development is designed on an individual plot basis, with 3 separate bins provided within rear garden areas.
8. The proposed access would be off Shotton Lane on the eastern side of the development site which has been designed with a width of 4.8m with a 2m wide footpath to all sides. Within the development is a turn head which terminates the primary routes and will allow the turning of a refuse vehicle.
9. This application is being reported to committee as it is classed as a major development.

PLANNING HISTORY

10. Two previous applications (PL/5/2011/0138 and PL/5/2012/0078) for four dwellings within the current application site were submitted and subsequently withdrawn. In addition, an application for 44 dwellings (DM/14/00249/OUT) has been refused at appeal due to a technical issue with the legal agreement, however the inspector concluded that the development was acceptable in principle and therefore committee approved a further application for 44 dwellings in July 2015.

PLANNING POLICY

NATIONAL POLICY

11. 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.
12. 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’.
13. 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.

The following elements of the NPPF are considered relevant to this proposal;

14. *Part 1* - The Government is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future.

15. *Part 4* - Transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. Smarter use of technologies can reduce the need to travel. The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel. However, the Government recognises that different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas.
16. *Part 6* - To boost significantly the supply of housing, applications should be considered in the context of the presumption in favour of sustainable development.
17. *Part 7* - The Government attaches great importance to the design of the built environment, with good design a key aspect of sustainable development, indivisible from good planning.
18. *Part 8* - The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Developments should be safe and accessible, Local Planning Authorities should plan positively for the provision and use of shared space and community facilities. An integrated approach to considering the location of housing, economic uses and services should be adopted.
19. *Part 10* - Planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and *associated* infrastructure. This is central to the economic, social and environmental dimensions of sustainable development.
20. *Part 11* - The planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests and soils; recognising the wider benefits of ecosystem services; minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures; preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

LOCAL PLAN POLICY:

District of Easington Local Plan

21. *Policy 1*- Due regard will be had to the development plan when determining planning applications. Account will be taken as to whether the proposed development accords with sustainable development principles while benefiting the community and local economy. The location, design and layout will also need to accord with saved policies 3, 7, 14-18, 22 and 35-38.
22. *Policy 3* - Development limits are defined on the proposal and the inset maps. Development outside 'settlement limits' will be regarded as development within the countryside. Such development will therefore not be approved unless allowed by other policies.

23. *Policy 35* - The design and layout of development should consider energy conservation and efficient use of energy, reflect the scale and character of adjacent buildings, provide adequate open space and have no serious adverse effect on the amenity of neighbouring residents or occupiers.
24. *Policy 36* - The design and layout of development should ensure good access and encourage alternative means of travel to the private car.
25. *Policy 37* - The design and layout of development should seek to minimise the level of parking provision (other than for cyclists and disabled people).
26. *Policy 66* - Developers will be required to make adequate provision for children's play space and outdoor recreation in relation to housing development of 10 or more dwellings. Provision may be secured elsewhere if it is inappropriate to make provision at the development site.
27. *Policy 67* - Housing development will be approved on previously developed land within settlement boundaries of established towns or villages provided the proposal is of appropriate scale and character and does not conflict with other policies in the plan.

RELEVANT EMERGING POLICY:

The County Durham Plan

28. 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 (CDP) was submitted for Examination in Public and a stage 1 Examination concluded. An Interim Report was issued by an Inspector dated 18 February 2015, however that Report was quashed by the High Court following a successful Judicial Review challenge by the Council. In accordance with the High Court Order, the Council has withdrawn the CDP and a new plan being prepared. In the light of this, policies of the CDP can no longer carry any weight. As the new plan progresses through the stages of preparation it will begin to accrue weight.

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:

29. Northumbrian Water have no objections subject to development being carried out in accordance with the flood risk assessment.

INTERNAL CONSULTEE RESPONSES:

30. Education officers have confirmed that primary and secondary school capacity in the area is sufficient and therefore no contributions are required.

