
APPLICATION DETAILS

Application No:	17/0045/FUL
Location:	Land At Stainsby Hall Farm Middlesbrough
Proposal:	Erection of 299 dwellings with associated access, landscaping and associated works
Applicant:	Story Homes & Miller Homes
Agent:	Mr Tom Baker
Ward:	Trimdon
Recommendation:	Approved subject to 106 Agreement

SUMMARY

This applications seeks consent for the erection of 299 residential dwellings and associated works. The application site is part of a larger site allocated for housing development within the Housing Local Plan.

Following a consultation exercise objections were received from residents from 18 local properties, the Community Council and a Ward Councillor. One comment in support of the application was received from a local resident.

It is considered that the proposed development would provide a mix of high quality dwellings in an attractive setting with an appropriate layout and landscaping works. The scheme includes several cul de sacs off a main spine road, properties facing both the highways within the scheme and an area of open space to be provided along the eastern edge and recreational paths connecting to the wider area. The development will not result in any significant detrimental impact to the amenities of existing local residents or the highway network. The development meets the requirements of the relevant national planning policies detailed within the NPPF and Local Plan Policies, specifically H5, H21, CS4, CS5 and DC1. The recommendation is for approval of the application subject to conditions and a S106 agreement.

SITE AND SURROUNDINGS AND PROPOSED WORKS

Land at Stainsby Hall Farm, Middlesbrough. The application site comprises 17.67ha of greenfield land. The site is located to the west of the existing Stainsby Hall Farm residential development accessed from Low Lane. To the north of the site is open space, to the east are residential dwellings separated from the site by a tree belt, to the west are further residential dwellings and the A19 and to the south is the parkway (A174). Access to the site is from Jack Simon Way, off Low Lane.

This application seeks consent for the erection of 299 residential dwellings and associated works. The 299 dwellings consist of:

- a) 8 two bed semi-detached dwellings;
- b) 9 three bed terrace dwellings;
- c) 34 three bed semi-detached dwellings;
- d) 32 three bed detached dwellings;
- e) 16 four bed semi-detached dwellings;
- f) 156 four bed detached dwellings; and,
- g) 44 five bed detached dwellings.

Of the 299 dwellings proposed 15 are on-site affordable housing units. A further off-site contribution will be required through a S106 agreement. Further financial contributions will also be sought towards highway works, sports provision and education.

The dwellings are of a typical modern design incorporating pitched roofs, hipped and gable styles, brick detailing, bay windows, integral garages, entrance detailing and dormer windows.

The access road is proposed from Jack Simon Way, through the adjacent development to the east and will form a spine road linking to the A1130 to the north. The layout includes a country park to the east.

In support of the application the applicant has submitted the following documents:

- a) Planning Statement
- b) Design and Access Statement
- c) Air Quality Assessment
- d) Archaeological Desk Based Assessment
- e) Geophysical Survey
- f) Ecological Assessment
- g) Flood Risk Assessment
- h) Noise Assessment
- i) Transport Assessment
- j) Travel Plan
- k) Tree Impact Assessment
- l) Waste Management Strategy
- m) Geoenvironmental Appraisal
- n) Written Statement of Investigation

PLANNING HISTORY

There is no relevant planning history in relation to the application site. There is an ongoing residential development consisting of 343no. dwellings and associated works at the adjacent site to the east.

PLANNING POLICY

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities must determine applications for planning permission in accordance with the Development Plan(s) for the area, unless material considerations indicate otherwise. Section 143 of the Localism Act requires the Local Planning Authority to take local finance considerations into account. Section 70(2) of the Town and Country Planning Act 1990 (as amended) requires Local Planning Authorities, in dealing with an application for planning permission, to have regard to:

- a) *The provisions of the development plan, so far as material to the application;*
- b) *Any local finance considerations, so far as material to the application; and*
- c) *Any other material considerations.*

The following documents together comprise the Development Plan for Middlesbrough;

Middlesbrough Local Plan;

- *Housing Local Plan (2014);*
- *Core Strategy DPD (2008, policies which have not been superseded/deleted only);*
- *Regeneration DPD (2009, policies which have not been superseded/deleted only);*
- *Tees Valley Joint Minerals and Waste Core Strategy DPD (2011);*
- *Tees Valley Joint Minerals and Waste Policies & Sites DPD (2011);*
- *Middlesbrough Local Plan (1999, Saved Policies only); and*
- *Marton West Neighbourhood Plan (2016, applicable in Marton West Ward only).*

The overarching principle of the National Planning Policy Framework (NPPF) is to support sustainable development, and that it should go ahead without delay. It defines the role of planning in achieving economically, socially and environmentally sustainable development and recognises that each are mutually dependent. The NPPF requires local planning authorities to approach development management decisions positively, utilising twelve 'core planning principles', which can be summarised as follows:

- *Being plan led;*
- *Enhancing and improving areas;*
- *Proactively drive and support sustainable economic development to deliver homes, business, industry and infrastructure and a thriving local economy;*
- *Always seek a high quality of design and good standard of amenity for existing and future occupants;*
- *Take account the different roles of areas, promoting the vitality of the main urban areas whilst recognising the intrinsic character of the countryside;*
- *Support the transition to a low carbon future, taking full account of flood risk, resources and renewables;*
- *Contribute to conserving and enhancing the natural environment;*
- *Encourage the effective use of land;*
- *Promote mixed use developments;*
- *Conserve heritage assets in a manner appropriate to their significance;*
- *Actively manage patterns of growth making fullest use public transport, walking and cycling and focus significant development in sustainable locations; and*
- *Take account of local strategies to support health, social and cultural well-being and deliver community and cultural facilities to meet local needs.*

The planning policies and key areas of guidance that are relevant to the consideration of the application are:

DC1 - General Development
CS4 - Sustainable Development
CS5 - Design
H1 - Spatial Strategy
H5 - Brookfield
H11 - Housing Strategy
H12 - Affordable Housing
H21 - Brookfield
CS17 - Transport Strategy
CS20 - Green Infrastructure
UDSPD - Urban Design SPD

The detailed policy context and guidance for each policy is viewable within the relevant Local Plan documents, which can be accessed at the following web address.
<https://www.middlesbrough.gov.uk/planning-and-housing/planning/planning-policy>

CONSULTATION AND PUBLICITY RESPONSES

Consultation

The application has been advertised in the local press, site notices posted and consultations sent to statutory consultees, local residents, Ward Councillors and Community Council.

