

COMMITTEE REPORT

APPLICATION DETAILS

APPLICATION NO:	DM/16/02536/FPA
FULL APPLICATION DESCRIPTION:	50 dwellings
NAME OF APPLICANT:	Gleeson Regeneration Ltd.
ADDRESS:	Former Shinwell Centre, Stephenson Road, Peterlee
ELECTORAL DIVISION:	Peterlee East
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 1.33 hectares in size and is located within the Electoral Division of Peterlee East. It is on land previously occupied by the former Shinwell Centre which was a purpose built adult training centre owned by the Council. The building has recently been demolished and the site is now cleared grassland. The site is part of the North East Industrial Estate in Peterlee which is allocated as a General Industrial Estate in the District of Easington Local Plan.
2. The site is located to the northern edge of Peterlee within the settlement boundary and is approximately 1 mile from the town centre. The site is bounded to the north by Stephenson Road with the Walkers Crisps factory beyond, to the west are residential properties and Essington Way, which is the main road into the town centre, to the south are more residential properties whilst to the east there is vacant space and redundant industrial units.
3. There are numerous bus stops nearby giving good access to the town centre and other local centres, there are also schools, shops, healthcare providers and other community facilities in the surrounding area.

Proposal:

4. This application proposes the development of 50 dwellings comprising 16 no. 2 bedroomed units, 32 no. 3 bedroomed units and 2 no. 4 bedroomed units. The density of the site would be 37 units per hectare.
5. All dwellings would be 2 storeys in height and all would have their own front and rear garden areas along with two parking spaces, additional visitor spaces would also be provided across the site. The dwellings would be constructed from a mix of red brick, render and concrete roof tiles with the principle vehicular and pedestrian access being off Stephenson Road to the north of the site, the applicant has also agreed to provide an additional pedestrian footpath to Essington Way to the west which would provide good access to bus services and links to the town centre.

6. This application is being reported to committee as it is classed as a major development.

PLANNING HISTORY

7. DM/15/03286/PND. Prior notification for the demolition of the day centre – approved.

PLANNING POLICY

NATIONAL POLICY

8. 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.
9. 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’.
10. 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;

11. *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.
12. *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.
13. *Part 6* - To boost significantly the supply of housing, applications should be considered in the context of the presumption in favour of sustainable development.
14. *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.
15. *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.

16. *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.
17. *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

18. *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.
19. *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.
20. *Policy 18* - Development which adversely affects a protected species or its habitat will only be approved where the reasons for development outweigh the value of the species or its habitat.
21. *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.
22. *Policy 36* - The design and layout of development should ensure good access and encourage alternative means of travel to the private car.
23. *Policy 37* - The design and layout of development should seek to minimise the level of parking provision (other than for cyclists and disabled people).
24. *Policy 53* – B1 (business), B2 (general industry) and B8 (warehousing) will be permitted on General Industrial Estates.

25. *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.
26. *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

27. 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:

28. None.

INTERNAL CONSULTEE RESPONSES:

29. Education officers have confirmed that there are sufficient primary and secondary school places in the area.
30. Highways officers have no objections to the proposals after receiving amended plans. Access and parking provision is acceptable.
31. Tree officers have requested a condition requiring an accurate tree protection plan.
32. Landscape officers are agreeable to the landscaping buffer to Stephenson Road but have requested a detailed landscaping scheme.
33. Environmental Health officers have no objections subject to conditions requiring a contaminated land validation report, a construction management plan and compliance with the mitigation contained in the submitted noise report.

34. Ecology officers have noted that the site is within close proximity to the EU protected sites on the coast and have therefore requested appropriate mitigation.
35. The Councils Principal Valuation Surveyor has confirmed that the development would not be viable with the inclusion of affordable housing.
36. Drainage officers have requested a condition requiring a surface water drainage scheme.
37. Design officers have some concerns relating to the layout, boundary treatment and footpath connections.

PUBLIC RESPONSES:

38. Northumbrian Water have no objections subject to a condition requiring compliance with the submitted drainage assessment.
39. Business Durham have some concerns regarding the potential conflict with the nearby Walkers Crisp factory.
40. One letter of objection has been received from a nearby resident who has concerns about the loss of trees and wildlife.

