
APPLICATION DETAILS

Application No:	24/0463/RES
Location:	Hemlington Grange Phase 3B & 4B, Middlesbrough
Proposal:	Reserved Matters application (Phase 3b and 4b) for the erection of 225 no. dwellings, landscaping, SUDs basins and associated infrastructure on application ref. M/FP/0082/16/P
Applicant:	Persimmon Homes
Ward:	Stainton And Thornton
Recommendation:	Approve with conditions subject to legal agreement

SUMMARY

Permission is sought for the erection of 225 dwellings on the Hemlington Grange housing development site.

Following a consultation exercise a petition was received in objection to the development. The petition was signed by 28 residents from 16 properties. Further objections were received from residents from 9 properties (including one from the lead petitioner).

No technical objections were received from consultees.

The site is allocated for housing in the Local Plan. The application site is phase 3b and 4b of the wider site which benefits from outline consent for residential development therefore the principle of residential dwellings on this site is acceptable. It is considered that the proposed development would provide a good mix of dwelling types which are of a high quality design and materials, in an attractive landscaped setting with an appropriate layout that will complement the earlier phases of development. The development will not result in a significant detrimental impact on the amenities of existing local residents and provides good sustainable transport links.

The development meets the requirements of the relevant national planning policies detailed within the NPPF and Local Plan Policies, H7, H23, CS4, CS5 and DC1. The recommendation is for approval of the application subject to conditions and a legal agreement to secure the required nutrient neutrality mitigation.

SITE AND SURROUNDINGS AND PROPOSED WORKS

The site is located within the wider Hemlington Grange site which has outline consent for approximately 1200 dwellings. The site is currently under construction with the majority of the approved dwellings complete.

This application seeks reserved matters consent for the last two phases (Persimmon phases 3 and 4, also known as phases 3b and 4b).

Phase 3b is located at south of the wider site to the south of Hemlington Grange Way and to the west of Wolseley Way which is an earlier phase of the development. To the west of phase 3b is an area of open space which is part of the wider Hemlington Grange site which currently does not benefit from any planning permission. To the south is open space and to the east is an area of open space which benefits from outline consent for housing.

Phase 4b is located to the north of Hemlington Grange Way between Elvey Lane and Cookson Road. To the north, east and west are houses which are part of the earlier phases of the wider site, with intervening landscaped areas.

The principle of residential development has been established by the earlier permission and this reserved matters application seeks consent for certain details or 'matters' for 225 dwellings, specifically the scale, mass and layout of the residential dwellings and highway, drainage infrastructure and landscaping.

The proposed 225 dwellings include 101 detached dwellings, 118 semi-detached dwellings and 6 terrace dwellings consisting of:

- a) 16 two-storey two bed dwellings;
- b) 79 two-storey three bed dwellings;
- c) 58 two-storey four bed dwellings;
- d) 36 three-storey three bed dwellings.
- e) 36 three-storey four bed dwellings.

A compliance statement, as required by the outline application, has been submitted in support of the application.

Officer Site Visit:
28th January 2025

PLANNING HISTORY

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
14th February 2017

18/0174/RES Erection of 145no dwellings with associated garaging, SUDs basin and landscaping (Phase 2A) Approve with Conditions
10th July 2018

19/0530/RES Reserved matters application for the erection of 237no. dwellings with associated garages, provision of SUDs infrastructure, landscaping and ancillary works pursuant on application M/FP/0082/16/P Approve with Conditions
10th December 2019

19/0597/RES Reserved matters application for 201 no. dwellings, landscaping and associated works on application M/FP/0082/16/P Approve with Conditions
25th September 2020

20/0405/AMD Non material amendment to 19/0530/RES for alterations to layout Approve
24th September 2020

20/0406/RES Reserved Matters application for the erection of 1no additional dwelling and substation Approve with Conditions
24th September 2020

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 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:

- The provisions of the Development Plan, so far as material to the application
- Any local finance considerations, so far as material to the application, and
- Any other material considerations.

Middlesbrough Local Plan

The following documents comprise the *Middlesbrough Local Plan*, which is the Development Plan for Middlesbrough:

- 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).
- Stainton and Thornton Neighbourhood Plan (2022)

National Planning Policy Framework

National planning guidance, which is a material planning consideration, is largely detailed within the *National Planning Policy Framework* (NPPF). At the heart of the NPPF is a presumption in favour of sustainable development (paragraph 11). The NPPF defines the role of planning in achieving economically, socially and environmentally sustainable development although recognises that they are not criteria against which every application can or should be judged and highlights the need for local circumstances to be taken into account to reflect the character, needs and opportunities of each area.

For decision making, the NPPF advises that local planning authorities should approach decisions on proposed development in a positive and creative way, working pro-actively with applicants to secure developments that will improve the economic, social and environmental

conditions of the area and that at every level should seek to approve applications for sustainable development (paragraph 38). The NPPF gives further overarching guidance in relation to:

- The delivery of housing,
- Supporting economic growth,
- Ensuring the vitality of town centres,
- Promoting healthy and safe communities,
- Promoting sustainable transport,
- Supporting the expansion of electronic communications networks,
- Making effective use of land,
- Achieving well designed buildings and places,
- Protecting the essential characteristics of Green Belt land
- Dealing with climate change and flooding, and supporting the transition to a low carbon future,
- Conserving and enhancing the natural and historic environment, and
- Facilitating the sustainable use of minerals.

