
APPLICATION DETAILS

Application No:	18/0174/RES
Location:	Hemlington Grange Phase 2 Middlesbrough
Proposal:	Erection of 145no dwellings with associated garaging, SUDs basin and landscaping (Phase 2A)
Applicant:	Mr Mark Fletcher
Company Name:	Taylor Wimpey (North Yorkshire) Ltd
Agent:	Mr Steven Longstaff
Company Name:	ELG Planning
Ward:	Stainton And Thornton
Recommendation:	Approve with Conditions

SUMMARY

This application seeks consent for the erection of 145 dwellings with associated works including sustainable drainage and landscaping. The application site is part of the wider Hemlington Grange site which has outline consent for approximately 1200 dwellings. To date full planning permission has been given for 273 dwellings. This application represents the next phase of the development.

Following a consultation exercise five objections have been received from local residents. The objections primarily relate to a footpath link outside the wider Hemlington Grange site, which is not part of this application.

It is considered that the proposed development would provide a good mix of dwelling types which are considered to be of high quality design in an attractive setting with an appropriate layout and ancillary works. 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 H7, H23, CS4, CS5 and DC1. The recommendation is for approval of the application subject to conditions.

SITE AND SURROUNDINGS AND PROPOSED WORKS

The site is located within the wider Hemlington Grange site which has outline consent for approximately 1200 dwellings. Phase 1 has full consent it is located to the west of the

B1365 and is currently under construction. The site subject of this application is positioned to the south and west of phase 1 at the southern part of the site. To the west are future phases of the wider development, to the south is tree belt which separates the site from an area of open space and the Larchfield Community. Vehicle access to the site is from the existing access on B1365 to the east.

This reserved matters application seeks consent for 145 dwellings and associated works which comprise the next phase of development (phase 2a). The application seeks consent for details relating to the scale, mass and layout of the residential dwellings, the associated estate highway network, drainage infrastructure, sub-station and landscaping.

The proposed 145 dwellings include 77 detached dwellings and 68 semi-detached dwellings. Consisting of:

- a) 63 two-storey three bed dwellings
- b) 20 three-storey three bed dwellings; and,
- c) 62 two-storey four bed dwellings.

The following documents have been submitted in support of the application:

- a) Compliance Statement
- b) Landscape details
- c) Drainage Strategy

PLANNING HISTORY

The relevant planning history is detailed below.

M/FP/0082/16/P Hybrid application for residential development consisting of full planning consent for 124 dwellings with associated works and outline permission for an area of 42.29ha.

Approve with Conditions
11th April 2016

16/5435/RES Residential Development comprising 149no dwellings with associated works (Phase 1a)

Approve with Conditions
13th February.2017

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
H7 – Hemlington Grange
H23 – Hemlington Grange
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

Following a consultation process, including letters to local residents, a press notice and site notices, 5 objections were received from residents. These are summarised below:

- a) Increase in traffic and congestion;
- b) Increase in pollution;
- c) Loss of privacy;
- d) Noise nuisance;
- e) Strain on existing community facilities;
- f) Dust and dirt from the site during construction;
- g) Noise from the site during construction;
- h) More access routes in and out of the development and Lingfield Way/Coulby Farm Way may help to dissipate the build-up of local traffic;
- i) Loss of wildlife;
- j) Impact on ecology;
- k) Loss of trees and hedgerows;
- l) Anti-social behaviour;
- m) Appearance;
- n) General dislike of proposal;
- o) Out of keeping with the character of area;
- p) Potentially contaminated land;
- q) Object to footpath link to Woodlea located to the north of The Birches and its impact on amenities;
- r) Lack of drainage;
- s) Close to adjoining properties;
- t) Development too high;
- u) Increased flooding; and,
- v) Not enough information given on application;
- w) Information missing from the plans;

Comments received from:

- 1) 6 Beckenham Gardens;
- 2) 48 The Birches;
- 3) 53 The Birches;
- 4) 54 The Birches; and,
- 5) 61 The Birches.

MBC - Housing

No objection

MBC - Waste

Properties with shared drives will be required to make their waste receptacles available at the nearest public highway

MBC - Local Flood Authority

No objection

The Flood Risk Assessment is acceptable, subject to approval details of a drainage strategy required by condition on the previous application.

MBC - Policy

No objection

The site is allocated for housing with some employment land in the Local Development Plan, the principle of residential development has been established through the approved outline consent. The removal of hedgerow should be mitigated with adequate replacement planting and landscaping.

MBC - Environmental Health

No objections

Matters relating to road traffic noise will be dealt with through the discharge of condition on the previous application.