APPLICANTS STATEMENT:

41. The Site provides a sustainable development opportunity and would contribute to the provision of a mix of housing size, types and affordability in the area, particularly promoting family housing and appropriate dwellings which allow people to stay in their local community. The site provides ready access to local amenities, schools and employment sites and is considered sustainable.
42. This planning application has considered all relevant planning policy matters in respect of the proposal bringing forward residential development. At a national, regional and local planning policy level, there remains a priority for development in urban areas to which this site would accord. The site lies within a residential area in close proximity to services and facilities including access to sustainable travel options including bus services. The viability of the site has been scrutinised and although affordable housing cannot be provided, contributions are proposed in line with Habitat Regulations Assessment towards off-site enhancements along the coast. The proposal achieves a density level of around 37 dwellings per hectare and is integrated well into the locality through the design proposals which accords with National Planning Policy.
43. All criteria required to be complied with in Policy requirements have been taken into account through the evolution of the scheme, resulting in a well-designed proposal that responds to the specifics of the site, both in terms of layout but also the design of the elevational treatment. It must also be noted that the proposals aim to deliver quality new homes to local people in addition to providing much needed new housing in this location. The applicants have undertaken considerable dialogue with architects, local residents, consultants and relevant officers at the Council to ensure that the scheme not only delivers high quality design, but also responds to the aspirations of the local community. Indeed, the proposals have been amended several times during the planning submission, to take into account the comments made.

44. Development of this site will bring a number of benefits to Peterlee including around £60K of additional Council Tax per annum and New Homes bonus payment to the Council of around £350K over a 6 year period. The scheme will also provide a number of jobs and apprenticeships to local people, as well as safeguarding many current jobs.

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

45. 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 occupiers and character and appearance of the area, highways issues and Section 106 contributions.

Principle of the Development

46. This application proposes a residential development of 50 houses on the site of a former Adult Training Centre which lies within the built up area of Peterlee. It lies on the western edge of North East Industrial Estate, and within the boundary of the estate as defined in the District of Easington Local Plan. Saved Policy 53 of the Local Plan restricts uses on general industrial estates such as this to Class B1 (business), Class B2 (general industry), and Class B8 (warehousing), along with some limited and specified retail uses. Consequently, in strict planning terms the development of the site for housing would be in conflict with Saved Policy 53 of the Local Plan.
47. Paragraph 22 of the NPPF makes clear that planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. It highlights that land allocations should be regularly reviewed for this reason. A review of all employment sites previously allocated in Local Plans in County Durham relative to employment need was carried out in the County Durham Employment Land Assessment 2012. This highlighted that the eastern part of the North East Industrial Estate was predominantly vacant and in a poor state of repair. This part of the site has subsequently been granted outline permission for residential development and the boundary of the employment designation should now reflect this residential permission. The remaining western part of the North East Industrial Estate, where the proposed residential site is situated, was considered viable for employment use in this employment assessment and the boundary of this part of the designation, as defined in the Local Plan can therefore be considered as up-to-date. On this basis, the development of the site for housing, which is situated on the western edge of the industrial estate, would be in conflict with Saved Policy 53 of the EDLP.
48. Durham County Council is unable to demonstrate a 5 year supply of deliverable housing land as Objectively Assessed Need for housing is yet to be fully tested. The current position therefore is that as of August 2016, Durham County Council has a deliverable supply of 9,527 dwellings. The Issues and Options Local Plan presented for consultation three scenarios for future housing growth that were subject to consultation and will be tested as part of establishing the OAN for County Durham. The supply of housing can be considered against these three scenarios as follows:

Scenario	Dwellings per annum	Years supply against
Population Growth Short Term	1,533	4.65
Population Growth Combination	1,629	4.31
Population Growth Long Term	1,717	4.04