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

DC1 - General Development, CS5 - Design, CS4 - Sustainable Development, UDSPD - Urban Design SPD, H7 - Hemlington Grange, H23 - Hemlington Grange

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

Neighbour Consultation Responses

Following a consultation exercise, including letters to local residents, a press notice and site notices, a petition was received in objection to the development. The petition was signed by 28 residents from 16 properties all located on Wolesley Way. Further objections were received from residents from 9 properties, including an objection from the lead petitioner. The objections are summarised below:

Resident objections:

- a) Impact on character of estate
- b) Highway safety impact due to junction on bend in road
- c) There have been a number of accidents on Hemlington Grange Way
- d) Traffic calming is needed
- e) Lack of infrastructure
- f) Increased congestion
- g) Do not want Wolesley Way to be a through road, it is a dangerous road and houses are not set back enough for it to be a main road.
- h) Safety of pedestrians (children playing)
- i) Increase in noise
- j) Access issues due to narrow roads and junctions
- k) Parking issues/Inadequate parking provision

- l) Lack of provision for sustainable transport
- m) Lack of bus routes
- n) No community facilities (village hall, shops, park, doctors, schools)
- o) No bins
- p) Loss of open space
- q) Loss of woodlands
- r) Impact on wildlife (deer, pheasants, bats, buzzards, hedgehogs, foxes, ducks, barn owl, migratory toads, frogs and great crested newts etc.)
- s) Woodlands are used by dog walkers
- t) Increase in flood risk
- u) Increase in pollution
- v) Existing roads on wider site not tarmacked
- w) Existing issues with crime and anti-social behaviour on site
- x) Impact on residents health and wellbeing, loss of recreational spaces
- y) Impact during construction
- z) Existing covenants restricting parking of some vehicles on the estate is not enforced

Received From:

- 1. 2 Elvey Lane
- 2. 4 Elvey Lane
- 3. 11 Elvey Lane
- 4. 14 Elvey Lane
- 5. 52 Hemlington Grange Way
- 6. 19 Hume Drive
- 7. 26 Hume Drive
- 8. 18 Wolesley Way – also lead petitioner
- 9. 7 Wright Grove

Consultee Comments

Planning Policy - MBC

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.

Highways - MBC

No objections

The proposals are in broad 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. There are no technical objections to the development.

Local Flood Authority - MBC

No objection

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

Waste Policy - MBC

Properties that are serviced by a shared drive will be responsible for making their waste and recycling receptacles available for collection at the nearest public highway. Any bin collection points should be directly adjacent to the public highway. The collection services are not permitted to travel on shared drives.

Environmental Health - MBC

Comments were received stating that an air quality assessment is required. However, this application is a reserved matters application. Air quality was considered as part of the outline application and is therefore not required at this stage.

Natural England

Details of the Nutrient Neutrality mitigation have been received and are acceptable in principle. However, further detail has been requested to provide evidence of the use of the mitigation land over a 10 year period.

The evidence of the use of the mitigation land over a 10 year period has been sent to Natural England.

Northern Powergrid

No response

Northern Gas Network

Northern Gas Networks has no objections to these proposals, however there may be apparatus in the area that may be at risk during construction works and should the planning application be approved, then we require the promoter of these works to contact us directly to discuss our requirements in detail. Should diversionary works be required these will be fully chargeable.

Northumbrian Water

At this time, the planning application does not provide sufficient detail with regards to the management of foul water from the development for Northumbrian Water to be able to assess our capacity to transfer and treat the flows from this additional development. We therefore request a condition which requires a detailed scheme to be submitted.

NOTE: the conditions requested by Northumbrian Water have been placed on the outline consent, as a result it is not necessary to include it on this reserved matters application.

Environment Agency

No response

Secured by Design – Cleveland Police

I would like to make you aware that Cleveland Police operate the "Secured By Design" initiative. This is a scheme which promotes the inclusion of architectural crime prevention measures into new projects and refurbishments.

I recommend applicant actively seek Secured By Design accreditation, full information is available within the SBD Homes 2024 Guide at www.securedbydesign.com

I encourage contact from applicant/agent at earliest opportunity, if SBD Certification is not achievable you may incorporate some of the measures to reduce the opportunities for crime and anti-social behaviour. This is expected as reference to Secured By Design is highlighted within the Design & Access Statement.

Once a development has been completed the main opportunity to design out crime has gone. The local Designing Out Crime Officer should be contacted at the earliest opportunity, prior to submission and preferably at the design stage.

- The National Planning Policy Framework 2023 paragraph 92(b), which states that Planning policies and decisions should aim to achieve healthy, inclusive, and safe places which are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion...
- The National Planning Policy Framework 2023, paragraph 130(f) which states that "Planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible... and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience".
- Policy CS5 (Design) of the Local Development Framework, section e states, creation of a safe and attractive environment, at all times of the day and night, where crime and disorder, or fear of crime, does not undermine quality of life or community cohesion by incorporating the aims and objectives of both Secured By Design and Designing Out Crime concepts into development layouts and is therefore a material consideration.
- Another material consideration is Section 17 of The Crime and Disorder Act 1998.

Further information on the Secured By design initiative can be found on www.securedbydesign.com

Although not an SBD requirement, Middlesbrough along with many other areas nationwide suffers from offences of metal theft. These include copper piping, boilers, cables and lead flashing. Buildings under construction are particularly vulnerable. I recommend that alternative products be utilized where possible. Many new builds are now using plastic piping where building regulations allow and alternative lead products.

Strong consideration should also be given in relation to the provision of On- Site Security throughout the lifespan of the development. There is information contained within the Construction Site Security Guide 2021 also on the SBD website that may assist.

In addition to the above, and having viewed the proposal I would also add the following comments and recommendations.

- All doors and windows are recommended to be to tested and certified PAS24:2020/2016 standards (or equivalent)
 - This includes garage doors.
 - All are to be dual certified for both fire and security.
- Dusk til dawn lights are recommended to each elevation with an external door-set. This also includes garage doors.
 - Any in curtilage side parking which extends beyond half way of depth of property is also recommended to have one.
- ALL roadways and pathways, adopted or otherwise, are recommended to be to BS5489:2020 standards with a uniformity preferably to Secured By Design recommended one of 40%, as a minimum 25%.
- Neighbourhood permeability... is one of the community level design features most reliably linked to crime rates. Excessive permeability should be eliminated, I would recommend that in this instance permeability be reduced.
 - One area being the parking provision to rear of Plots 385-406.
- I recommend that this parking area, although slightly surveyed from two dwellings, be reconfigured or secured as a rear parking court due to lack of surveillance and being overly permeable.
 - Likewise, the parking to rear of Plots 491-494 are recommended to be reconsidered.

