

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 4 June 2014

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APPLICATION REF. NO:	13/01006/FUL
STATUTORY DECISION DATE:	30 May 2014
WARD/PARISH:	COCKERTON WEST
LOCATION:	Land at Rear of 3-4 Hill Garth
DESCRIPTION:	Erection of a two and 1.5 storey housing development comprising 5 No dwellings (Amended plans received 7 April 2014 and revised Contaminated Land Report received 15 April 2014)
APPLICANT:	England and Lyle

This application was deferred at the previous meeting of the Planning Applications Committee on 7 May 2014 to enable Members to visit the site.

The report is repeated below but a further condition relating contaminated land has been added at the request of Environmental Health.

APPLICATION AND SITE DESCRIPTION

The application site is a vacant overgrown plot measuring approximately 0.46 hectares and last used as a garage. There is an existing single storey tin nissen building within the site. The site lies to the south east of a grass verge and footway and the Cocker Beck. Prior Street lies beyond the Beck. The site is located within the Cockerton Conservation Area.

In 2005 a planning application (see Planning History) was refused for the erection of a three terraced family homes for the following reasons:

The development would not provide adequate car parking within the site for either residents or visitors and others who may visit the site. The parking of vehicles on the highway would interrupt the free flow of traffic and prejudice the safety of road users. The development would be contrary to Policy H12 - (Design and Layout of New Housing Development), Policy 13 – (Backland Development) and Policy T24 – (Parking and Servicing Requirements for New Development) of the Borough of Darlington Local Plan 1997.

The development would not provide safe and convenient pedestrian access from the highway (Prior Street) and thereby it would be contrary to Policy H12 – (Design and Layout of New Housing Development) and Policy T24 – (Parking and Servicing Requirements for New Development) of the Borough of Darlington Local Plan 1997.

The Development would not provide adequate provision for the servicing of the site and thereby it would be contrary to Policy T24 – (Parking and Servicing Requirements for New Development) of the Borough of Darlington Local Plan 1997

The development would have an overbearing impact when viewed from the rooms and gardens of the properties on Hillgarth resulting in an adverse impact on the residential amenities of the occupiers of the dwellings. The development would be contrary to Policy H12 – (Design and Layout of New Housing Development) and H13 – (Backland Development) of the Borough of Darlington Local Plan 1997.

An appeal was lodged against the decision and it was dismissed in 2006.

This new proposal also involves redeveloping the site for residential purposes. The scale of the new development has been reduced from a two storey building comprising six one bed apartments to a one bed cottage (1.5 storeys) and four one bed apartments (two storey building). The development would front onto the footway with private outdoor space to the rear. There would be bin storage and secure cycle storage for each household.

Each apartment would have a large kitchen/living area, a bathroom and one bedroom. The cottage will be spread over two floors with the ground floor comprising a kitchen and lounge with a bathroom and bedroom in the roof space. The proposal does not include any off street parking and any vehicles associated with the development would park on the public highway (Prior Street). Pedestrian access would be via the footway which runs parallel with the site and the Cocker Beck.

The grass verge that runs along the frontage of the application site is part of the wider Cockerton Village Green.

A Statement of Community Involvement exercise was carried out in November 2013 in accordance with Council guidance. Leaflets were circulated in the locality and seven responses were received. Of those seven, four respondents raised objections, one respondent supported the proposal and two made general enquiries. The developer's responses to the exercise have been submitted with the planning application.

PLANNING HISTORY

04/01249/FUL In May 2005 planning permission was REFUSED for the erection of a residential development comprising three dwellings. An appeal against the decision was DISMISSED in August 2006

PLANNING POLICY BACKGROUND

The relevant national and local development policies are:

National Planning Policy Framework 2012

Borough of Darlington Local Plan 1997

E2 Development Limits

E12 Trees and Development

E14 Landscaping and Development

Darlington Core Strategy Development Plan Document 2011

CS1 Darlington's Sub Regional Role and Locational Strategy

CS2 Achieving High Quality, Sustainable Design

CS4 Developer Contributions

CS10 New Housing Development

CS14 Promoting Local Character and Distinctiveness

CS16 Protecting Environmental Resources, Human Health and Safety

CS19 Improving Transport Infrastructure and Creating a Sustainable Transport Network

Other relevant Documents

Supplementary Planning Document - Design for New Development

Supplementary Planning Document - Planning Obligations

RESULTS OF CONSULTATION AND PUBLICITY

Eight letters of objection were received to the original proposal following consultation by the Council and the concerns can be summarised as follows:

- *Access to the site both for construction and residential purposes will be a major problem and extra traffic at peak times which is already a problem will be increased*
- *The development backs directly onto the rear garden of my property (No 92 Cockerton Green) and will have an adverse effect on privacy. There would be direct views into my living room and bedroom windows from the site*
- *This is a long established green area in Cockerton Village and any large residential development would adversely affect the character of the area*
- *This development has a huge impact on the privacy and daylight of the surrounding properties. The first floor windows will look directly at my property (No 2 Hill Garth). They are too close.*
- *There is no parking provided which will push six cars or more onto a busy junction which only has a pavement on one side. The road is currently used by two local schools for pick up/drop off and this will aggravate an already difficult situation. When cars are parked they will be invisible to their owners*
- *The assertion that the new residents will only need bicycles is just wishful thinking*
- *There is no access for ambulances and the fire services*
- *There will be increased noise from six dwellings due to increased traffic flow along Prior Street.*
- *It is an overdevelopment of the site with no consideration to the character of the neighbourhood*
- *The gable end is less than 10m from the rear of my property (No 3 Hill Garth) and less than 8m from my conservatory.*
- *We have a large tree in our garden less than three metres from the proposed building with branches which overhang well into the site*
- *Last year the footpath flooded and was inaccessible for over a week*
- *Just because they are only one bedroomed does not mean only one person will live there. There could be two persons, each with a car, equating to twelve cars*
- *There will be six sets of waste and recycling bins*
- *Will the dwellings be sold or might they be let as social housing*
- *The properties will totally block the rear view of Nos 2 and 3 Hill Garth and we at No 4 will have people looking directly into our back windows and garden. The houses on Hill*

Garth were designed so that none of the houses can look into the back gardens of any of the others, nor are they overlooked

- *What is the developer proposing to do to ensure the retaining wall is maintained properly? How will digging foundations, drains etc. affect the foundations of the wall*
- *When the properties with on street parking were built in the locality, it was at a time when there was very little or no need for on-site parking as not as many people owned cars and many more people have one or two cars*
- *Neither the road nor the demarcation of the so called car parking spaces has been changed for many years. This is an extremely busy and sometimes dangerous junction of Newton Lane, Prior Street and Stooperdale Avenue*
- *The Planning Inspector supported the previous highway refusal reasons*
- *This is an overdevelopment of this awkwardly placed and restricted site, which would be suitable for something smaller and more in keeping with the tiny cottages in the conservation area*
- *There is no street lighting. The street lights in Prior Street afford no light at all because of the bushes and trees around the beck*

Following the submission of further information on the original proposal, a further four letters of objection have been received raising the following comments

- *The most recent additions to the planning application to build on land to the rear of our property (No 4 Hill Garth) merely confirm our previous concerns. In particular we refer to the comments we made about over development, overlooking and privacy plus our concerns about the actual building work having a detrimental effect on the boundary wall at the rear of our property and the risk of our garden subsiding. It also appears that the buildings are higher than was originally indicated on the plan and will intrude further on our privacy.*
- *Our views remain as before, we do however note that the levels of the development have been raised, which will make the development more prominent from our perspective*
- *The additional plans certainly do not address my concerns, which are as I stated previously. The overall size of the proposed development is still far too near to the properties 2, 3 & 4 Hill Garth and the height has been raised. The total area covered by the proposed buildings has not been altered to be further from the Hill Garth houses, as recommended by the Planning Inspector. If the building was built as in the amended plans, this would clearly block the light from the Hill Garth properties.*
- *The additional plans do not alter any of my objections to this project. Despite the plethora of information contained in these files there is still no accurate visual representation of the impact of this development on the existing households.*

Following the submission of the amended plans, a further four letters of objection have been received raising the following comments:

- *The new proposals for the land at the rear of 3-4 Hill Garth, while appearing to lower the gable end wall that faces the back of our properties still do not alter our views already expressed. There will still be an element of over-looking, there will still be an issue of lack of light. The site is still being over-developed because although they are proposed as single person dwellings, what guarantee has the developer got that this is what they will actually be? The parking issues still remain - as we have previously stated, each dwelling could have 2 people living there, both with cars. Recently the council had*

meetings about parking around Cockerton Green and suggested charging for this and resident parking permits - would this development not add to an already difficult situation? What is the developer going to do to protect the boundary wall between the development and our back gardens to ensure that they (and possibly our foundations) do not collapse during the building work? The developer claims the site was cleared of vegetation about 2 to 3 years ago - NO - the vegetation was cut down and some was burned off causing damage to neighbours gardens. The site is actually a haven for wildlife - birds, etc.