49. As the Council is currently unable to demonstrate a 5-year housing land supply against full Objectively Assessed Needs (OAN) for housing, paragraph 49 of the NPPF is relevant and policies for the supply of housing should not be considered up-to-date. Paragraph 49 also makes clear that housing applications should be considered in the context of the presumption in favour of sustainable development. As such, the weight to be applied to the residential framework in the EDLP is reduced. In this circumstance paragraph 14 is engaged and this sets out an overarching position that where the development plan policies are out-of-date (or not up-to-date in respect of paragraph 49), planning permission should be granted unless, via a two limbed approach: firstly, any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or, secondly specific policies in the NPPF indicate development should be restricted.
50. The main purpose of the Framework is to achieve sustainable development. This includes the provision of housing, the need to move towards a low carbon economy and the need to protect and enhance the natural environment. In providing housing a key theme of the NPPF is to seek to boost significantly the supply of housing and expects LPAs to help deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities (Paragraphs 47 – 55 of NPPF).
51. The balance to be considered in assessing this application in the context of para 14 of the NPPF is if the use of the site for housing would undermine the availability of employment land to meet identified employment needs. The proposed housing site is on the outer western edge of North East Industrial Estate. It is adjacent to Essington Way which is an artery to the centre of the town, serving housing areas immediately opposite and adjacent to the site. The site was formerly an Adult Training Centre run by the Council, a social use which did not fall into the specified employment uses which are generally acceptable on an industrial estate. The site had been in this use for at least 20 years and, perhaps, for as long as this industrial area has existed. The proximity and relationship of this quasi social use to adjoining residential areas on the periphery of the industrial estate no doubt helped to re-inforce its social rather than employment function.
52. The proposed residential site is situated on a designated employment site restricted to employment uses. However, the site was not formerly in one of the identified employment uses and may never have been so. Its use for housing would not therefore remove or undermine employment uses on the site to any greater degree than has already been the case for many years. The site is also on the outer edge of the housing estates, relating well to existing residential development situated opposite and immediately to the south. Taking all these factors into account, it is considered that the residential use of this site would not reduce the availability of employment land to a degree that would prejudice employment needs, with the site otherwise situated in a sustainable location suitable for housing.

Impact upon surrounding occupiers and character and appearance of the area

53. Saved Policy 35 requires the design and layout of new development to reflect the scale and character of adjacent buildings and the area generally, particularly in terms of site coverage, height, roof style, detailed design and materials. Schemes should provide adequate open space, appropriate landscape features and screening (where required) and development should have no serious adverse impact on the amenity of people living and working in the vicinity of the development site and the existing use of adjacent land or buildings in terms of privacy, visual intrusion, noise, other pollutants and traffic generation.
54. 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 landscaped frontage onto Stephenson Road which is the principle vehicular and pedestrian access to the north of the site. Although some trees around the perimeter of the site would be lost, the majority of the trees would be retained along Essington Way to provide adequate screening.
55. The development would face inward in response to the site constraints which would provide natural surveillance to the pedestrian routes including an additional pedestrian footpath to Essington Way to the west which would provide good access to bus services and links to the town centre.
56. All dwellings would be 2 storeys in height and all would have their own front and rear garden areas along with two parking spaces, additional visitor spaces would also be provided across the site. The dwellings would be constructed from a mix of red brick, render and concrete roof tiles which is considered appropriate in this location.
57. 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.
58. It should be noted that there is a large Walkers Crisp factory across Stephenson Road to the north of the site. Some concerns have been raised by Business Durham (not by Walkers Crisps) regarding a potential conflict between the residential properties and the factory operation. Environmental Health have been consulted and have confirmed that they have no objections subject to the mitigation in the submitted noise report being conditioned. This would include features such as specially glazed windows and fencing etc. including an acoustic fence to the north of the site on Stephenson Road. There are also no concerns raised by environmental health officers with regard to any odour nuisance.
59. 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

60. Saved Policy 36 requires the design and layout of development to provide safe, attractive and convenient footpath and cycleway links between the housing and shopping facilities, schools, public transport facilities, leisure facilities and places of employment where appropriate.
61. As mentioned previously, the main vehicular and pedestrian access to the site would be from the north off Stephenson Way. Highways officers are satisfied that this access point and visibility splay is acceptable. During the application process officers requested a secondary pedestrian access in order to create additional links onto Essington Way where there are nearby bus stops. The applicant has agreed to do this and amended the plans accordingly. Highways officers have also confirmed that the level of residential and visitor parking provision is acceptable.
62. 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