- Proposed boundary treatments as outlined are recommended to be slightly altered. All proposed 1.8m high treatments onto public realm are recommended to be raised to 2.0m in height.
 - Those to rear/rear side of Plots backing onto open space recommended to be increased to minimum of 2.2m, preferably 2.4m.
 - Locate all side boundary treatments as for forward to the front elevations of the properties as possible to eliminate recesses.
- Ginnel access serving several rear gardens should be avoided where possible, If absolutely necessary a lockable gate is required at initial access point as well as each individual garden.
- There is a garage/parking area tucked away behind gardens of Plots 524 & 527 that are afforded very little informal surveillance. Consideration to repositioning these is recommended.
- Any plots similar to 113 that has proposed 450mm estate railings between the detached garages and the dwellings should be replaced with a suitable height treatment as above to prevent easy access between.
- Any proposed play area should be located to maximise surveillance opportunities and play area should have low level boundary treatment with automatic return entrance gates. It should also be appropriately lit, as per lighting recommendations, to minimise anti-social behaviour issues from arising.
 - It should not be sited in close proximity to wooded/secluded areas.
- The proposed fronting of some properties onto the green open space is totally supported and recommended, consideration should be given to likewise re orientate Plots 350 -356 and those along the eastern/south eastern boundary, Plots 375 – 432 to incorporate the open space into active street scenes.
- The apparent green alleyway between wooded area and rear of those Plots, 375 – 432 could well become a crime generator and is of concern also.

I do note however, that the revised proposals have included the redesign of areas of rear parking I initially highlighted which is supported and recommended.
The dual aspect of dwellings on corner plots is also supported.

Hemlington Community Council

No Response

Coulby Newham Community Council

No response

Ward Councillors

No response

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. Consideration

can only be given to matters that are material to this application dealing with the reserved matters.

3. In response to consultation comments and the 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, house types, landscaping and highway hierarchy. This report considers the revised details.

Policy

4. 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.
5. 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.
6. The application proposes a range of dwelling types and sizes and the layout is broadly in line with the masterplan for the wider site. It is considered that the general principles of these policies have been met, other relevant policies are discussed throughout this report.

Design, Layout and Streetscene

7. The proposed dwelling types include a mix of detached, semi-detached and terrace properties the majority of which are two-storey and 32% are three-storey. The proposed dwellings are of a good quality design with a modern, contemporary finish incorporating anthracite windows, projecting gable features, brick detailing, dormer windows, fascia, soffits and barge boards, canopies and projecting bay windows. The dwellings are designed so that they reflect characteristics from the wider site but they will present as a separate character area.
8. The National Planning Policy Framework (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 2, 3 and 4 bed properties with varying garden sizes. The dwellings are considered to be in accordance with the requirements of the NPPF in this regard.
9. The proposed house types are in keeping with the design principles approved as part of the previous applications. Corner turner housetypes are located at key prominent locations enhancing the character and appearance of the area visual amenity of the streetscene.
10. The proposed dwellings have, where possible, been orientated to benefit from views over open spaces and landscaped areas with new rights of way and cycleways 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/leisure area in accordance with secured by design principles.

11. 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 and in key prominent locations a boundary wall with timber infills is used to achieve a higher quality boundary treatment. This provides a more pleasant view breaking up any large expanses of high boundaries and provides additional security to the rear of dwellings. At the front of properties boundaries are in the form of railings and hedges giving a softer visual appearance whilst achieving a degree of demarcation.
12. In locations where roads abut areas of open space low level knee 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 whilst achieving a degree of protection recognising that areas of open space and footpaths can be used for antisocial reasons including use by off road bikes. In this regard it is also recognised that it is not always desirable to use gates to restrict access to these areas as this also restricts access for other users including those with prams, wheelchairs and mobility scooters. Restriction to these users could be considered to be in conflict with the Equality Act 2010. The layout has therefore been designed to ensure these areas benefit from good natural surveillance with properties overlooking them to discourage antisocial behaviour by the minority.
13. The dwellings will be built to meet the requirements of Part L of the Building Regulations 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. However, if solar panels or heat pumps are required this can be controlled by condition.
14. Change in levels in phase 3 will require some retaining walls. These are generally located along the boundaries of rear gardens with a change of less than 1m being retained. One plot has a retaining wall which is higher than 1m. The wall is located along a private drive and an existing landscaped area in the southwest corner of the site. The lower side of the wall is located within the rear garden of the dwelling. As a result, there will not be any overly visible high retaining walls in the streetscene.
15. 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.

Amenity

16. The layout ensures that separation distances between dwellings are to an acceptable standard, albeit some fall slightly below the council's guideline standards. In these instances, shortfalls are minor and arguably assist in achieving design details such as where properties bookend a road. The separation distances do not unduly impinge on the privacy of any dwellings.
17. Landscaped areas to the east of each phase in this application site provide buffers between the proposed dwellings and existing dwellings. The separation distances to

the existing dwellings meet or exceed the council's privacy guidelines and ensure adequate privacy for residents.

18. The positioning of the dwellings and separation distances to existing tree belts ensures that any overshadowing of proposed dwellings is minimal. It is considered that the development will not have any undue 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.