Following the consultation exercise 20 comments were received from local residents, these are summarised below:

Comment neither in support or objection

- a) Would like to see traffic calming methods on road from Low Lane to Mandale Junction from the outset rather than an afterthought; and,
- b) Active measures should be taken to limit the speed on the road.

Comments received from the following properties:

1. 8 Jocelyn Way.

Support

- a) Will greatly benefit the local area providing needed new, good quality housing; and,
- b) Do not see that the objections raised outweigh the benefits to be achieved.

Support received from the following properties:

1. 21 Harrow Road.

Objections

- a) Residents at the adjacent sites were not informed of the proposals when purchasing their houses;
- b) Increase in traffic;
- c) The level of construction traffic using Jack Simon Way makes it hazardous to other road users and pedestrians. The hazardous are increased by vehicles parking on the roads due to inadequate parking by Bellway and Storey Homes;
- d) The application should be refused until alternative access is proposed from the a174, a19 or B1380;
- e) Not against the development of houses but against the use of Jack Simon Way for access;

- f) Inadequate access;
- g) There is no pedestrian link to Low Lane, people are using the verge, it is a safety issue and increased use will add to the risk of an accident;
- h) Inadequate parking provision;
- i) Increase in pollution;
- j) More open space needed on development;
- k) Open space will be used for anti-social behaviour;
- l) Noise nuisance;
- m) Residential amenity, loss of privacy;
- n) Strain on existing community facilities;
- o) Impact on highway network;
- p) Inadequate public transport provision;
- q) General dislike of the proposal;
- r) Construction site;
- s) This will result in more construction traffic, the existing site is dangerous for residents living on it;
- t) Out of keeping with character of area;
- u) Effect on ecology;
- v) Increased danger of flooding;
- w) Loss of open space;
- x) Appearance;
- y) Shared drives get blocked by parked cars;
- z) Close to adjoining properties;
- aa) Development is too high;
- bb) Over development;
- cc) Conflict with Local Plan;
- dd) No provision for education, schools are at capacity;
- ee) Other areas of Middlesbrough should be developed instead;
- ff) Residents at Stainsby Hall Farm have the greatest impact but there is no green buffer like there is to the Brookfield residents;
- gg) Previous plans gave better protection of amenities for Stainsby Hall Farm residents;
- hh) Concerned about sub-station adjacent to garden;
- ii) No access should be granted through Stainsby Hall Farm;
- jj) Information missing from plans;
- kk) Not enough info given on application; and,
- ll) The helipad at Stainsby Hall Farm Cottage will remain in use.

Objections received from the following properties:

1. Anvil House, Low Lane;
2. Stainsby Hall Farm Cottage, Low Lane;
3. Wheel House, Low Lane;
4. 21 Baldoon Sands;
5. 21 Baron Close;
6. 29 Hampstead way;
7. 3 Jack Simon Way;
8. 6 Jocelyn Way;
9. 36 Jocelyn Way;
10. 49 Jocelyn Way;
11. 69 Jocelyn Way;
12. 22 Luce Sands;
13. 31 Malltraeth Sands;
14. 7 Salis Close;
15. 15 Salis Close;
16. 20 Salis Close;
17. 23 Salis Close; and,
18. 42 Wilton Way.

Northumbrian Water - no objection subject to a condition to deal with foul and surface water.

Northern Gas Networks - no objection, if approved the applicant must contact Northern Gas Networks directly to discuss requirements in detail.

Northern Powergrid - no response received

Natural England - No comments

Planning Policy - no objection

Transportation - no objection subject to relevant conditions.

Lead Local Flood Authority - no objection subject to relevant conditions

Highways Agency - no response received

Environmental Health - Development must be in accordance with the Noise Assessment and a condition to deal with contaminated land and a site investigation is required.

Environment Agency - no response received

Refuse - no objection

Secured by Design - recommend applicant/s actively seek to develop to accredited Secured By Design standards. If this is not to be the case, would still strongly recommend they contact the Police Architectural Liaison Officer for any advice/guidance in relation to designing out opportunities for crime and disorder to occur in the future. Advice given to applicant in relation to lighting, boundary enclosures, shared drives, garages and access.

Stockton Council - concerns raised regarding the impact of the development on the Low Lane (B1380)/Thornaby Road (A1045) Junction.

Archaeology - conditions are required to ensure the necessary archaeological works are carried out prior to the commencement of development.

Trimdon Community Council

- a) It is to be hoped that steps are taken to ensure that ongoing consultation from the developer this is carried out effectively;
- b) Capacity of existing highways to deal with the increased traffic generated;
- c) The intention to use the proposed spine road for the development as a main route between Low Lane and Mandale Road is also a cause for concern;
- d) Primary schools are full, the school provision should be brought forward or the application should be regarded as premature;
- e) Existing facilities are not conveniently situated for this development;
- f) Presume rerouting of existing services would not be possible until the spine road is completed, unless roundabouts are provided. We would suggest that measures should be taken to allow safe access/egress on to the spine road for residents; and,
- g) The provision of public open space and a country park is welcomed and the Community Council would ask that appropriate measures be taken to ensure that, if approved, the developers cannot subsequently withdraw from this commitment.