63. 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”.
64. 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. As part of the planning application process the applicant submitted a viability assessment which showed that the development would not be viable with the provision of affordable housing. The Councils Principle Valuation Surveyor has assessed the submission and has agreed with the conclusion that the site would not be viable if affordable housing was provided.
65. 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.
66. Finally, the Local Planning Authority must also consider impacts on designated wildlife sites in the vicinity of the proposed development.
67. 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.
68. 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

69. In the context of paragraph 14, there are no adverse impacts that would significantly outweigh the benefits, the site is modest in scale and extends into an area of land which has recently been cleared and which is already partially screened by tree planting, the proposal is adjacent to established residential areas and there is a good range of facilities and services in the town to serve the development. The site is situated on a designated employment site restricted to employment uses. However, the site was not formerly in one of the identified employment uses and may never have been so. Its use for housing would not therefore remove or undermine employment uses on the site to any greater degree than has already been the case for many years. The scheme is considered to be good quality and in a sustainable location with a suitable access and layout and is therefore recommended for approval.

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. £12,500 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.
- ii. £25,000 contribution toward enhancement or provision of play facilities in the Peterlee East 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:

A4 LOC GH45XLX02 260716 Location Plan
201 House Type 201S(F)
301 House Type 301W(G)

302 House Type 302S(G)
303 House Type 303R(E)
304 House Type 304P(E)
307 House Type 307Z(B)
309 House Type 309N(E)
310 House Type 310M(D)
401 House Type 401U(G)
Standard Single Garage SD700A
Standard Double Garages SD701A
Standard Terraced Garages SD712D
Plot Drainage Sheet 1A STE-16-09-08-01
Plot Drainage Sheet 2A STE-16-09-08-02
Amended Boundary Treatments Plan GH45XLX04D
Amended Site Layout Plan GH45XLX01D
Amended Landscaping Plan GH45XLX03D

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. No development shall commence until a detailed scheme for tree protection has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme and in accordance with BS 5837 2012.

Reason: In the interests of the appearance of the area and to comply with part 7 of the National Planning Policy Framework.

5. Development shall not commence until a scheme for the disposal of surface 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. Upon completion of the development works, a Phase 4 Verification Report (Validation Report) confirming the topsoil is clean and therefore suitable for reuse shall be submitted to and agreed in writing with the Local Planning Authority within 2 months of completion of the development. If during the development works any contamination is identified that has not been considered in the Phase 2, 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.

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

7. The development hereby approved shall be carried out in accordance with the Flood Risk Assessment by RWO Associates dated April 2016.

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.

8. The development hereby approved shall be carried out in accordance with the Drainage Assessment by MJ Gleeson dated July 2016.

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.

9. Prior to the commencement of any part of the development or any works of demolition, hereby permitted, a Construction Management Plan shall be submitted to and approved in writing by the local planning authority. The Construction Management Plan shall include as a minimum but not necessarily be restricted to the following:

A Dust Action Plan including measures to control the emission of dust and dirt during construction

Details of methods and means of noise reduction

Where construction involves penetrative piling, details of methods for piling of foundations including measures to suppress any associated noise and vibration.

Details of measures to prevent mud and other such material migrating onto the highway from all vehicles entering and leaving the site;

Designation, layout and design of construction access and egress points;

Details for the provision of directional signage (on and off site);

Details of contractors' compounds, materials storage and other storage arrangements, including cranes and plant, equipment and related temporary infrastructure;

Details of provision for all site operatives for the loading and unloading of plant, machinery and materials

Details of provision for all site operatives, including visitors and construction vehicles for parking and turning within the site during the construction period;

Routing agreements for construction traffic.

Details of the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;

Waste audit and scheme for waste minimisation and recycling/disposing of waste resulting from demolition and construction works.

Detail of measures for liaison with the local community and procedures to deal with any complaints received.

The management strategy shall have regard to BS 5228 “Noise and Vibration Control on Construction and Open Sites” during the planning and implementation of site activities and operations.

The approved Construction Management Plan shall also be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction works.

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

10. The development hereby approved shall be carried out in accordance with the mitigation contained in the Noise Assessment by LA Environmental Consultants dated 12th September 2016.

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.

11. Notwithstanding any details of materials submitted with the application no development shall commence until details of the external walling, roofing materials and hard surfacing have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details.