Highways and Sustainability

19. 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 completed phases and the wider rights of way network.
20. The internal layout is designed and will be constructed to adoptable standards and parking provided in accordance with the authorities' maximum standards, including visitor parking bays throughout the site which should reduce likelihood of on street parking problems whilst assist in providing for delivery vehicles and ad hoc parking.
21. 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.
22. Issues have been raised in relation to highway safety due to the proposed access point and the existing bend in Hemlington Grange Way. The geometry and visibility along this section of road meets all necessary design standards and incidents which have occurred have been the result of inappropriate driving behaviour. Whilst the development has not yet been adopted and is still the responsibility of the developer the Highway Authority are working with the developer to introduce some remedial measures such as signing and lining.
23. Objections have been received from residents on Wolesley Way who state that the road and layout of the dwellings are not suitable for a 'main road'. Wolesley Way is an internal estate road which is part of an earlier phase of the wider site.
24. The road and housing layout was designed as a secondary road with a connecting point to the next phase of the development which forms part of this application, which is consistent with the approved masterplan for the site. The connecting road has already been constructed up to the boundary with the width and geometry of the road being suitable to serve additional development and meeting the necessary guidance from the Tees Valley Highway Design Guide.
25. The approach is consistent as can be seen elsewhere on the development with loop roads providing two means of access from Hemlington Grange Way to the pockets of housing. Along these routes measures such as ramped blocked paved plateaux junctions are used to create traffic calming features.

26. The development is considered to be in accordance with the requirements of policies CS4, CS5 and DC1.

Flood Risk and Drainage

27. The proposal includes details of a sustainable drainage scheme which is incorporated into the landscaping of the site and includes the creation of detention basins 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.
28. The Lead Local Flood Authority and Northumbrian Water have been consulted and raised no objections subject to the conditions imposed on the outline consent.
29. The development is considered to meet the requirements of Policy CS4.

Noise, Pollution and Land Contamination

30. 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.

Ecology and Landscaping

31. 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.
32. 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.
33. The proposed layout includes a landscaped corridor running from north to south and the retention of a large wooded area (including an area covered by a TPO) in the south east of the site. The drainage strategy is incorporated into the landscape system with two SUDs basins located between the two phases. Existing hedgerows and trees are retained along the southern and western boundaries of the development site and the retention of groups of trees along the eastern boundary. The proposed landscape schemes includes tree lined streets and additional hedgerow planting throughout the internal layout.
34. A play area is included in phase 3b in an area close to the connecting point with the earlier phases of the development. The play area sits alongside the landscaping and is overlooked by a number of residential properties providing natural surveillance.
35. The landscaped corridors within the development connect to the areas of open space in the wider site and provide attractive routes for pedestrians and cyclists.
36. The site to the north of Hemlington Grange Way (phase 4b) comprises trees/scrub land that has self-seeded and grown since the approval of the outline application.

The foliage is primarily low quality overgrown hawthorn and blackthorn with some occasional low quality ash. While it is noted that some comments state that the area is used by dog walkers, during the officer site visit it was apparent that the area is not a managed woodland which provides a nice leisure route for walkers. Contrary to that it is generally inaccessible, unkept and unmanaged and full of litter. The proposed development will provide links to the green areas within the final phases and the wider site providing attractive leisure walking routes for residents in high quality landscaped areas.

37. 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.
38. 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.
39. It is considered that the development meets the requirements of Policies CS4 and CS5.

Biodiversity Net Gain

40. Since April 2024, BNG has become a mandatory requirement under Schedule 7A of the Town and Country Planning Act 1990. All relevant applications must deliver a BNG of 10%, which means that development will result in a more or better quality natural habitat than there was before development. There are a number of exemptions to this requirement including reserved matters applications. This application is for reserved matters and therefore the 10% BNG requirement does not apply.

Nutrient Neutrality

41. Nutrient neutrality relates to the impact of new development on the Teesmouth and Cleveland Coast Special Protection Area (and Ramsar Site) (SPA) which Natural England now consider to be in an unfavourable condition due to nutrient enrichment, in particular with nitrates, which are polluting the SPA. It is understood that this has arisen from developments and operations which discharge or result in nitrogen into the catchment of the River Tees. Whilst it is understood that this will include farming activities and discharge from sewage treatment works, it also relates to waste water from development. New development therefore has the ability to exacerbate / add to this impact. Natural England has advised that only development featuring overnight stays (houses, student accommodation, hotels etc) should be deemed to be in scope for considering this impact although this is generic advice and Natural England have since advised that other development where there is notable new daytime use such as a new motorway service area or similar could also be deemed to have an impact which may require mitigating. As with all planning applications, each has to be considered on its own merits. Furthermore, it is recognised as being particularly difficult if not impossible to accurately define a precise impact from development in relation to nutrient neutrality given the scale of other influences. Notwithstanding this, the LPA need to determine applications whilst taking into account all relevant material planning considerations.

42. The Local Planning Authority must consider the nutrient impacts of any development within the SPA catchment area which is considered to be 'in-scope development' and whether any impacts may have an adverse effect on its integrity that requires mitigation. If mitigation is required it will be necessary to secure it as part of the application decision unless there is a clear justification on material planning grounds to do otherwise.
43. In-scope development includes new homes, student accommodation, care homes, tourism attractions and tourist accommodation, as well as permitted development (which gives rise to new overnight accommodation). This is not an exhaustive list. It also includes agriculture and industrial development that has the potential to release additional nitrogen and / or phosphorous into the system. Other types of business or commercial development, not involving overnight accommodation, will generally not be in-scope unless they have other (non-sewerage) water quality implications.
44. Following the completion of a Habitat Regulation Assessment this development is considered to be in scope and has been put through the Teesmouth Nutrient Budget Calculator to establish the total annual nitrogen load the development must mitigate against.
45. The applicant has provided details of off-site mitigation in this regard. An area of land which is currently used for pig rearing within the catchment area will be taken out of use its current use thereby reducing the levels of nitrate produced. This will provide the necessary levels of mitigation required by the development. This will be controlled through a legal agreement.