Councillor Dennis McCabe

As local councillor for the area my residents have several concerns over the planned 299 new homes. We feel the due-diligence process is flawed and consultation process are front loaded with incorrect information, this is misleading the public.

- a) Noise pollution from the heavy plant used to prepare the ground;
- b) Killing of wild life and destroying their habitats;
- c) Drainage problems (this has happened on the Story/Bellway homes site this has caused gardens to be flooded);
- d) Transport links (no consideration to the amount of extra traffic on the local road system and A19/ A174);
- e) Pollution from the increased traffic and noise;
- f) Air pollution during construction (dusts blown across from the site);
- g) Industrial waste from the site (this has happened several time from the Miller site, Bellway;s and Story's site and is still happening);
- h) Lack of school places in local schools from the increased population (where do the kids go) because the homes will be sold as family homes?;
- i) Poor access arrangement's (one way in one way out) this will cause traffic jams; and,
- j) Miss sold information to existing residents of the Miller, Bellway and Story homes (no one told them more houses were to be built next to them).

Public Responses

Number of original neighbour consultations	516
Total numbers of comments received	18
Total number of objections	16
Total number of support	1
Total number of representations	1

Site notice posted –
6th March 2017

PLANNING CONSIDERATION AND ASSESSMENT

Analysis

1. The planning application before Members is a full application for the development of 299 dwellings and associated works including roads, drainage and landscaping. The principle issues to be considered in respect of this application centre upon the appropriateness and sustainability of the site, the drainage infrastructure, the impact on the highway network, the design, scale and layout of the dwellings, the parking provision and internal highway layout and the landscaping including the provision of a country park.
2. Those comments received from residents and other consultees, which are material considerations, will be discussed throughout this report.
3. Comments have been received that state the residents from the adjacent Bellways/Storeys development were not made aware of the proposals prior to purchasing their properties. Although this is not a material planning consideration it is worth noting that the Housing Local Plan identifies the site as an allocated housing site, this was adopted in November 2014.
4. The site was included in the Strategic Housing Land Availability Assessment in August 2011 and in March 2012, inclusion in the SHLAA by no way implied the site would be allocated for housing. However its consideration was in the public domain and the site was later included in the Housing Local Plan Preferred Options Report which went out to public consultation in January 2013. Whether or not the

developers gave residents information prior to purchasing their properties is a civil matter.

Policy

5. The application site is part of a larger site allocation for 1,670 dwellings in the adopted Housing Local Plan. The specific requirements for the development of the site are set out in Policies H5 and H21.
6. The policy requirements include: the provision of a mix of dwellings types and sizes, including three and four bed detached and semi-detached dwellings in neighbourhoods of identifiable character; the provision of on and off-site affordable housing; the creation of a link road through the development accessed from the B1380 and A1130; any necessary off-site highways mitigation works; links to the existing residential areas and community facilities to the east; and, incorporation of green corridors adjacent to the beck and the creation of a country park.
7. Later phases of the development of the larger site will also need to provide a school and community facilities, improve the wildlife site to the north and, create a country park and woodland to screen the A19 along the western boundary.
8. The proposed scheme includes a mix of house types predominantly three, four and five bed detached and semi-detached dwellings. There are a small number of two bed dwellings and terraced dwellings. The development includes a mix of house types in identifiable areas provided by two house builders adding further variety to the house types provided.
9. There are 15 affordable dwellings provided within the scheme and a financial contribution to off-site affordable housing is also required by means of a S106 agreement.
10. The proposed scheme includes the creation of a country park along Saffwood Beck to the east of the site. There are pedestrian links to the beck valley and the adjacent residential development to the east.
11. It is considered that proposed development meets the requirements of Policies H1, H5, H11, H12 and H21. The creation of the spine road accords with the requirements of Policy CS17 and the creation of the country park accords with the requirements of Policy CS20. There are no Planning Policy objections to the application.
12. The application will be assessed in relation to the policies relating to design, sustainability and general development principles through the remainder of this report.

Highways

13. Concerns have been raised regarding the access to the site, the amount of traffic the site will generate and the congestion it will lead to, and the sustainability of the site in relation to the proximity to services.
14. The site is located to the north of the parkway A174 and is accessed from Low Lane through the ongoing development on Jack Simon Way. This development has been the subject of extensive pre-planning discussions in relation to the highways requirements. A Transport Assessment and a Travel plan, which examine the sustainability of the development as well as the effect on the surrounding highway

network have been submitted with the application. The detailed plans and documents have been considered by the Local Highway Authority.