31. Highways officer have requested an amended visibility splay at the access and the inclusion of traffic calming bumps on the main access road, both of which have been received. Officers have confirmed the access and level of parking provision is acceptable. A construction traffic management plan has also been submitted which is acceptable to highways officers.
32. Ecology officers have no objections to the proposals subject to mitigation being provided with regard to EU protected sites on the coast.
33. Environmental Health officers have no objections subject to contaminated land conditions.
34. Design officers have no objections and have offered suggestions relating to materials.
35. Tree officers have no objections.
36. Landscape officers do not object but have some concern about the loss of an area of hedgerow.

PUBLIC RESPONSES:

37. This application has been advertised by way of press notices, site notices and letters to individual residents. One letter has been received from a nearby resident whose main concern relates to traffic congestion and a lack of infrastructure including a lack of school places.

APPLICANTS STATEMENT:

38. This proposal brings the opportunity to provide a high quality, sustainable affordable housing development aiding in significantly boosting the supply of new housing and also meeting local affordable housing needs. Providing these homes in an appealing location which is in close proximity to existing services and facilities will, in terms of boosting housing supply, provide a sustainable and attractive option.
39. The proposals should be assessed with the presumption in favour of sustainable development in line with paragraph 14 of the NPPF which stipulates that where the development plan is absent, silent or relevant policies are out of date permission should be granted unless there were significant and demonstrable adverse impacts which would outweigh the benefits;
40. The development will deliver 42 no. affordable dwellings through a range of housing types, available for affordable rent, to meet an identified local need for affordable housing in accordance with the NPPF and Easington District Local Plan;
41. The site benefits from a resolution to grant outline planning permission, establishing that the principle of development is acceptable. The site is also subject to an appeal decision confirming the suitability of the site for residential development;
42. The proposed development is sustainable in respect of the economic, social and environmental roles set out within the NPPF;
43. The site is situated within a sustainable location, well related to the existing settlement, and is easily accessible by foot to local services, facilities and public transport;
44. £721,000 will be generated in Council Tax receipts, New Homes Bonus and affordable New Homes Bonus over the 6 years of the NHB scheme; and

45. The proposals will create 63 no. net direct jobs and 158 no. indirect and induced jobs will be supported through the supply chain and wider UK economy
46. In summary, this application represents a rare opportunity to provide affordable housing in a sustainable and suitable location. The application has been thoroughly assessed, with all consultees concluding the application is acceptable.

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://82.113.161.89/WAM/showCaseFile.do?action=show&appType=planning&appNumber=10/00955/FPA>

PLANNING CONSIDERATIONS AND ASSESSMENT

47. 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, the impact upon surrounding residents and character and appearance of the area, highways issues and Section 106 contributions.

Principle of the Development

48. This planning application seeks planning permission for residential development comprising of 42 affordable houses. An earlier planning application (DM/14/00249/OUT) was refused planning permission by planning committee, contrary to the Officer recommendation of approval. Subsequently an appeal was lodged and the inspector concluded that he did not agree with the Councils decision and that the proposals were acceptable.
49. The Inspector concluded that *“I consider that the walking distance to the shops and bus stops is not excessive, that the pedestrian footpaths to the facilities are largely adequate and that the site is in a sustainable location. There is little evidence to substantiate the Council’s claim that the location of the development would not encourage alternative means of travel to the private car”*. The Inspector went on to state that: *“the proposal would generate substantial social benefits through the provision of a mix of market and affordable houses in this sustainable location, helping to support the community of Shotton Colliery. Significant economic gains would also be provided through the investment in the local economy during the construction and by the ongoing support for local businesses from future occupants”*. The Inspector ultimately concluded that: *“The development would accord with many of the provisions of the Framework, including the need to boost the supply of housing and the presumption in favour of sustainable development. The development would result in the loss of green open space in the countryside. However, the harm to the landscape would be limited and would not significantly and demonstrably outweigh the benefits”*.
50. However, the inspector could not uphold the appeal on a technicality as there was no draft Section 106 agreement in place which was required to secure community benefits and affordable housing and therefore the appeal failed. The applicant therefore reapplied for consent with the draft Section 106 in place and permission was granted by the Central and East Planning Committee in July 2015 for 44 dwellings on the site. Therefore a fallback position exists due to this extant permission.