MBC - Highways

No objections

The proposals are in accordance with the design principles and masterplan as secured through the granting of outline consent. The internal layout is designed and constructed to adoptable standards with parking provided in accordance with the authorities' maximum standards.

Northern Powergrid

No response

Natural England

No response

Northern Gas

Following an initial objection Northern Gas have confirmed that they have no objections.

Northumbrian Water

A condition is required to approve details of the disposal of foul and surface water from the development.

Parish Council

No response

Ward Councillors

No response

Public Responses

Number of original neighbour consultations	408
Total numbers of comments received	5
Total number of objections	5
Total number of support	0
Total number of representations	0

Site notice posted –
13th April 2018

PLANNING CONSIDERATION AND ASSESSMENT

1. This application is a reserved matters application. Outline consent has been given for residential development and associated works on the wider Hemlington Grange site, thereby establishing the principle of development.
2. The principle issues to be considered in respect of this reserved matters application centre upon the design of the dwellings, the scale and layout of the dwellings, the parking provision and internal road layout, landscaping and drainage.
3. Consideration can only be given to matters that are material to this application. Those matters raised by objectors which are not material include highway implications outside the site, anti-social behaviour, noise and dust from the construction and pollution.

4. All but one of the objections received relate primarily to a footpath link to Woodlea which connects the Hemlington Grange development to the wider footpath and cycle network, local schools and facilities. The footpath is outside the application site and does not form part of this application. The position/route the footpath will take has not been agreed. Those plans where it is shown within the application documents are indicative only. If the footpath link is outside the adopted highway it will require planning permission, at which point the residents will be able to comment on the application. Those comments in relation to the footpath link are not material to this application.
5. In response to consultation comments and the development control assessment of the submitted details, the developer has worked closely with the Planning and Highways Officers to improve the quality of the scheme proposed in terms of the layout, housetypes, landscaping and highway hierarchy. This report considers the revised details.

Policy

6. The application site is allocated on the Housing Local Plan Proposals Map for Mixed Use development, where Policies H7 and H23 apply. Policy H7 identifies that this location will be developed to create a sustainable community of 1,230 dwellings and 8 ha of employment land. Policy H7 and outline permission M/FP/0082/16/P established the principle of residential development.
7. Policy H23 sets out a range of criteria that development proposals should satisfy in order for planning permission to be granted, this includes: a mixture of house types and density; high quality design, layout and materials; two access points; creation of green corridors and a community park; incorporation of water bodies into the development; and pedestrian links. The Compliance Statement submitted with the application sets out how the developer has sought to address the criteria relevant to this site.
8. It is considered that the general principles of these policies have been met, other relevant policies are discussed throughout this report.

Ecology and Landscaping

9. The impact of the development on ecology was considered during the previous application which included the submission of documents examining the site in relation to ecology and protected species.
10. It was considered that the impact of the development on ecology was mitigated by the introduction of new landscape features such as the SUDs ponds, replacement planting and the implementation of the recommendations within the approved ecology documents.
11. The proposed layout includes landscaped corridors along the east, south and west boundaries of the site. The drainage strategy is incorporated into the landscape system with a SUDS Basin located at the west of the site. Located to the east of the site is a play area, full details of the play equipment will be required by condition. The landscaped corridors connect the areas of open space and provide attractive routes for pedestrians.
12. During pre-application discussions, following concerns relating to views of public footpaths and access to the rear of dwellings a small area of hedge which was previously identified for retention is to be removed. Prior to the removal of any

hedgerow the developer will be required to carry out a Nesting Bird Survey and carry out any clearance outside the breeding season under the terms of the details approved under the outline consent. The proposed landscape scheme includes the planting of hedgerow along the rear boundary treatments of properties approved in phase 1 to the east of the site. The new hedgerow will mitigate the loss of the existing hedge, provide additional security to the rear of dwellings and will present an attractive landscape feature.

13. It is considered that the landscape and drainage schemes will be beneficial to the site and will result in an attractive green environment for residents to live. The proposed development will not result in an unacceptable effect on the ecology of the site.
14. Specific landscape conditions were imposed on the outline permission to ensure that that trees and hedgerows which are to remain on the site are protected during development and details relating to the management and maintenance of the landscaped areas is submitted.
15. It is considered that the development meets the requirements of Policies CS4 and CS5.

Flood Risk and Drainage

16. The proposal includes details of a sustainable drainage scheme which is incorporated into the landscaping of the site and includes the creation of a detention basin which will provide storage for surface water should a flood event occur. The drainage scheme is part of the wider SUDs scheme which serves the wider site as a whole.
17. The Lead Local Flood Authority and Northumbrian Water have been consulted and raised no objections subject to the conditions imposed on the outline consent.
18. The development is considered to meet the requirements of Policy CS4.