- *I wish to oppose the latest plans. Although it is pleasing to see the developers concede that the building is intrusive, the corrective action does not go far enough. The building is still too high and too close to the surrounding properties.*
- *We in Hill Garth find this very bemusing as previously this development has been to appeal with the Inspector raising a number of concerns. Although the nearest cottage has been replaced with a 1.5 storey one, we will still be overlooked. The flood risk assessment stated development was not in a flood risk area yet the developer has raised the levels of the development in the amended plan*
- *The amended plans show slightly lowered height but the building occupies the same overall area. The size and proximity to neighbouring properties was specifically referred to in the Planning Inspectors judgement. This has still been ignored. It is clear the owner of the land want to have as many properties as they are allowed.*
- *My concerns for parking and access for emergency vehicles have not changed. "On street provision envisaged was unacceptable in terms of highway safety" has again been ignored*
- *All the cottages around the Green have pantile roofs and any building viewed from the path/Prior Street should have pantile roofs to blend on with those behind (Hill Garth)*
- *I accept that the site does need tidying but a smaller and lower building must be considered to be more acceptable*

Consultee Responses

The Council's Highways Engineer has raised no objections

The Council's Flood Risk Management Officer has raised no objections

The Council's Environmental Health Officer has raised no objections

The Council's Arboricultural Officer has raised no objections

The Head of Emergency Care (South) has raised no objections

Northumbrian Water has raised no objections to the proposed development

The Environment Agency has raised no objections to the development

Northern Gas Networks has not objected to the planning application

The Durham Fire Safety Officer has raised no objections

The Durham Constabulary Architectural Liaison Officer has raised no objections to the application but he has commented that occupants of one bedroomed flatted developments may cause conflict with existing residents.

PLANNING ISSUES

The main issues to be considered here are whether or not the proposal is acceptable in the following terms:

Planning Policy

Residential Amenity

General Design and Layout Matters

Impact upon the Cockerton Conservation Area and adjacent Listed Buildings

Highway Matters

Flood Risk

Ecology Matters

Impact upon Trees

Designing out Crime

Planning Policy

The site is located within the development limit for the urban area and therefore it can be considered as a sustainable location for a housing development in accordance with local development policies E2 of the Local Plan 1997 and CS1 of the Core Strategy.

The new development must be to a high standard, be safe and sustainable in accordance with Policy CS2 of the Core Strategy. All highways, transport and footpath works must also accord with Policy CS2 and also CS19 of the Core Strategy.

The use of sustainability measures within the development must meet with the requirements of Policy CS3 of the Core Strategy to ensure that it is a sustainable and energy efficient development.

Policy CS16 of the Core Strategy states that new development should protect and where possible improve environmental resources, whilst ensuring there is no detrimental impact on the environment, general amenity and the health and safety of the community

Government guidance on conservation areas and listed buildings is contained within the National Planning Policy Framework 2012

Residential Amenity

The dwellings on Hill Garth are built on land approximately 3.5/4 metres higher than the application site. The dwellings on Cockerton Green are at a similar ground level than the application site.

The scheme that was dismissed on appeal in 2005 was for a three and two storey development with the three storey element being located adjacent to the rear gardens of the dwellings on Hill Garth. This application was originally for the erection of a two storey development but the scheme has been amended following the receipt of the objections and discussions with Officers.

The proposal now involves the erection of a 1.5 storey cottage and a two storey building containing four apartments. The land within the application site would be raised approximately one metre for flooding purposes. When measured from the raised ground level the cottage building would be approximately 3.3 metres to eaves level with an overall height of 6.7 metres under a ridge roof. The two storey building would be approximately 5.2 metres to eaves height with an overall height of 8.1 metres under a gabled dual pitch roof.

The 1.5 storey cottage would be sited approximately 0.8m (at its closest point) from the retaining boundary wall with Hill Garth. The overall height of the cottage has been reduced so that its eaves would be at a similar height to the fences that are on top of the retaining wall and the roof then slopes away from the neighbouring gardens. The two storey element is approximately 6m from the retaining wall at its closest point and a further 7m from the rear elevations of the nearest dwellings on Hill Garth, although some do have conservatories at the rear.