51. In addition to the above, it should be noted that since the approval in 2015, the Council has established that it does not have a five year supply of housing land. In the context of paragraph 14 of the NPPF, any adverse impacts of the proposal must therefore significantly and demonstrably outweigh the benefits if it is to be refused on the basis of the sustainability of its location.
52. Given the above, it is considered that the proposals are acceptable in principle given the Inspectors decision along the approval at planning committee and the current situation regarding the five year housing land supply.

Impact upon surrounding residents and character and appearance of the area

53. In terms of the street scene it is considered that the scheme is of a good quality. The development has been designed to have an attractive frontage on Shotton Lane, reflecting the existing terrace to the north. Dwellings within the development face inward in response to the site constraints which provides natural surveillance to the pedestrian routes.
54. With regard to the impact on the amenity of existing residents who surround the site and that of those occupying the proposed new properties, the distancing standards as set out in the District of Easington Local Plan are adhered to in all instances. These standards state that a minimum of 21 metres between main elevations facing each other and 13 metres between main elevations and gables should be achieved in order to ensure there are no adverse impacts in terms of overlooking, loss of privacy, loss of light or overshadowing.
55. Each dwelling would benefit from their own garden areas and a private driveway for two vehicles. Additional visitor bays have been added to adhere to the Local Authority highway parking requirements. Bin storage for the development is designed on an individual plot basis, with 3 separate bins provided within rear garden areas.
56. The housing character and elevational treatment for the proposed scheme contains traditional red and buff facing bricks and red or grey concrete tiles with some traditional detailing such as stone effect heads and cills which is considered appropriate in this location.
57. Overall, it is considered that the proposals would lead to a good quality housing scheme on what is currently a site with no significant amenity or landscape value. There would be little or no impact on nearby residents given the distances involved. Having regards to part 7 of the NPPF and the most applicable Policies of the District of Easington Local Plan officers raise no objections to the application having regards to the impact upon surrounding residents and character and appearance of the area.

Highways Issues

58. The proposed access would be off Shotton Lane on the eastern side of the development site which has been designed with a width of 4.8m with a 2m wide footpath to all sides. Within the development is a turn head which terminates the primary routes and will allow the turning of a refuse vehicle. Plans have been amended to show 10 metres junction radii and 2.4 x 43 metres junction sight visibility splays onto Shotton Lane, along with 2 no. traffic calming speed humps on the main access road, all as requested by highways officers.
59. All of the proposed 2 and 3 bed dwellings will have a minimum of 2 no. on-site car parking spaces each, which complies with the minimum DCC car parking standards and the inclusion of 6 no. non allocated visitor car parking spaces is also welcomed.

60. Overall, highways officers offer no objections to the proposals and it is therefore considered that with regard to highways issues that the proposals are in accordance with part 4 of the National Planning Policy Framework and saved Policies 36 and 37 of the District of Easington Local Plan.