Highways and Sustainability

19. The scheme has been considered by the Local Highway Authority in relation to the internal road network within the site and the parking provision who have confirmed they have no objections. The layout of the proposed scheme is considered to be acceptable in highway terms.
20. The proposals are in accordance with the design principles and masterplan as secured through the granting of outline consent. The layout provides a hierarchy of roads and a good pedestrian and cycle links to the existing phases currently under construction to the east and the future phases to the west and the wider rights of way network.
21. The internal layout is designed and constructed to adoptable standards and parking provided in accordance with the authorities' maximum standards, including visitor parking bays throughout the site.
22. The development is considered to be in accordance with the requirements of policies CS4, CS5 and DC1.

Environmental health

23. Issues relating to noise from the roads, air quality and site contamination were considered as part of the previous outline consent and relevant condition were

placed on the application, they are not material to this application. Environmental Health have confirmed that they have no objection to this application.

24. The development is considered to be in accordance with the requirements of policy DC1.

Amenity

25. The layout ensures that separation distances between dwellings are to an acceptable standard, where they do fall short of the guidance the properties are offset from one another and the shortfall is not considered to be significant therefore they would not unduly impinge on each other's privacy.
26. The area of open space along the east boundary of the site provides a landscaped buffer between the dwellings being constructed as part of phase 1, and the dwellings proposed in this application. The separation distances to these dwellings and the approved dwellings to the north, are acceptable to ensure adequate privacy for residents.
27. The proposed dwellings have been positioned and separation distances ensure that any overshadowing of proposed dwellings and the approved dwellings in the wider site is minimal. It is considered that the development will not have a detrimental impact on the amenity of any existing residents and the layout will ensure that the new residents have adequate levels of amenities. The development is considered to be in accordance with the requirements of Policy DC1.

Design, Layout and Streetscene

28. The proposed dwelling types include a mix of detached and semi-detached dwellings the majority being two-storey, and some being three-storey properties. The proposed dwellings are of a high quality design which are traditional in style incorporating gable roofs and gable features, stone and brick detailing, dormer windows and bay windows, soffits, and porch detailing.
29. The NPPF requires local authorities to deliver a wide choice of high quality homes to significantly boost the supply of housing. The proposed dwellings offer a mix of high quality 3 and 4 bed properties with varying garden sizes. The dwellings are considered to be in accordance with the requirements of the NPPF.
30. The proposed house types are in keeping with the design principles approved as part of the previous applications. Following discussions with the developer and a desire to provide views across open spaces and attractive features on the streetscene a corner turner housetype has been proposed. This use of this housetype at key prominent locations enhances character and appearance of the area and raises the quality of design in terms of the visual amenity of the streetscene.
31. The proposed dwellings have, where possible, be orientated to benefit from views over open spaces and landscaped areas with new rights of way and bridleways providing sustainable travel through the site connecting the properties to the landscaped areas. The orientation of dwellings provides natural surveillance over the footpath network and open spaces including the play area in accordance with secured by design principles.
32. Given that the majority of the properties front open spaces there are very few areas where rear and side boundary treatments are adjacent to footpaths and open spaces. In the areas where this does occur the boundary fences are softened by planting of

hedgerow. This provides a more pleasant view breaking up any large expanses of boundaries, and provides additional security to the rear of dwellings.

33. In locations where roads about areas of open space low level kick and rail timber fences will be used to prevent vehicle access to the landscaped areas. This style of fence is simple and unobtrusive on the street scene allowing unrestricted views of the open areas.
34. The substation is designed and located so that it will appear as a residential outbuilding. It is set back from the road with ample space for parking for service vehicles. It will not be a dominant feature on the streetscene, with landscaping further reducing its visual appearance.
35. The dwellings will be built to meet the requirements of Part L of the Building Regulations 2010 ensuring that energy efficiency is achieved through the fabric first approach i.e. preventing the loss of energy through building methods and standards rather than the creation of energy through methods such as solar panels.
36. It is considered that the development is of a high quality design and layout and will result in an attractive green streetscene to the benefit of existing and future residents. It is considered to be in accordance with the requirements of policies CS4, CS5 and the Urban Design SPD.

Conclusion

37. For the reasons set out in this report is considered that the proposed development will not result in a significant detrimental impact on the character of the area, the nearby residents or the community as a whole. The proposed scheme represents good design in terms of the layout and appearance in accordance with the requirements of the NPPF and the relevant local planning policies.