The south west facing gable end of the proposed building is approximately 16m from the rear elevations of the dwellings Cockerton Green and its rear elevation is approximately 25m from the properties on the Green. There is a small ground floor secondary lounge window and a first floor store window in the south west gable and it is considered appropriate to impose a planning condition to ensure that the windows are obscured.

It is considered that the proximity distances are acceptable and would generally accord with the requirements of the Council's adopted Design SPD. Whilst the roof of the cottage would be quite close to the rear gardens of the properties on Hill Garth, it would not be an overbearing or dominant structure when viewed from these gardens and properties.

The proposed building would not be directly to the rear of the properties in Hill Garth but there would be oblique views from the openings in the rear elevation of the two storey building and the dormer window in the rear roof slope of the smaller cottage. However, it is considered that the revised proposal would not create overlooking issues that would be injurious to the amenities of these neighbouring properties. The proximity distances with the properties on Cockerton Green will ensure that the development will not adversely overlook these dwellings.

It would be appropriate to impose planning conditions that remove the permitted development rights for the development and to secure the submission of a Construction Management Plan in the interests of residential amenity.

A number of concerns raised by the objectors relate to stability of the retaining wall on the boundary with the properties on Hill Garth. The applicant has agreed that a condition could be imposed to secure the submission of construction details to ensure that the stability of the wall is not compromised by any aspect of the development.

General Design and Layout Matters

Under the provisions of the Planning Supplementary Planning Document - Design for New Development, the site falls within Zone 4 (Outer Suburbs) and developments of between one and 2.5 storeys are acceptable. The development would have a frontage onto the footway which is welcomed and it has the appearance of three traditional cottages. The design includes imitation chimneys and it would be constructed from brick work with render, slate roof tiles, timber doors and windows. The site would be enclosed by 1.8m high fencing to the side and rear with the existing retaining wall forming the boundary with the properties in Hill Garth. It is considered

that in general terms the development is well designed and it would enhance the appearance of the locality. The proposal would generally accord with the Design SPD.

Impact upon the Cockerton Conservation Area and adjacent Listed Buildings

The application site lies immediately to the north of No's 80-82 Cockerton Green which are Grade II listed buildings. It is also within the Cockerton Village Conservation Area. The properties are traditionally designed, which together with the revised scale of the development, the inclusion of chimneys and appropriate materials and fenestration will ensure the development will blend well with other existing developments in the area. However, it is considered that the development must have clay pantile roof tiles to match those found elsewhere in the locality and therefore a condition would need to be imposed to secure appropriate materials

The development would make a positive contribution to the local distinctiveness and significance of the conservation area and the setting of the listed buildings in accordance with the requirements of the National Planning Policy Framework 2012.

Highway Matters

Government guidance contained within Manual for Streets states that "in planning for expected levels of car ownership it is not always necessary to provide parking on site. In some cases it may be appropriate to cater for all of the anticipated demand on-street. This could be the case, for example, with a small infill development where adjacent streets are able to accommodate the increase in parking or where a low car ownership development is proposed"

The proposal has no off street parking provision and parking would take place on Prior Street. A number of properties in the locality have no off street parking therefore this scenario is not uncommon to the area. The parking areas on Prior Street are used by parents of the nearby local school but the parking needs and times of the parents and the occupiers of the proposed dwellings would differ and therefore the two users should coexist adequately.

This development comprises one bedroom accommodation and the site is within adequate distance to a frequent bus service. There is spare capacity on Prior Street outside of school pick up/drop off times which would be different to the needs of the car users. As a result of these factors and current government guidance, there are no highway objections to the proposed development.

The cycle parking provision within the development site is considered to be acceptable and the dedicated bin stores are within the maximum 25m allowable walking distance from a public highway for pick up.

Deliveries to the site would be difficult but not impossible as vehicles could park on the main carriageway. This would have to be carefully managed to avoid disruption to pedestrians on the existing footway and other vehicles users on the highway but it can be done.

The Head of Emergency Care (South) has visited the site and he has advised that he does not foresee issues with access and egress in emergency situations.

The Durham Fire Safety Officer has confirmed that there would be no fire safety issues provided that the site is within 45m of an area where an emergency vehicle can park, and the highway can withstand a minimum weight of 12.5 tonnes. The Council's Highways Engineer has confirmed that the pull off in Cockerton Green would cater for emergency vehicles and it is

within 45m of the furthest building therefore removing the need for such a vehicle to drive onto the footway.