Section 106 contributions

61. The NPPF states that, in order to ensure a wide choice of high-quality homes, Local Planning Authorities should “plan for a mix of housing”, “identify the size, type and tenure of housing that is required in particular locations”, and “where affordable housing is needed, set policies for meeting this need on site”.
62. The County Durham Strategic Housing Market Assessment (SHMA) report was completed in 2012 and supplies the evidence base for 10% affordable housing across the East Durham Delivery Area (on sites of 15 or more dwellings/0.5 hectares or greater), while the NPPF (Para 159) makes plain the importance of the SHMA in setting targets. The SHMA and the NPPF therefore provide the justification for seeking affordable housing provision on this site, which should be secured via S106 agreement. It should be noted however, that although this planning application seeks to provide 100% affordable housing in the form of affordable rent, officers can only insist on the developer providing 10% within the Section 106 agreement, the other 90% would be provided on a voluntary basis.
63. In addition to the above, saved policy 66 of the District of Easington Local Plan states that developers will be required to make adequate provision for children's play space and outdoor recreation in relation to housing development of 10 or more dwellings. Provision may be secured elsewhere if it is inappropriate to make provision at the development site. On this basis the applicant has agreed to make a financial contribution of £500 per dwelling towards the provision or improvement of offsite recreation in the electoral division.
64. Finally, the Local Planning Authority must also consider impacts on designated wildlife sites in the vicinity of the proposed development.
65. This application site is in close proximity to Durham Coast Site of Special Scientific Interest (SSSI). and Special Area of Conservation (SAC) Natura 2000 site and the Northumbria Coast SSSI, Special Protection Area (SPA) and Ramsar site, all of which are designations of significant importance.
66. Under normal circumstances the applicant would provide a contribution toward the upgrading or provision of footpaths and walkways in the vicinity of the site in order to take pressure from additional visitors away from the coastal designations of significant importance. Given that the applicant is not in control and any suitable land nearby it has not been possible to achieve this. Therefore, the applicant has agreed to provide a financial contribution to be used toward a scheme to reduce the number of access points to Special Protection Areas as identified in the Durham Heritage Coast Partnership's Business Plan 2014/15 in order to directly off-set the impacts of the development on the coast, this contribution would also be secured through a S106 Agreement.

CONCLUSION

67. It is clear that the previous inspectors' decision and committee resolution considered that the development of this site would comprise a sustainable form of development in the context of the NPPF. There would be no adverse landscape impact, no highways issues or no impact on surrounding occupiers that should lead to refusal of planning permission. In addition, at present the Council is unable to evidence a five year housing land supply.
68. The proposed development is of good quality and would deliver much needed affordable housing in the area along with the provision of bungalows. In addition, contributions would be made toward coastal ecology and recreation in the vicinity. On the basis of the above it is recommended that the application be approved.

RECOMMENDATION

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

- i. 10% affordable housing on site.
- ii. £10,500 contribution toward the scheme to reduce the number of access points to Special Protection Areas as identified in the Durham Heritage Coast Partnership's Business Plan 2014/15.
- iii. £21,000 contribution toward enhancement or provision of play facilities in the Shotton and South Hetton Electoral Division.

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:

Proposed site layout 002 Rev I
Proposed boundary treatment 003 Rev A
Proposed floor plans and elevations F113-1
Boundary Treatment BT Sheet 05
Boundary Treatment 14_1500
F104 (2B-3P)
F112 (3B-5P)
F114 (2B-4P)
F115 (3B-5P)
AIA, AMS reports and Tree Protection Plan received 31.11.17
Landscape masterplan R/1938/1 received 25.1.17
Landscape details shrub beds S23-S37 received 25.1.17
Landscape details shrub beds S1-S22 received 25.1.17
Traffic Management Plan received 25.1.17
Proposed External Materials Plan PL-346-004 Rev A received 25.1.17

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

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

Reason: In the interests of visual amenity in accordance with saved Policies 1 and 35 of the Easington District Local Plan and part 7 of the NPPF.

4. The development hereby permitted shall not commence until a pre-commencement scheme to deal with contamination has been submitted to and agreed in writing with the Local Planning Authority. The full scheme, both pre-commencement and completion shall include the following, unless the Local Planning Authority confirms in writing that any part of sub-sections a, b, c, or d are not required.

Throughout both the pre-commencement and completion phases of the development all documents submitted relating to Phases 2 to 4 as detailed below shall be carried out by competent person(s) and shall be submitted to and agreed in writing with the Local Planning Authority.