Other Matters

46. Some matters raised by residents are not material planning considerations and cannot be considered during the analysis of the application. This includes matters such as ongoing works on the wider site, impact during construction and existing covenants.

Conclusion

47. For the reasons set out in this report it is considered that the proposed development will not result in a significant detrimental impact on the character of the area or the amenity of residents. The proposed scheme represents good design in terms of the layout and appearance and provides sustainable transport connections.
48. The development meets the requirements of the relevant national planning policies detailed within the NPPF and Local Plan policies, H7, H23, CS4, CS5 and DC1. The recommendation is for approval of the application subject to conditions and a legal agreement to secure the required nutrient neutrality mitigation.

RECOMMENDATIONS AND CONDITIONS

Approve with conditions subject to S106

1. Time Limit

The 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: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

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:

Location Plan, drawing no. MID-HEM-PH3-000.1

- a) Site Layout, drawing no. MID-HEM-PH3-001 rev. H
- b) Boundary Treatment Layout, drawing no. MID-HEM-PH3-005 rev. E
- c) Materials Layout, drawing no. MID-HEM-PH3-004 rev. F
- d) Landscape Master Plan, drawing no. 6025-99-01 rev. A
- e) Tree Mitigation Plan, drawing no. MID-HEM-PH3-006 rev. E
- f) The Addlebrough – End – Proposed Contemporary – Hemlington, drawing no. Ar_End_R25-C001
- g) The Addlebrough – End – Proposed Plans, drawing no. Ar_End_R25-901
- h) The Barndale – Detached – Elevations – Contemp – Hemlington, drawing no. Ba_MA_Ctp_Det_R21G – 401 rev. A
- i) The Barndale – Detached – Ground Floor GA Plan – AD: M4.1, drawing no. Ba_MA_Ctp_Det_R21G – 291 rev. B
- j) The Barndale – Detached – First Floor GA Plan, drawing no. Ba_MA_Ctp_Det_R21G – 210 rev. B
- k) The Barndale – Detached – Proposed Contemporary – Hemlington, drawing no. Be_Det_R25-C001
- l) The Barndale – Detached – Proposed Plans, drawing no. Be_Det_R25-901
- m) The Burnham – Detached – Elevations – Contemp – Hemlington, drawing no. Bu_MA_Ctp_Det_R21G – 420 rev. G
- n) The Burnham – Detached – Ground Floor GA Plan – AD: M4.1, drawing no. Bu_MA_Ctp_Det_R21G – 291 rev. B
- o) The Burnham – Detached – First Floor GA Plan, drawing no. Bu_MA_Ctp_Det_R21G – 210 rev. D
- p) The Burnham – Detached – Proposed Contemporary – Hemlington, drawing no. Bu_Det_R25-C001
- q) The Burnham – Detached – Proposed Plans, drawing no. Bu_Det_R25-901
- r) The Darwin – Detached – Proposed Contemporary – Hemlington, drawing no. Dw_Det_R25-C001
- s) The Darwin – Semi – Proposed Contemporary – Hemlington, drawing no. Dw_Det_R25-C001
- t) The Darwin – Semi Detached – Proposed Plans, drawing no. Dw_End_R25-901
- u) The Galloway – End – Elevation – Contemp – Hemlington, drawing no. Ga_MA_Ctp_End_R21G – 420 rev. E
- v) The Galloway – End – Ground Floor GA Plan – AD: M4.1, drawing no. Ga_MA_Ctp_End_R21G – 291 rev. A
- w) The Galloway – End – First Floor GA Plan, drawing no. Ga_MA_Ctp_End_R21G – 210 rev. B
- x) The Galloway – End – Proposed Contemporary – Hemlington, drawing no. Ga_End_R25-C001
- y) The Galloway – End- Proposed Plans, drawing no. Ga_End_R25-901

Item No:

- z) The Greenwood – Detached – Ground Floor GA Plan – AD: M41, drawing no. Gw_MA_Ctp_Det_R21G – 291 rev. B
- aa) The Greenwood – Detached – First Floor GA Plan, drawing no. Gw_MA_Ctp_Det_R21G – 210 rev. H
- bb) The Greenwood – Detached – Second Floor GA Plan, drawing no. Gw_MA_Ctp_Det_R21G – 220 rev. F
- cc) The Greenwood – Detached – Elevations – Contemp – Hemlington, drawing no. Gw_MA_Ctp_Det_R21G – 420 rev. F
- dd) The Greenwood – Detached – Proposed Contemporary – Hemlington, drawing no. Gw_Det_R25-C001
- ee) The Greenwood – Detached – Proposed Plans, drawing no. Gw_Det_R25-901
- ff) The Kennet Elevations – Contemp – Hemlington, drawing no. Ke_MA_CtP_End_R21G – 420 rev. D
- gg) The Kennet – Semi Detached – Ground Floor GA Plan, drawing no. Ke_MA_CtP_End_R21G – 201 rev. E
- hh) The Kennet – Semi Detached – First Floor GA Plan, drawing no. Ke_MA_CtP_End_R21G – 210 rev. C
- ii) The Kennet – Semi Detached – Second Floor GA Plan, drawing no. Ke_MA_CtP_End_R21G – 220 rev. D
- jj) The Kennet – End – Proposed Contemporary – Hemlington, drawing no. Ke_End_R25-C001
- kk) The Kennet – Semi Detached – Proposed Plans, drawing no. Ke_End_R25-901
- ll) The Kielder – Detached – Proposed Contemporary – Hemlington, drawing no. Ki_Det_R25-C001
- mm) The Kielder – Detached – Proposed Plans, drawing no. Ki_Det_R25-901
- nn) The Kingley – Det – Elevations – Contemp – Hemlington, drawing no. Kg_MA_Ctp_Det_R21G – 420 rev. F
- oo) The Kingley – Det – Ground Floor GA Plan – AD: M4.1, drawing no. Kg_MA_Ctp_Det_R21G – 291 rev. C
- pp) The Kingley – Det – First Floor GA Plan, drawing no. Kg_MA_Ctp_Det_R21G – 210 rev. C
- qq) The Knebworth – End – Proposed Contemporary – Hemlington, drawing no. Kn_Det_R25-C001
- rr) The Knebworth – Proposed Plans, drawing no. Kn_End_R25-901
- ss) The Lambridge – Detached – Elevations – Contemp – Hemlington, drawing no. LB_MA_Ctp_R21G – 420 rev. D
- tt) The Lambridge – Detached – Ground Floor GA Plan – AD: M4.1, drawing no. LB_MA_Ctp_R21G – 291
- uu) The Lambridge – Detached – First Floor GA Plan, drawing no. LB_MA_Ctp_R21G – 210 rev. C
- vv) The Lambridge – Detached – Proposed Contemporary – Hemlington, drawing no. Lb-_Det_R25-C001
- ww) The Lambridge – Detached – Proposed Plans, drawing no. LB_Det_R25-901
- xx) The Marston – Detached – Elevation – Contemp – Hemlington, drawing no. Ma_Ma-CtP_Det_R21G – 420 rev. E
- yy) The Marston – Detached – Ground Floor GA Plan – AD: M4.1, drawing no. Ma_Ma-CtP_Det_R21G – 291
- zz) The Marston – Detached – First Floor GA Plan, drawing no. Ma_Ma-CtP_Det_R21G – 210 rev. F
- aaa) The Marston – Detached – Proposed Contemporary – Hemlington, drawing no. Ma_Det_R25-C001