15. The spine road will provide a link road through the development accessed from the B1380 and A1130. The spine road has been designed to a specification necessary to accommodate the traffic generated by the proposed development and the wider allocated site. The spine road will also help to relieve congestion on the wider highway network. The roundabout that provides access to Jack Simon Way from Low Lane that was constructed to provide access to the ongoing developments to the east, has enough capacity to accommodate the traffic generated by the proposed scheme and the wider development site.
16. The proposed scheme includes footpaths adjacent to the spine road, with a grass verge and tree line adjacent to the footpath. It is suggested that this is altered so that the grass verge and tree line is adjacent to the spine road with the footpath next to the grass verge. As well as improving aesthetics of the spine road, physically separating motorised traffic and vulnerable user groups from, what will become a busy distributor road, is more likely to encourage local journeys to be made by more sustainable travel modes.
17. The scheme incorporates footpath and cycleway links to the existing highway network and the proposed country park. Links to the public right of way to the southwest of the site will be provided in a later phase of the development of the wider site. Paths that run through the country park will be multi user paths for pedestrians, cycles and horses. Access to the bus network and the existing community facilities to the east are provided through the ongoing development currently being constructed to the east. Later phases of the development of the wider site will also provide a school, community facilities, parking facilities for the country park to the north, and links to the wider bus network. This will further improve the sustainability of the application site.
18. The Local Highway Authority noted the concerns raised by Stockton-on-Tees Borough Council in respect of the impact of the traffic generated by the proposed development on the operation of the A1045 Thornaby Road/B1380 Low Lane junction. However, they considered it to be minimal, even at peak times.
19. Currently there is no footpath link from the ongoing development to the east to Low Lane. It is acknowledged by the Local Highway Authority that a link in this location is required. Discussions are ongoing with the applicant regarding a financial contribution towards the footpath link and given the existing development will also benefit from such a link it would be unreasonable to require the full amount to be derived from this current application. This matter will be addressed through the S106 negotiations.
20. The proposed scheme incorporates two parking spaces for dwellings with up to three beds, and three parking spaces for dwellings with four or more beds. In a number of cases the parking provision is exceeded, and where the in curtilage parking provision has not been met visitor parking provision has been made within the highway layout.
21. The proposed development has been considered in highway terms and no objection has been raised from the Local Highway Authority or the Highways Agency subject to relevant conditions being attached to any approval. The proposed development is considered to have no notable detrimental impact on highway related matters and is acceptable in terms of the local highway network, highway safety and congestion. It is therefore the planning view that the application meets the requirements of Policies CS4, CS5 and DC1 in relation to the highway impacts and sustainability.

Flood Risk and Drainage

22. A flood risk assessment has been submitted with the supporting documents, which examine the site in relation to flooding and surface water management. The site falls within the Environment Agency's Flood Zone 1, which means that the land has a probability of less than 1 in 1000 of river or sea flooding any one year, and is not at risk of tidal or fluvial flooding.
23. A sustainable drainage scheme is required throughout the application site and into the wider development site. This application includes sustainable drainage incorporated into the landscaping scheme for the country park. The sustainable drainage infrastructure will help to reduce the flood risk throughout the site.
24. The Lead Local Flood Authority, Northumbrian Water and the Environment Agency, as the statutory drainage authorities, have been consulted in have raised no objections subject to the imposition of the conditions as recommended. The proposed development accords with the principles of Policies CS4 and DC1.

Environmental Protection

25. The Council's Environmental Protection Team have considered the application in relation to noise, air quality and site contamination. Should the application be approved conditions are required to deal with site contamination and to ensure that the development is carried out in accordance with the noise assessment. The proposed development accords with the principles of policies CS4 and DC1 in this regard subject to the imposition of the conditions as recommended.

Amenity

26. The proposed residential dwellings are separated from existing dwellings to the north east by the existing tree belt and the creation of the country park. The separation distance is in excess of 100m. Similarly the ongoing residential development being constructed to the east has an area of open space along the western boundary along the beck valley. Adjacent to this in the application site is the country park. As a result the separation distances between the proposed dwellings and existing dwellings range from approximately 60m to in excess of 100m. To the west of the site the proposed dwellings are approximately 34m from the existing dwellings at Stainsby Hall Farm. This exceeds the 21m separation distance required by local policy.
27. Internally within the proposed layout there are some properties that do not meet the guidance on minimum separation distances between dwellings which are intended to achieve suitable levels of privacy and amenity. It is considered that the shortfall in separation distances is minimal and as it does not impact upon the privacy of any existing residents, it does not warrant the refusal of this application.
28. Following discussions during the application process revised details were submitted increasing the height of the boundary fences between rear gardens from 0.9m to 1.8m, this improves the privacy for the new residents.
29. Given the large separation distances to existing residential dwellings the proposed development will not have an impact on light to any of the existing properties, nor will it result in overshadowing. The proposed layout will also ensure that new residents have adequate levels of amenities. The development is considered to be in accordance with the requirements of DC1 and CS5 in relation to the amenity of residents.

Design

30. The proposed house types provide a wide and varied mix of dwellings. The proposed dwellings are of a high quality design which incorporate design features such as pitched roofs in hipped and gable style, garret style dormer windows, bay windows, quoin blocks, fascias, soffits, entrance detailing, detached and integral garages.
31. The proposed development includes dwellings by Millers and Story Homes. Both developers propose a variety of house types, in total the scheme includes 32 different house types. The mix of dwellings styles and the range of house sizes from two bed properties to five bed properties enables the development to create identifiable character areas within the layout. The NPPF requires Local Authorities to deliver a wide choice of high quality homes to significantly boost the supply of housing. The proposed dwellings are considered to meet this requirement.
32. The proposed house types are in keeping with the surrounding areas in terms of scale and mass and the plot sizes are appropriate for the site. The density of the development is in line with policy requirements.
33. It is the planning view that the proposed development accords with the requirements of policy CS5 and the Urban Design Guide Supplementary Planning Document.

Streetscene

34. When considering an application of this scale it is necessary to consider the impact of the development on the character of the area which should be maintained and enhanced. It is recognised that the surrounding areas provide a mix of dwelling types, design and quality. Whilst overall the character of the area would clearly change with housing erected on this site, the proposed landscaping areas and buffer zones along the southern boundary with the A174, and the beck to the east will contribute to the mitigation of the visual impact of the development on its surroundings and would help assimilate the scheme into the area.
35. The central road within the proposed development will be lined with trees to create a boulevard further enhancing the proposed streetscene within the site. Trees will also be used to line the boundary of the country park together with railings to form an attractive separation of the public and private spaces.
36. The use of varied finishing materials for the dwellings together with a mix of housetypes, and a mix of timber fences, brick walls and metal railings to identify boundaries and separate residential areas from open space, will also enhance the visual amenity of the site following completion.
37. It is the planning view that, for the reasons detailed above, the proposed development will create an attractive environment for residents in line with the requirements of Policy CS5.