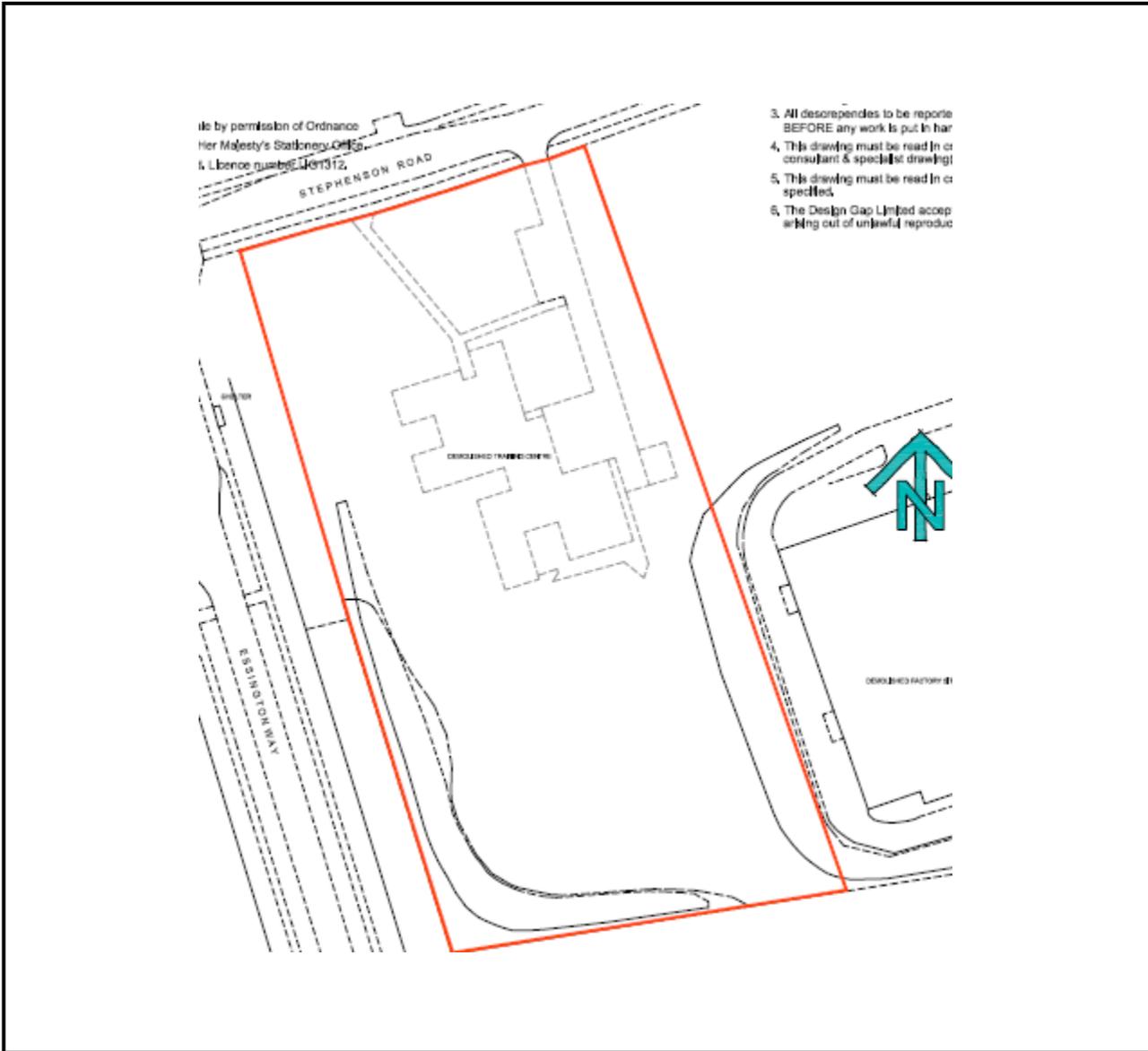
Reason: In the interests of the appearance of the area and to comply with saved Policies 1 and 35 of the Easington District Local Plan and part 11 of the NPPF.

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
 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



 <p>Planning Services</p>	Residential development comprising 50 dwellings	
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	Comments	
	Date March 2017	