Item No:

- bbb) The Marston – Detached – Proposed Plans, drawing no. Ma_Det_R25-901
- ccc) The Saunton – Semi Detached – Elevations – Contemp – Hemlington, drawing no. Sa_MA_CtP_End_R25G-401 rev. F
- ddd) The Saunton – Semi Detached – Ground Floor GA Plan – AD:M4.1, drawing no. Sa_MA_CtP_End_R21G-291 rev. A
- eee) The Saunton – Semi Detached – First Floor GA Plan, drawing no. Sa_MA_CtP_End_R21G-210 rev. C
- fff) The Saunton – End – Proposed Contemporary – Hemlington, drawing no. Sa_End_R25-C001
- ggg) The Saunton – Semi Detached – Proposed Plans, drawing no. Sa_End_R25-901
- hhh) The Silverdale – Semi Detached – Proposed Contemporary – Hemlington, drawing no. Dp_End_R25-C001
- iii) The Silverdale – Semi Detached – Proposed Plans, drawing no. DP_End_R25-901
- jjj) Single Garage – Proposed Plans & Eles – Side Gable, drawing no. Ga1.1_MA_R21 901
- kkk) Double Garage – Proposed Plans & Elevations, drawing no. Ga2.1_MA_R21 901
- lll) Twin Garage – Proposed Plans & Elevations, drawing no. Ga2.2_MA_R21 901
- mmm) Pre-development Tree Survey – Tree Constraints plans, reference no. ARB/AE/3361 dated April 2024
- nnn) Arboricultural Impact Assessment – Arboricultural Method Statement – Tree Protection Plan, reference no. ARB/AE/3361ph3 dated April 2024
- ooo) Arboricultural Impact Assessment – Arboricultural Method Statement – Tree Protection Plan, reference no. ARB/AE/3361ph4 dated April 2024
- ppp) Topographical Survey, drawing no. T24015-T-DR-001 rev. A
- qqq) Topographical Survey, drawing no. T24015-T-DR-002 rev. A
- rrr) Topographical Survey, drawing no. T24015-T-DR-003 rev. A
- sss) Topographical Survey, drawing no. T24015-T-DR-004 rev. A
- ttt) Nutrient Neutrality – report to Inform a Habitat Regulations Assessment, Hemlington Grange, Dated February 2025, reference no. 24359 version V2

Reason: For the avoidance of doubt and to ensure that the development is carried out as approved.

3. Play Area

Notwithstanding the details contained in the approved documents, full details and specifications of the play equipment to be constructed in the play area within Phase 3, 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 the provision of sufficient play provision for residents having regard for Policies CS4, CS5 and DC1 of the Local Plan and sections 8 and 12 of the NPPF.

4. Public Rights of Way and Bridleways

Within 6 months of the 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 for each phase shall be

submitted to and approved in writing by the Local Planning Authority.

All Public Rights of Way which connect to land outside the application site, must be constructed to the boundary of the site.

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 having regard for Policy CS4 of the Local Plan and section 9 of the NPPF.

5. PD Rights Removed Side Extensions

Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class A(j) (or any order revoking or re-enacting that Order), no alterations, enlargement or extension shall be made to the side external elevations of the residential dwellings hereby permitted, without planning permission being obtained from the Local Planning Authority.

Reason: To adequately control the level of development on the site to a degree by which the principle of the permission is based, to retain adequate in curtilage parking provision in the interests of amenity and highway safety having regard for Policies CS4, CS5, DC1 and sections 9 and 12 of the NPPF.

6. Removal of Temporary Access to Sales Office

Within 4 months of the closure of the sales office or before the first occupation of plot 512, whichever is sooner. The temporary access from Hemlington Grange Way to the sales office, and associated parking and access paths shown on Phase 4 Sales Areana proposal, drawing no. MID-HEM-SALE-002, must be removed and the approved layout shown on Site Layout, drawing no. MID-HEM-PH3-001 rev. H and the hard and soft landscaping scheme must be implemented on site.

Reason: The access is not considered suitable for permanent retention on the site having regard to road hierarchy and to safeguard the character and appearance of the area having regard for Policies DC1, CS4 and CS5 of the Local Plan and section 12 of the NPPF.