Ecology / Landscaping

38. Given the scale of the proposed development on the application site there will inevitably be an impact on ecology but the key consideration is whether or not the development as a whole would have an unacceptable adverse impact.
39. A Phase 1 Habitat Survey and Protected Species Assessment of the site has been carried out. The survey indicates that the habitats present are generally of low been undertaken to support the scheme which highlights the ecological value of the site

being dominated by arable habitat. There is no evidence that badger, otter or water vole are present within the site.

40. Some trees along the site boundary support features suitable for roosting bats however there are no features within the site itself with potential for roosting bats. Whilst the arable habitat is considered to be poor for foraging bats the hedgerows and watercourse that are found within the site may be used by both foraging and commuting bats.
41. The breeding bird survey identified low numbers of birds using hedgerows and ground nesting but no evidence was found of these species breeding within the site. No other protected species were identified within the site.
42. The majority of the development takes place on the open field having little impact on ecology on the site, there are no trees located within the development site, only those within the woodland belt to the east. The development will result in the loss of some hedgerow around the site which is a material consideration.
43. The creation of the country park, improvements around the beck and other landscaping works including the creation of a tree lined boulevard, will provide some mitigation against the loss of hedgerow. The landscaping scheme will result in an attractive environment for residents and will provide benefits to the ecology of the site through an appropriate planting scheme.
44. Natural England has considered the information submitted by the applicant and they have raised no comments in relation to the proposals.
45. It is considered that the proposed development will have a minor impact on existing ecology within the site. The creation of a country park and landscaping works within the site will enhance the area and once established they will provide an important ecological environment. It is considered that the proposed scheme will not result in an unacceptable effect on the ecology of the site. The development accords with the principles of Policy CS4.
46. Conditions will be attached to the application if approved to ensure the protection of retained trees and hedgerows. The long-term landscape management and maintenance will also be dealt with through conditions to ensure that the most appropriate landscape strategy is implemented at the correct time in the development process ensuring that the scheme integrates successfully.

Archaeology

47. An archaeology desk based assessment was submitted as part of the application. As a result of the findings within the desk based assessment a geophysical survey was carried out. The geophysical survey has established that a number of trial trenches are required to fully assess the archaeology potential of the site. The applicant is currently carrying out further archaeological works including trial trenching. However, if the works are not complete prior to the determination of the application suitably worded conditions will be required to ensure the works are completed and where necessary recorded.

Conclusion

48. The analysis of the development determines that the proposals are for a sustainable development, which will assist in economic growth in the town and the reduction of population decline. The proposed layout and dwellings are of a high quality design and would provide a pleasant and sustainable environment. There are no technical

objections to the proposal in terms of the sustainability of the site or the ability to meet necessary flood, ecology, highways, and noise mitigation.

49. The application site is an allocated site within the approved Housing Local Plan and the proposals meet the policy requirements as set out in this report.
50. It is the planning view that none of the material objections raised will result in a significantly detrimental impact on the character of the area, the nearby residents or the community as a whole. The proposals do not conflict with local or national policies including those relating to sustainability, design, transport, open space, or flood risk. The development will support the delivery of the spatial vision set out in the LDF, particularly the provision of required housing types and economic benefits.

RECOMMENDATIONS AND CONDITIONS

Approved subject to 106 Agreement

1. Time Limit
The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. Approved Plans
The development hereby approved shall be carried out in complete accordance with the plans and specifications detailed below and shall relate to no other plans:
 - a) Application Form, received 23rd January 2017;
 - b) Site Location Plan, drawing no. 633-SD-00.01;
 - c) Overall Site Plan as Proposed, drawing no. 633-SD-10.00 rev. B;
 - d) Proposed Site Plan (western half), drawing no. 633-SD-10.01 rev. B;
 - e) Proposed Site Plan (eastern half), drawing no. 633-SD-10.02 rev. B;
 - f) Adoption Plan, drawing no. 633-SD-10.03 rev. B;
 - g) Boundary Treatment Plan (western half), drawing no. 633-SD-10.04 rev. B;
 - h) Boundary Treatment Plan (eastern half), drawing no. 633-SD-10.05 rev. B;
 - i) Surface Treatment Plan (western half), drawing no. 633-SD-10.06 rev. B;
 - j) Surface Treatment Plan (eastern half), drawing no. 633-SD-10.07 rev. B;
 - k) Rendered Masterplan as Proposed, drawing no. 633-MIL-SD-10.08 rev. B;
 - l) Proposed Syntax Diagram, drawing no. 633-SD-10.09 rev. B;
 - m) Illustrative Phasing Plan, drawing no. 633-SD-10.10;
 - n) Parking Diagram, drawing no. 633-MIL-SD-10.11;
 - o) Site Layout Visibility Plan, drawing no. JN1077-Dwg-0010;
 - p) Site Layout Swept Path Analysis Assessment, drawing no. JN1077-Dwg-0011;
 - q) Street Scenes, drawing no. 633-SD-40.01 rev. A;
 - r) Road 1 Culvert Detail to Saphwood Beck drawing no. QD1209-08-02 rev. B;
 - s) Road 1 Culvert Manhole Detail to Saphwood Beck, drawing no. QD1209-08-03 rev. A;
 - t) HT2, Planning Drawing Option 3, drawing no. 807131/HT2/01;
 - u) HT3 House Type, Planning Drawing, drawing no. 807131/HT3/01;