The previous application was for the erection of three family homes comprising a four bed dwelling and two three bed dwellings which would rely more heavily on the use of a private car and as a result was considered unacceptable and would cause harm to highway users. This revised application for five one bedroom dwellings will be less reliant on private car and it is considered acceptable in highway grounds. It is considered that the three previous highways and access related refusal reasons have been overcome by the revised proposals.

Flood Risk

The site lies to the south east of West Beck which is a tributary of Cocker Beck which in turns flows into the River Skerne. The western part of the site is located within Flood Zones 2 and 3 but the dwellings are located within Flood Zone 1, with some encroachment into Flood Zone 2. The ground levels where the dwellings are to be located range between 48.49m AOD and 48.91m AOD. When comparing this against the 0.5% flood level of 48.89m AOD, maximum flood depths of 400mm are possible. Finished floor levels are to be set 600mm above the 0.5% flood level meaning that the finished floor levels of the dwellings will be 1m higher than the sites lowest ground level.

It would be possible to create safe access and egress routes in case the footway in front of the dwellings flooded. The development would use permeable surfaces on walkways to encourage natural infiltration and water butts would be used to collect rainwater for outdoor water supplies. The increase in surface water is expected to be managed using infiltration techniques following tests.

Northumbrian Water has raised no objections to the development but they have requested the imposition of a condition to secure an appropriate scheme for the disposal of foul water.

The Environment Agency considers that the proposal is acceptable in terms of contamination of groundwater provided that a condition is imposed to ensure that a remediation strategy is put in place if any contaminants are found present at the site. They have also requested that the mitigation measures outlined in the supporting Flood Risk Assessment are secured by a planning condition.

The Council's Flood Risk Management Officer has reinforced the comments made by the statutory bodies.

Ecology Matters

The site has limited biodiversity interest. The site is not within a Great Crested Newt area and the Council's Ecology Officer confirmed that the planning application did not need to be supported by a habitat survey. However, he has advised that any vegetation removal should be carried out between September and February to minimise risks to breeding birds

Impact upon Trees

The application site is overgrown and contains no trees of any significance or landscape value. There would be a need to remove a small, dense area of self-seeded trees and scrub within the site in order to facilitate the development. The building would be constructed outside the root protection area of the trees that on the boundary of the site and these trees would be protected

during the construction phase. These trees may require a small amount of pruning to provide clearance with the gable of the building.

Designing out Crime

The Durham Constabulary Architectural Liaison Officer has advised there is a low crime area which generates few calls to the police. Whilst the ALO has commented that occupants of one bedroomed flats can cause conflict with existing occupants and that the transient nature of occupants can lead to a loss of amenity, he has not recommended that the application should be refused.

Planning Obligations

Under the provisions of Policy CS4 of the Core Strategy and the Supplementary Planning Document - Planning Obligations the site falls within the North West locality and for a development of this size and type would not require any planning obligations contributions.

Other Matters

Village Green

The grassed verge directly at the front of the application site form part of the designated Cockerton Village Green (registered in 1968). The land is owned by the Council and pedestrian access to the proposal would cross this verge via two pedestrian footways. The applicant is aware of the designation and that they would need to seek further legal easements, other than planning permission, from the Local Authority to achieve the required access across the site and/or the creation of the footways. The granting of this planning application would not prejudice any other legal agreements that are required from the Local Planning Authority.

Occupation and Sale of the Development

The applicant is undecided at this time as to whether or not the apartments would be sold individually or they would be let privately. This however is not a material planning consideration.

SECTION 17 OF THE CRIME AND DISORDER ACT 1998

The contents of this report have been considered in the context of the requirements placed on the Council by Section 17 of the Crime and Disorder Act 1998, namely the duty on the Council to exercise its functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. It is not considered that the contents of this report have any such effect.

CONCLUSION

It is considered that the occupiers of the revised proposal would not be as reliant on the private car as the previous proposal for three family homes that was dismissed on appeal in 2005. There is adequate parking space on the public highway to cater for any vehicles associated with the development and the Council has been advised that there would be no concerns about access for the emergency services. Deliveries to the site, whilst not ideal, would be possible. It is considered that the refusal reasons for the previous application that relate to parking and access arrangement has been satisfactorily overcome.