7. Renewable Energy

Prior to the occupation of each dwelling within each phase, if solar photovoltaic panels or air/ground source heat pumps are required for the dwelling to meet Building Regulation Part L, full details and specifications of the proposed solar panels and/or heat pumps, including the location on the dwelling, must be submitted to and approved in writing by the Local Planning Authority. Thereafter the solar panels and/or heat pumps will be erected and retained on site in accordance with the approved details.

Reason: In the interests of sustainable development having regard for policy CS4 of the Local Plan and section 14 of the NPPF.

8. Water Consumption

Water usage will be limited to no more than 98.6 litres/person/day as measured in accordance with a methodology approved by the Secretary of State.

Reason: To ensure the appropriate mitigation of nutrients to protect the Teesmouth and Cleveland Coast Special Protection Area in accordance with the requirements of Regulation 63 of the Habitats Regulations.

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

- **Discharge of Condition Fee**
Under the Town & Country Planning (Fees for Applications and Deemed Applications)(Amendment)(England) Regulations 2018, the Council must charge a fee for the discharge of conditions. Information relating to current fees is available on the Planning Portal website <https://1app.planningportal.co.uk/FeeCalculator/Standalone?region=1>. Please be aware that where there is more than one condition multiple fees will be required if you apply to discharge them separately.
- **Civil Ownership Matters**
This permission refers only to that required under the Town and Country Planning Act 1990 (as amended) and does not include any other consent or approval under any enactments, byelaw, order or regulation. The grant of planning permission does not override any third party rights which may exist over the application site.

In addition, you are advised that any works affecting party walls or involving excavations for foundations adjacent to a party wall you will be required to serve notice on all adjoining owners before work commences and adhere to the requirements of the Party Wall Act 1996.

- Rights of Access/Encroachment

This planning approval does not permit any person to access another person's land/property to enable the works to be completed, without their consent. Any encroachment into another person's land/property above or below ground is a civil matter to be resolved between the relevant parties.

- Building Regulations

Compliance with Building Regulations will be required. Before commencing works it is recommended that discussions take place with the Building Control section of this Council. You can contact Building Control on 01642 729375 or by email at buildingcontrol@middlesbrough.gov.uk.

Where a building regulations approval is obtained which differs from your planning permission, you should discuss this matter with the Local Planning Authority to determine if the changes require further consent under planning legislation.

- Statutory Undertakers

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 is advised to contact all the utilities prior to works commencing.

- Name and Numbering

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.

- Environmental Construction Management

This informative is aimed at ensuring there are no breaches of environmental legislation on the site throughout the construction phase of the development and contractors and developers should adhere to the following advice. For any further information and advice relating to environmental construction management please contact the authorities Environmental Protection Service.

- All demolition, construction works and ancillary operations, including deliveries to and dispatch from the site should be restricted to between the hours:

- o 08.00 to 18.00 Monday to Friday
- o 09.00 to 13.00 Saturday
- o Not at all on Sundays and Bank Holidays.

- All work should be carried out in such a manner so as to comply with the general recommendations of British Standards BS 5228-1:2009 + A1:2014 and BS 5228-2:2009 + A1:2014, a code of practice for "Noise and Vibration Control on Construction and Open Sites".

- Best practicable means should be employed at all times in order to minimise noise, vibration, dust, odour and light emissions. Information on the control of dust from construction sites can be found using the following link. [Construction-Dust-Guidance-Jan-2024.pdf \(iaqm.co.uk\)](#)
- All plant and machinery should be operated, sited and maintained in order to minimise disturbance. All items of machinery powered by internal combustion engines should be properly silenced and/or fitted with effective and well maintained mufflers in accordance with manufacturers instructions.
- There should be no bonfires on the site
- 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.
- Cleaning of 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.
- Adoption of Highway - S38
The applicant is advised that prior to the commencement of works on site they should contact the Highway Authority (01642 728156), with a view to preparing the necessary drawings and legal work required for the formal adoption of the new highway layout. The S38 Agreement should be in place prior to the commencement of works on site.
- Conditions on Outline Approval
The applicant's attention is drawn to the need for full compliance of the conditions detailed in this permission and with the conditions imposed on the outline planning permission reference no. M/FP/0082/16/P
- Wildlife and Countryside Act
The applicant is reminded that under the Wildlife and Countryside Act 1981 it is an offence to take, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this Act. Trees and scrub are likely to contain nesting birds between 1st March and 31st August. Trees and scrub are present on the application site should be assumed to contain nesting birds between the above dates unless a survey has shown conclusively that nesting birds are not present

- **Protected Species**
The applicant is reminded that it is an offence to damage or destroy species protected under separate legislation. Planning consent for a development does not provide a defence against prosecution under wildlife protection legislation. You are advised that it may be necessary before development commences, for the applicant to commission an ecological survey from a suitably qualified and experienced professional to determine the presence or otherwise of such protected species. If protected species are found to be present, Natural England should be consulted.
- **Discharge into Watercourse/Culvert**
The applicant is advised that any discharge of surface water into a watercourse or culverted watercourse requires consent from the Local Authority.
- **Culvert or Bridge Existing Watercourse**
Any proposal to culvert or bridge an existing watercourse, or part thereof, requires the express consent of the Local Authority.
- **Sustainable Drainage Systems**
Sustainable Drainage Systems (SuDS) should be considered when designing drainage, driveways and car parking areas.
- **Permeable Surfacing**
Guidance on permeable surfacing of front gardens is available on the Communities and Local Government Website: www.communities.gov.uk

IMPLICATIONS OF THE DECISION

Environmental Implications:

The proposal relates to residential development and its environmental impacts have been considered within the report above. Such considerations have included amongst others, visual implications, privacy and amenity, noise and disturbance and ecological implications. In view of all those considerations, it is on balance judged that in this instance the associated environmental impacts are considered not to be significant.