- v) The Seeger, Planning Drawing, drawing no. SEE8013
- w) The Tolkien, Planning Drawing, drawing no. 3058013;
- x) The Tweed, Planning Drawing, drawing no. 3068013;
- y) The Malory, Planning Drawing, drawing no. 3208013;
- z) The Larkin, Planning Drawing, drawing no. 3278013;
- aa) The Esk, Planning Drawing, drawing no. 4048013;
- bb) The Mitford, Planning Drawings Option 3, drawing no. 4158013;
- cc) The Fenwick, Planning Drawing, drawing no. 4308013;
- dd) The Tressle, Planning Drawing, drawing no. 4398013;
- ee) The Buttermere, Planning Drawing, drawing no. 5018013;
- ff) The Jura, Planning Drawing, drawing no. 5038013;
- gg) Single Detached Garage 1, Elevations, Plan & Section 1, drawing number SG1-EPS1 rev A;
- hh) Double Detached Garage 4, Elevations, Plan & Section 6, drawing number DG4v3-EPS6;
- ii) The Hereford v3, Planning Plans 1, drawing no. HER-PLP1;
- jj) The Hereford v3, Planning Elevations 1/1, drawing no. HER-PLE1/1;
- kk) The Hereford v3, Planning Elevations 1/2, drawing no. HER-PLE1/2;
- ll) The Gosforth v4, Planning Plans 1, drawing no. GSF-PLP1;
- mm) The Gosforth v4, Planning Elevations 1/1, drawing no. GSF-PLE1/1;
- nn) The Gosforth v4, Planning Elevations 1/2, drawing no. GSF-PLE1/2;
- oo) The Cambridge v4, Planning Plans 1, drawing no. CAM-PLP1;
- pp) The Cambridge v4, Planning Elevations 1/1, drawing no. CAM-PLE1/1;
- qq) The Cambridge v4, Planning Elevations 1/4, drawing no. CAM-PLE1/4;
- rr) The Arundel v3, Planning Plans 2, drawing no. ARU-PLP2;
- ss) The Arundel v3, Planning Plans 4, drawing no. ARU-PLP4;
- tt) The Arundel v3, Planning Elevations 2/3, drawing no. ARU-PLE2/3;
- uu) The Arundel v3 Planning Elevations 4/4, drawing no. ARU-PLE4/4;
- vv) The Hastings v3, Planning Plans 1, drawing no. HAS-PLP1;
- ww) The Hastings v3, Planning Elevations 1/1, drawing no. HAS-PLE1/1 rev A;
- xx) The Hastings v3, Planning Elevations, 1/11 drawing no. HAS-PLE11 rev A;
- yy) The Warwick v4, Planning Plans 1, drawing no. WAR-PLP1;
- zz) The Warwick v4, Planning Elevations 1/1, drawing no. WAR-PLE1/1;
- aaa) The Warwick v4, Planning Elevations 1/4, drawing no. WAR-PLE1/4;
- bbb) The Durham v4, Planning Plans 1, drawing no. DUR-PLP1;
- ccc) The Durham v4, Planning Elevations 1/3, drawing no. DUR-PLE1/3;
- ddd) The Durham v4, Planning Elevations 1/4, drawing no. DUR-PLE1/4;
- eee) The Taunton v4, Planning Plans 1, drawing no. TAU-PLP1;
- fff) The Taunton v4, Planning Elevations 1/1, drawing no. TAU-PLE1/1;
- ggg) The Taunton v4, Planning Elevations 1/2, drawing no. TAU-PLE1/2;
- hhh) The Mayfair v3, Planning Plans 1, drawing no. MAY-PLP1;
- iii) The Mayfair v3, Planning Elevations 1/1, drawing no. MAY-PLE1/1;
- jjj) The Mayfair v3, Planning Elevations 1/2, drawing no. MAY-PLE1/2;
- kkk) The Boston v4, Planning Plans 1, drawing no. BOS-PLP1 rev A;
- lll) The Boston v4, Planning Elevations 1/1, drawing no. BOS-PLE1/1 rev A;
- mmm) The Boston v4, Planning Elevations 1/4, drawing no. BOS-PLE1/4;
- nnn) The Grantham v4, Planning Plans 1, drawing no. GRA-PLP1;
- ooo) The Grantham v4, Planning Elevations 1/1, drawing no. GRA-PLE1/1;
- ppp) The Grantham v4, Planning Elevations 1/7, drawing no. GRA-PLE1/7;
- qqq) The Wellington v3, Planning Plans 1, drawing no. WEL-PLP1;
- rrr) The Wellington v3, Planning Elevations 1/1, drawing no. WEL-PLE1/1 rev A;
- sss) The Salisbury v3, Planning Plans 1, drawing no. SAL-PLP1;
- ttt) The Salisbury v3, Planning Elevations 1/1, drawing no. SAL-PLE1/1;
- uuu) The Salisbury v3, Planning Elevations 1/3, drawing no. SAL-PLE1/3;
- vvv) The York v3, Planning Plans 1, drawing no. YOR-PLP1;
- www) The York v3, Planning Elevations 1/2, drawing no. YOR-PLE1/2;
- xxx) The Oxford v4, Ground Floor Plan 1, drawing no. OXF-GFP1;