RECOMMENDATIONS AND CONDITIONS

Approve with Conditions

1. Time Limit
The phase of development to which this permission relates must be begun not later than the expiration of five 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) Location Plan, drawing no. HG PH2:LP;
 - b) Planning Layout, drawing no. 20336:00 rev. B;
 - c) Coloured Planning Layout, drawing no. 20336:10 rev. B;
 - d) Material Layout, drawing no. 20336:03 rev. B;
 - e) Boundary Treatment Details, drawing no. 20336:BTD;
 - f) Boundary Treatment Layout, drawing no. 20336:01 rev. B;
 - g) Gosford Floor Plans, drawing no. YA34/7/PL1 A;
 - h) Gosford Elevations, drawing no. TA34/7/PL2 B;
 - i) Midford Floor Plans, drawing no. TA44/7/PL1 A;

- j) Midford Elevations, drawing no. TA44/7/PL2 B;
- k) Midford Elevations, drawing no. TA44/7/PL3 B;
- l) Midford Elevations, drawing no. TA44/7/PL4 B;
- m) Midford Elevations, drawing no. TA44/7/PL5 B;
- n) Alton Floor Plans, drawing no. PB35-G/7/PL1 A;
- o) Alton Elevations, drawing no. PB35-G/7/PL2 B;
- p) Aldenham Floor Plans, drawing no. TD32/7/PL1 A;
- q) Aldenham Elevations, drawing no. TD32/7/PL2 A;
- r) Bradenham Floor Plans, drawing no. TD48/7/PL1 A;
- s) Bradenham Elevations, drawing no. TD48/7/PL2 B;
- t) Bradenham Elevations, drawing no. TD48/7/PL3 B;
- u) Downham Floor Plans, drawing no. TD49/7/PL1 A;
- v) Downham Elevations, drawing no. TD49/7/PL2 A;
- w) Downham Elevations, drawing no. TD49/7/PL3 A;
- x) Milldale Floor Plans, drawing no. TT310/7/PL1 A;
- y) Milldale Elevations, drawing no. TT310/7/PL2 B;
- z) Milldale Elevations, drawing no. TT310/7/PL3 B;
- aa) Detailed Landscape Proposals - Phase 2 (1 of 3), drawing no. 2876/1 D;
- bb) Detailed Landscape Proposals - Phase 2 (2 of 3), drawing no. 2876/2 BD
- cc) Detailed Landscape Proposals - Phase 2 (3 of 3), drawing no. 2876/3 D;
- dd) Surface Treatment Layout, drawing no. 20336:02;
- ee) Single Garage Working Drawing, drawing no. HG:SG;
- ff) Type A1 UDE Substation (Brick), drawing no. C969407 Y001S12 rev. A;
- gg) Planning Compliance Statement dated 13th March 2018;
- hh) BWB Geophysical Survey Letter, reference no. JM SP160318;
- ii) Archaeological Geophysical Survey, project no. ARC/1857/672; and,
- jj) Specification for Evaluation, revision 2 dated March 2018.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

3. Play Area

Details of the play equipment to be constructed in the play area, including a management and maintenance scheme, must be submitted to and approved in writing by the Local Planning Authority. The play equipment must be installed as approved prior to the completion of construction of the dwellings hereby approved and thereafter retained on site.

Reason: To secure a satisfactory form of development.

4. Public Rights of Way and Bridleways

Within year of commencement of the development hereby approved, a Public Right of Way phasing plan detailing both the timing of implementation and construction details of the proposed Public Rights of Way shall be submitted to and approved in writing by the Local Planning Authority.

The approved Public Right of Way phasing plan shall be implemented as agreed, unless agreed otherwise by the Local Planning Authority.

Reason: To ensure appropriate facilities are provided throughout the development in order to promote an active lifestyle and reduce dependence on the private car.

REASON FOR APPROVAL

The proposed development of housing at Hemlington Grange 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.

Discharge of Surface Water

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

Building Materials on Highway

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

Interference or Alteration of the Highway

Interference or alteration of the highway requires a licence under the HA 1980. Connections to public sewers in the highway require a licence under NRSWA 1991. The applicant should contact the Highway Authority (tel: 01642 728156) before any work commences on site, allowing a minimum of 7 days notice, or 30 days in the case of a NRASWA licence, if either or both of these licences are required.

Mud and Debris on Highway

The applicant is reminded that it is the responsibility of anybody carrying out building work to ensure that mud, debris or other deleterious material is not deposited from the site onto the highway and, if it is, it shall be cleared by that person. In the case of mud being deposited on the highway wheel washing facilities should be installed at the exit of the development.

Deliveries to Site

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.

Name and Numbering

Should the development require Street Names, Numbers and/or Post Codes the developer must contact the Councils Naming and Numbering representative on (01642) 728155

Case Officer: Shelly Pearman

Committee Date: 6th July 2018