Pre-Commencement

- (a) A Phase 2 Site Investigation and Risk Assessment is required to fully and effectively characterise the nature and extent of any land and/or groundwater contamination and its implications. Prior to the Phase 2 a Sampling and Analysis Plan is required.
- (b) If the Phase 2 identifies any unacceptable risks, a Phase 3 Remediation Strategy detailing the proposed remediation and verification works is required. If gas protection measures are required a verification plan is required detailing the gas protection measures to be installed, the inspection regime and where necessary integrity testing programme. The installation of the gas membrane should be carried out by an appropriately qualified workforce and the verification of the installation should be carried out by an appropriately competent, experience and suitably trained person(s) (preferably independent to the installer) to ensure mitigation of the risk to the buildings and the people who occupy them. No alterations to the remediation proposals shall be carried out without the prior written agreement of the Local Planning Authority.

Completion

- (c) During the implementation of the remedial works (if required) and/or development if any contamination is identified that has not been identified pre-commencement, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall be carried out in accordance with part b of the condition and where necessary a Phase 3 Remediation Strategy shall be prepared in accordance with part c of the condition. The development shall be completed in accordance with any amended specification of works.

- (d) 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. If integrity testing of the membrane(s) was required a verification pro forma should be included.

Reason: The site may be contaminated as a result of past or current uses and/or is within 250m of a site which has been landfilled and the Local Planning Authority wishes 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 in accordance with NPPF Part 11.

5. Development shall not commence until a scheme for the disposal of surface and foul water from the development hereby approved has been submitted and approved in writing by the Local Planning Authority. Thereafter the development shall take place in accordance with the approved details.

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

6. Prior to the commencement of development a scheme to minimise energy consumption in relation to that phase shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall consist of energy from renewable or low carbon sources provided on-site, to a minimum level of at least 10% of the total energy demand from the development, or an equivalent scheme that minimises carbon emissions to an equal level through energy efficient measures. Thereafter the development shall be carried out in complete accordance with the approved scheme.

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

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

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

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

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

8. Development shall be carried out in accordance with the drainage scheme contained within the submitted document entitled "Flood Risk Assessment and Drainage Strategy" dated "December 2016". The drainage scheme shall ensure that foul flows discharge to the sewer at manhole 1502, and ensure that surface water discharges to the existing watercourse.

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

10. No development shall take place until a construction management plan has been submitted to and approved in writing by the local planning authority. The construction of the development shall be carried out in accordance with the approved details.

Reason: In the interests of residential amenity and to accord with policy 1 and 35 of the District of Easington Local Plan.

11. No development shall take place until details of Full Hydraulic Calculations and a Geotechnical Interpretive report including infiltration results has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in complete accordance with the approved details.

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

12. No development shall take place until the applicant has secured the implementation of a phased programme of archaeological work in accordance with a written scheme of investigation, including a timetable for the investigation, which has been approved in writing by the Local Planning Authority. The Scheme shall provide for:

i), the proper identification and evaluation of the extent, character and significance of archaeological remains within the application area by means of trial trench evaluation to inform the reserved matters application(s);

ii), an assessment of the impact of the proposed development on any archaeological remains identified in the evaluation phase;

iii), proposals for a mitigation strategy for the investigation, recording and recovery of archaeological remains and the publishing of the findings, it being understood that there shall be a presumption in favour of their preservation in situ wherever feasible, should features be identified in the trenching phase (i);

iv), sufficient notification and allowance of time to archaeological contractors nominated by the developer to ensure that archaeological fieldwork as proposed in pursuance of (i) and (iii) above is completed prior to the commencement of permitted development in the area of archaeological interest; and

v), notification in writing to the County Durham and Darlington County Archaeologist of the commencement of archaeological works and the opportunity to monitor such works.

The development shall then be carried out in full accordance with the approved details.

Reason: To comply with para 135 & 141 of the NPPF because the site is of archaeological interest.