yyy) The Oxford v4, First Floor Plan 1, drawing no. ODF-FFP1;
 zzz) The Oxford v4, Planning Elevations 1/1, drawing no. OXF-PLE1/1;
 aaaa) The Oxford v4, Planning Elevations 1/2, drawing no. OXF-PLP1/2;
 bbbb) The Beaconsfield v4, Ground Floor Plan 1, drawing no. BFD-GFP1;
 cccc) The Beaconsfield v4, First Floor Plan 1, drawing no. BFD-FFP1;
 dddd) The Beaconsfield v4, Proposed Elevations 1/3, drawing no. BFD-PLE1/3;
 eeee) The Beaconsfield v4, Proposed Elevations 1/2, drawing no. BFD-PLE1/2;
 ffff) The Hawthorn, Planning Plans 2, drawing no. HAW-PLP2;
 gggg) The Hawthorn, Planning Elevations 2/3, drawing no. HAW-PLE2/3;
 hhhh) The Rowan, Planning Plans 1, drawing no. ROW-PLP1;
 iiiii) The Rowan, Planning Elevations 1/2, drawing no. ROW-PLE1/2 rev A;
 jjjj) The Harrogate v3, Planning Plans, drawing no. HRG-PLP2;
 kkkk) The Harrogate v3, Planning Elevations, drawing no. HRG-PLE2/4;
 llll) The Harrogate v3, Planning Elevations, drawing no. HRG-PLE2/6;
 mmmm) Planning, Affordable Housing and Sustainability Statement, dated January 2017;
 nnnn) Design and Access Statement, dated December 2016;
 oooo) Statement of Community Involvement, dated January 2017;
 pppp) Residential Travel Plan, ref no. JN1077-Rep-0003.2;
 qqqq) Transport Assessment, ref no. JN1077-Rep0004.2;
 rrrr) Arboricultural Impact Assessment Revision B, dated 31st January 2017;
 ssss) Arboricultural Method Statement Revision B, dated 31st January 2017;
 tttt) Arboricultural Impact Assessment Tree Protection Plan, drawing no. AIATPP rev B;
 uuuu) Ecological Assessment, reference no. 8868_R_as_201216;
 vvvv) Assessment of Noise Levels and Noise Amelioration Measures, report no. MH/BF/001;
 wwwww) Flood Risk Assessment, rev A, dated 5th May 2017;
 xxxx) Air Quality Assessment, report no. 0001, dated February 2017;
 yyyy) Archaeological Desk-based Assessment, report no. 4270;
 zzzz) Geophysical Survey, report no. 4458;
 aaaaa) Written Scheme of Investigation, ref no. DS16.207r;
 bbbbbb) Site Waste Management Plan, dated February 2017; and,
 ccccc) Geoenvironmental Appraisal Report, report no. C6994.

Reason: To ensure a satisfactory form of development.

3. Temporary Car Parking

A plan showing the location of temporary car parking to accommodate operatives and construction vehicles in relation to the development of each Phase of the development of the site and measures to protect any existing footpaths and verges shall be submitted to and approved in writing by the local planning authority and implemented upon commencement of construction of the relevant Phase(s) and thereafter such parking is to be removed on completion of works in that Phase(s).

Reason: In the interests of amenity and highway safety

4. Construction of Adopted Highway

Before any construction of the proposed adopted highway in a Phase commences full details of the construction and materials to be used on the proposed adoptable highway in that Phase including finished levels, gulley positions, material build ups and street lighting layout/calculations should be submitted to and approved in writing by the Local Planning Authority and thereafter the work to be carried out in accordance with the approved details.

Reason: In the interest of highway safety.

5. **Surface Water Drainage**
Before development of each Phase commences (excluding the construction of the culvert) a detailed surface water scheme mitigating any impact of that Phase must be submitted to and approved by the LPA. Schemes should be designed to the greenfield runoff rate and should be achieved by means including a sustainable drainage system. The submitted details shall include, an assessment of existing geology, ground conditions and permeability, the proposed 'management train', location and type of source control, site controls with storage locations and conveyance and exceedence routes. The following details must be included in the submitted details:

- a) A build program and timetable for the provision of the critical surface water drainage infrastructure
- b) A management plan detailing how surface water runoff from the site will be managed during the construction of the Phase(s).
- c) A management and maintenance plan for the lifetime of the development of the Phase(s) which shall include the arrangements to secure the operation, management and maintenance of the scheme throughout its lifetime.

The development of Phases shall be undertaken in accordance with the approved scheme(s).

Reason: To ensure the site is developed in a manner that will not increase the risk of surface water flooding to site or surrounding area.

6. **Foul and Surface Water**
Development shall not commence until a detailed scheme for the disposal of surface and foul water from the development hereby approved has been submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water and the Lead Local Flood Authority. Thereafter the development shall take place in accordance with the approved details.

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

7. **Access to Country Park**
Prior to the occupation of the 50th dwelling full details and specifications of the boundary treatment and barriers to be installed at the entrance points to the country park to prevent vehicle access must be submitted to and approved in writing by the Local Planning Authority. The approved details must be implemented on site prior to the 150th dwelling and retained on site in perpetuity.

Reason: In the interest of safety and to ensure a satisfactory form of development.

8. **Samples of Materials**
Construction of the external elevations of the approved dwellings for each Phase of the development shall not take place above damp proof course until details of the materials to be used in the construction of all the external surfaces within the relevant development Phase have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure the use of satisfactory materials in the interests of the visual amenity.

9. **Landscaping Scheme**

A scheme showing full details of both hard and soft landscape works for public areas of the relevant Phase(s) of development including a programme of works shall be submitted to and approved in writing by the local planning authority. These works shall be carried out as approved in the relevant Phase(s) by the local planning authority.

These details shall include proposed finished levels or contours, means of enclosure, pedestrian access and circulation areas, hard surfacing materials, minor structures (e.g; furniture, play equipment, lighting etc.), and where relevant proposed and existing functional services above and below ground (eg; drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.)

Reason: In the interests of the amenities of the area.

10. Landscape Management Plan

A Landscape Management Plan(s) covering appropriate relevant Phase(s) of development, including long term objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved by the local planning authority prior to the first occupation of a dwelling of, or within 12 months of commencement of works on the relevant Phase(s) of the development to which it relates, whichever is the sooner.

The Landscape Management Plan(s) shall be carried out as approved.

Reason: In the interests of the general amenities of the area.

11. Replacement Tree Planting

If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reason: In the interests of the general amenities of the area.