The scale and design of the proposal has been amended and it is considered that the proposal would not have an adverse impact upon the amenities of the neighbouring properties. The development is well designed and it would make a positive contribution to the significance of the Cockerton Village Conservation Area and the settings of the nearby listed buildings.

The proposal accords with the relevant national and local development plan policies.

RECOMMENDATION

PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS

1. A3 – Implementation Limit (Three Years)
2. B4 – Details of Materials (Samples)
3. Prior to the commencement of the development a detailed scheme for the disposal of foul water from the development shall be submitted to and agreed in writing by the Local Planning Authority in consultation with Northumbrian Water
REASON: To prevent the increased risk of flooding from any sources in accordance with the National Planning Policy Framework 2012
4. Prior to the commencement of the development, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include hours of construction, a dust action plan, details for wheel washing, construction traffic routes, road maintenance and signage, access and storage details for materials, site cabins. The development shall not be carried out otherwise than in complete accordance with the approved plan
REASON: In the interests of residential amenity and highway safety
5. If during development, contamination of controlled waters not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be carried out until developer has submitted a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with and obtained written approval of the Local Planning Authority
REASON: Redevelopment of the site may discover contamination requiring further assessment. National planning policy seeks to ensure that the planning system should prevent new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution
6. The development hereby approved shall only be carried out in accordance with the approved Flood Risk Assessment by RAB Consultants (RAB: 665 NNE version 1) submitted with this application and the following mitigation measures detailed within the Assessment
 - a) Limiting the surface water run-off generated by the impermeable area of the site to the existing run off rates so that it will not exceed the run off from the undeveloped site and not increase the risk of flooding off site
 - b) Identification and provision of safe route(s) into and out of the site to an appropriate safe haven
 - c) Finished floor levels are set no lower than 49.49m above Ordnance Datum (AOD)

The mitigation measures shall be fully implemented prior to the occupation and subsequently in accordance with the timing/phasing arrangements embodied within the

scheme, or within any other period as may subsequently be agreed, in writing, by the Local planning Authority

REASON: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water, to ensure safe access and egress from and to the site and to reduce the risk of flooding to the proposed development and future occupants

7. The ground and first floor windows in the south west facing gable end shall be obscured and shall not be fitted or repaired with anything other than obscure glazing
REASON: In the interests of residential amenity
8. C5 – Restriction of PD Rights (Residential)
9. Prior to the commencement of any preparatory works associated with the development hereby approved, a certificate completed by an appropriately qualified structural engineer confirming that the construction will not have any adverse effect on the stability of the retaining boundary wall with Hill Garth, shall be submitted to and approved in writing by the Local Planning Authority.
REASON - In the interests of safeguarding against the risk of subsidence.
10. Vegetation removal shall be carried out between September and February unless otherwise agreed in writing by the Local Planning Authority
REASON: To minimise risk to breeding birds
11. J2 – Contaminated Land
12. B5 – Detailed Drawings (Accordance with Plan)

THE FOLLOWING POLICIES AND DOCUMENTS WERE TAKEN INTO ACCOUNT WHEN ARRIVING AT THIS DECISION:

National Planning Policy Framework 2012

Borough of Darlington Local Plan 1997

- E2 Development Limits
- E12 Trees and Development
- E14 Landscaping and Development

Darlington Core Strategy Development Plan Document 2011

- CS1 Darlington's Sub Regional Role and Locational Strategy
- CS2 Achieving High Quality, Sustainable Design
- CS4 Developer Contributions
- CS10 New Housing Development
- CS14 Promoting Local Character and Distinctiveness
- CS16 Protecting Environmental Resources, Human Health and Safety
- CS19 Improving Transport Infrastructure and Creating a Sustainable Transport Network

Other relevant Documents

- Supplementary Planning Document - Design for New Development
- Supplementary Planning Document - Planning Obligations

INFORMATIVE TO BE INCLUDED SHOULD PLANNING PERMISSION BE GRANTED**Highways**

The applicant is advised that contact be made with the Assistant Director: Highways, Design and Projects (contact Ms. P. Goodwill 01325 388760) to discuss naming and numbering of the development

Village Green

Notwithstanding the grant of planning permission, the applicant is advised that contact must be made with the Assistant Director: Economic Growth (contact Mr R Adamson 01325 388737) to discuss obtaining any legal agreements to cross and carry out works within the land designated as Cockerton Village Green. This planning permission is granted without prejudice to the outcome of any other consents/permissions required to lawfully implement this planning permission.