Biodiversity net gain has been taken into account in relation to this report and is detailed above.

The proposed development is in scope for Nutrient Neutrality, being within the catchment of the River Tees. Nutrient Neutrality is adequately dealt with as reported above.

Human Rights Implications:

The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report and the recommendation is made having taken regard of the Local Development Plan Policies relevant to the proposals and all material planning considerations as is required by law.

The proposed development raises no implications in relation to people's Human Rights.

Public Sector Equality Duty Implications:

This report has been written having had regard to the need to eliminate discrimination, harassment, victimisation and any other conduct that is prohibited under the Equality Act 2010 and to advance equality of opportunity and foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

There are no matters relating to this application which relate to harassment, victimisation or similar conduct.

The following matters have been considered as part of the report / decision and are considered to not be adversely affected by the decision in a manner which would require a different decision to be made.

Access to areas of open space relating to equality of opportunity of people with protected characteristics namely persons with mobility issues.

Community Safety Implications:

The provisions of Section 17 of the Crime and Disorder Act 1998 have been taken into account in the preparation of this report. Specifically, considerations around designing out opportunity for crime and disorder have been detailed within the report. Whilst actions of individuals are not typically a material planning consideration in reaching a decision in this regard, designing out the opportunity for crime and disorder is aligned to good quality design and is, in that regard a material planning consideration.

A view has been taken regarding antisocial use of open spaces by persons with off road bikes. A balance had to be drawn in relation to preventing access for off road bikes without reducing the quality of the design and without preventing access to other genuine users including persons with prams, wheelchairs and mobility scooters who should be able to use the spaces. It is considered that the proposed scheme is well balanced in this regard as set out in the report.

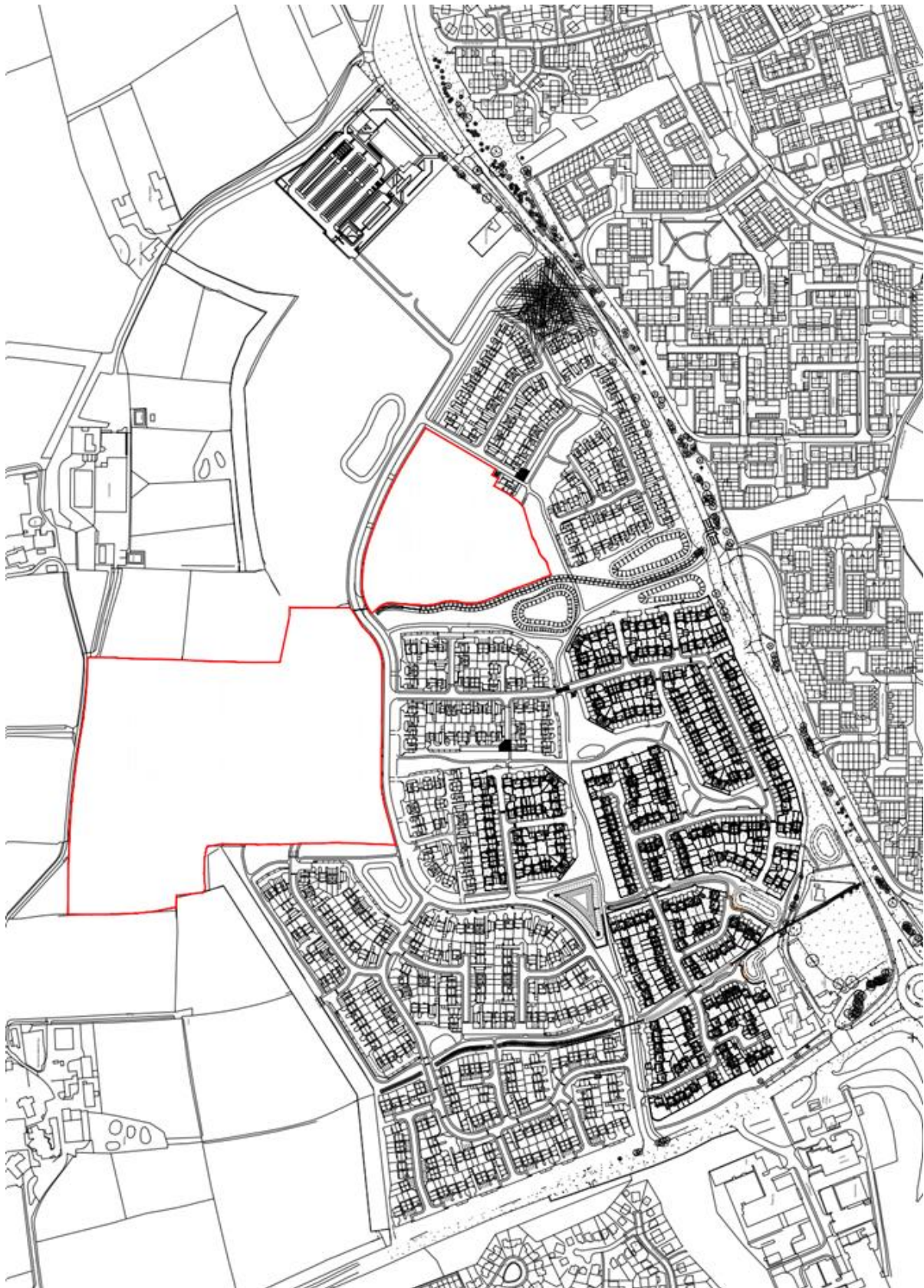
Financial Implications:

The proposed development if approved would result in residential properties being constructed which would in turn lead to council tax revenue for the council. This matter is not a material planning consideration.

Case Officer: Shelly Pearman

Committee Date: 04/09/2025

Location Plan



Proposed Site Plan



Example House Types