12. Trees

In this condition retained tree or hedgerow means an existing tree or hedgerow which is to be retained within a Phase of the development in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of five years from the date of the occupation of the first dwelling of a Phase of the development for its permitted use or the completion of infrastructure works.

a) no retained tree or hedgerow shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority unless carried out in accordance with the provisions of the approved Landscape Management Plan(s) pursuant to Condition 13 of this permission. Any topping or lopping approved shall be carried out in accordance with British Standard 3998:1989 (with subsequent amendments)(British Standard recommendations for Tree Work).

b) if any retained tree or hedgerow on a Phase of the development is removed, uprooted or destroyed or dies during the period of construction of that Phase of the development another tree or hedgerow shall be planted at the same place and that tree and hedgerow shall be of such size and species, and shall be planted at such

time as may be specified in writing by the local planning authority. Similarly, if a retained tree or hedgerow dies or needs to be removed within five years of completion of the Phase of development in which the tree or hedgerow is located, and this is found to have been the result of damage sustained during development of that Phase, this replanting condition will remain in force

c) the erection of fencing for the protection of any retained tree or hedgerow in a Phase of development shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on the site for the purposes of the development of that Phase of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the Phase of development upon its completion. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority. Retained trees and hedgerows shall be protected fully in accordance with British Standard 5837:1991 (Guide for Trees in Relation to Construction). In particular, fencing must not be dismantled at anytime without the prior consent of the local planning authority.

Reason: In the interests of the amenities of the area.

13. Removal of PD Rights for Fences over 1m at Front of Dwellings
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that order with or without modification), no fences, gates, walls or other means of enclosure (other than those expressly authorised by this permission), over 1 metre in height, shall be erected within the curtilage of any dwellinghouse forward of any wall of that dwellinghouse which forms the principle elevation.

Reason: In order that the local planning authority may protect the visual amenities of the area.

14. Site Investigation
Prior to the commencement of the development on a Phase hereby approved a full and competent site investigation, including risk assessment covering that Phase shall be undertaken and submitted to and approved in writing by the Local Planning Authority.

This investigation must identify any contamination present on site, and specify an adequate remediation scheme if necessary. The risk assessment and any necessary remediation scheme must be approved in writing by the Local Planning Authority and thereafter implemented, prior to the development of that Phase taking place. Any necessary validation of remediation of the Phase shall be provided in the form of a detailed completion statement confirming that works set out and agreed were completed and that the site is suitable for its intended use.

Reason - In the interest of public safety

15. Noise
The approved dwellings must be constructed to the standard set out in the Assessment of Noise Levels and Noise Amelioration Measures, report no. MH/BF/001 and thereafter retained as such on site.

Reason: In the interest of the amenity of the residents.

16. Ecology

The development must be carried out in accordance with the mitigation measures detailed in the submitted Ecological Assessment dated December 2016, reference no. 8868_R_as_201216.

Reason: To ensure a satisfactory form of development.

17. Archaeology

No development shall take place until a written scheme of investigation (WSI) for archaeological work has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no development shall take place other than in accordance with the agreed WSI. The WSI shall include the statement of significance and research objectives, and

- a. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
- b. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Reason: Land within the development site is of archaeological interest.

REASON FOR APPROVAL

Reason for Approval

The proposed development of housing at Stainsby Hall Farm is considered to be appropriate for both the application site itself and within the surrounding area, in that the proposal is in accordance with national and local planning policy guidance.

The relevant policies and guidance is contained within the following documents: - National Planning Policy Framework 2012 - Middlesbrough Local Development Framework (LDF) - Core Strategy (2008); Regeneration DPD and Proposal Map (2009) - Middlesbrough Housing Local Plan, Housing Core Strategy and Housing Development Plan Document (2014)

In particular, the proposal meets the national planning policy framework and guidance, in that the proposal is for a housing development that would not be out of scale and character within the surrounding area, and would not be detrimental to the local and residential amenities of the area. Issues of principle regarding development on an allocated site, the layout and design of the housing scheme and the generation of traffic, have been considered fully, including those set out in the representations made by nearby residents, and are not considered, on balance, to give rise to any inappropriate or undue affects. Accordingly, the Local Planning Authority considers that there are no material planning considerations that would override the general assumption that development be approved unless other material factors determine otherwise.

INFORMATIVES

Under the Town & Country Planning (Fees for Applications and Deemed Applications)(Amendment)(England) Regulations 2010, the Council must charge a fee for the discharge of conditions. Information relating to current fees is available on the Planning Portal website (<http://www.planningportal.gov.uk/england/public/planning/applications/feecalc>). Please be aware that where there is more than one condition a multiple fee may apply.

The applicant is reminded that building materials shall not be deposited on the highway without the specific consent of the Highway Authority.

The applicant is reminded that they are responsible for contacting the Statutory Undertakers in respect of both the new service to their development and the requirements of the undertakers in respect of their existing apparatus and any protection/diversion work that may be required.

The applicant must contact Northern Gas Networks directly to discuss requirements in detail.

It should be ensured that, during construction, deliveries to the site do not obstruct the highway. If deliveries are to be made which may cause an obstruction then early discussion should be had with the Highway Authority on the timing of these deliveries and measures that may be required so as to mitigate the effect of the obstruction to the general public

Should the development require Street Names, Numbers and/or Post Codes the developer must contact the Council's Naming and Numbering representative on 01642 728155.

The development will be designed and constructed in accordance with the current edition of the Council's Design Guide and Specification.

The highways which are to be constructed as part of this development will be offered for adoption under Section 38 of the Highway Act 1980. To protect this position, notice will be served under Section 220 of the same act once Building Regulation approval (or initial notice acceptance) has been given. The applicant is therefore urged to consult early with the Highway Authority (Tel: 01642 728156) on the highway details. This agreement should be completed before work commences.

The applicant is advised that any discharge of surface water into a watercourse or culverted watercourse requires consent from the Environment Agency.

A commuted sum will be required for the future maintenance of the culvert

Case Officer: Shelly Pearman

Committee Date: 26th May 2017