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

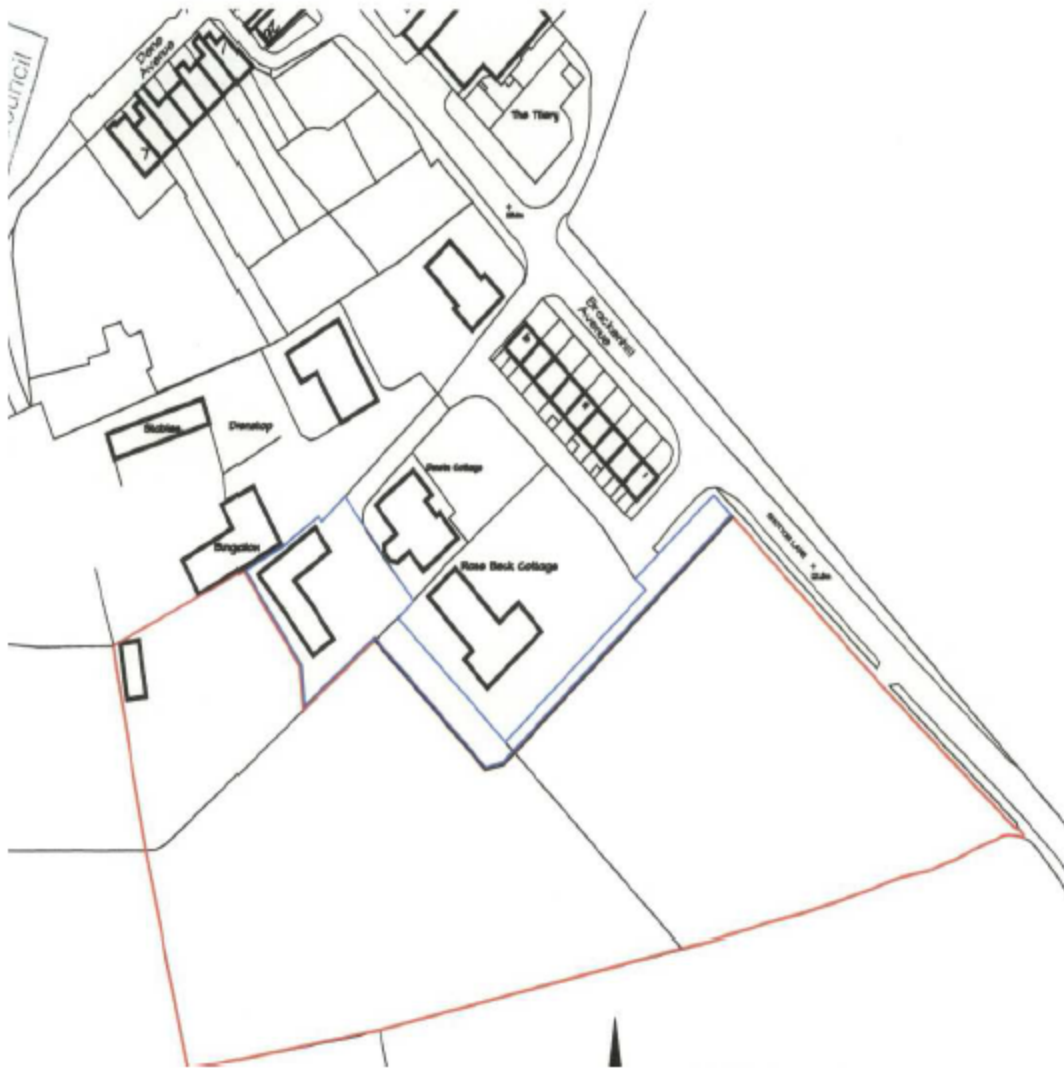
Reason: To comply with para. 141 of the NPPF which ensures information gathered becomes publicly accessible.

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
The National Planning Policy Framework (2012)
National Planning Practice Guidance Notes
District of Easington Local Plan
The County Durham Strategic Housing Land Assessment
The County Durham Strategic Housing Market Assessment
Statutory, internal and public consultation responses



Planning Services

Residential development comprising 42 affordable houses

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Comments

Date February 2017