

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 14th March 2018

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APPLICATION REF. NO: 17/01191/FUL

STATUTORY DECISION DATE: 28th March 2018

WARD/PARISH: HAUGHTON AND SPRINGFIELD

LOCATION: Site of Former Springfield Primary School, Salters Lane South, Darlington

DESCRIPTION: Proposed residential development consisting of 80 dwellings, access and landscaping

APPLICANT: NORR CONSULTING

APPLICATION AND SITE DESCRIPTION

The application site measures some 2.9 hectares in area and is situated on the site of the former Springfield Primary School playing fields on the west side of Salters Lane South in a predominantly residential area and in close proximity to the Haughton Education Village and Haughton Village. The site consists of grassland with a number of mature trees.

This is a detailed application for the redevelopment of the site for housing. The scheme would consist of the following elements:

- 80 residential dwellings (comprising a mixture of two three and four bed detached, semi and terraced dwellings);
- A minimum of two in-curtilage parking spaces per dwelling;
- The formation of a new access road to the development from Salters Lane South connecting to an internal estate road leading to dwellings grouped in cul-de-sac arrangements;
- Frontage development to all principle locations;
- The provision of internal vehicular and pedestrian routes;
- The provision of a pedestrian routes to connect it to surrounding residential areas;
- The provision of associated hard and soft landscaping.

The application was submitted with a Design and Access Statement as required by the regulations.

Application documents including Planning Statement, Design and Access statement, detailed plans, consultation responses, representations received and other background papers are available on the DBC website.

Environmental Impact Assessment Requirements

The Local Planning Authority has considered the proposal against the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended).

It is the opinion of the Local Planning Authority, that the proposal is development for which an Environmental Impact Assessment is not required as the development would not be likely to have significant effects on the environment by virtue of factors such as its nature, size or location.

PLANNING HISTORY

The site has a lengthy planning history relating to various alterations and extensions to the former school buildings. None of this is relevant to this application.

07/01221/FUL - In March 2008 planning permission was granted for the residential development of land to the north of the site.

10/00017/DC – In April 2010 planning permission was granted for the residential development of land to the north of the site.

PLANNING POLICY BACKGROUND

The following policies of the Core Strategy are relevant:

CS1 – Darlington's Sub-regional Role and Locational Strategy
CS2 – Achieving High Quality, Sustainable Design
CS10 – New Housing Development
CS11 – Meeting Housing Need
CS14 – Promoting Local Character and Distinctiveness
CS15 – Protecting and Enhancing Biodiversity and Geodiversity
CS16 – Protecting Environmental Resources, Human Health and Safety
CS17 – Delivering a multi-functional Green Infrastructure Network
CS19 – Improving Transport Infrastructure and Creating a Sustainable Transport Network

The following policies of the Borough of Darlington Local Plan are relevant: -

E3 – Protection of Open Land
E12 - Trees and Development
E14 - Landscaping of Development

The Council's Design of New Development Supplementary Planning Document 2011 is relevant.

The Council's Planning Obligations Supplementary Planning Document (2013) is also relevant.

The Council's Interim Planning Position Statement (2016) is also relevant.

The National Planning Policy Framework (NPPF) 2012 and National Planning Practice Guidance are also relevant.

RESULTS OF CONSULTATION AND PUBLICITY

Four objections have been received as a result of the Council's Consultation exercise, raising the following issues:

- *Lack of need for new dwellings;*
- *Impact on highway safety and ability for the road network to cope with increase in traffic;*
- *Increase in parking requirements;*
- *Increase in commercial traffic in the area;*
- *Loss of and impact on habitats;*
- *Loss of mature trees;*
- *Loss of green space;*
- *Stress on drainage system; Flooding problems;*
- *Out of keeping with surrounding housing;*
- *Impact on residential amenity;*
- *Impede existing access to the rear of property (84 Hutton Avenue);*

One letter of support has been received from Campaign to Protect Rural England, making the following comments;

It will add to the already satisfactory five year housing supply and will reduce the need to allocate land for less sustainable development in the rural part of the Borough.

The Council's Highways Officer has raised no objections to the proposed development subject to conditions securing submission and agreement of further details of the internal highway layout and the proposed access road junction. There are a number of housing developments currently submitted for planning in proximity to the A167/A1150 corridor. The development traffic generated from these sites would have a detrimental impact on the local highway network unless highway improvements are carried out on the corridor. Specific improvements are proposed at the A167 Burtree Lane traffic signal controlled junction and A1150 Thompson Street East roundabout. A contribution has been agreed towards highway improvements on this corridor.

The Council's Environmental Health Officer has raised no objections to the proposed development subject to contaminated land remediation conditions.

The Transport Policy Officer has raised no objections to the proposed development subject to conditions requiring further details of shared footway links to surrounding infrastructure and details of cycle parking and storage.

The Lead Local Flood Authority has raised no objections to the proposed development subject to planning conditions to secure submission and agreement of a scheme of surface water drainage and management, that the development is carried out in accordance with the submitted FRA and that the surface water management is in place prior to dwellings being occupied.

Northumbrian Water has raised no objections to the proposed development subject to a condition to secure a scheme for the disposal of foul and surface water from the development prior to commencement.

PLANNING ISSUES

The main planning issues to be considered in the determination of this application are: -

- Planning Policy
- Loss of green space
- Impact on non-designated Heritage Assets (Archaeology)
- Design and Layout and impact on visual amenity
- Residential Amenity
- Highway and Sustainable Transport issues
- Surface water and Flood Risk
- Ecology
- Trees
- Planning Obligations
- Other matters

Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) comprises up to date national planning policy and is a material consideration in planning decisions.

Saved Policy E2 (Development Limits) of the Local Plan states that most new development will be located inside the development limits. The site is located within the development limits.

Saved Policy E3 (Protection of Open Land) of the Local Plan states that in considering proposals to develop any area of open land within the development limits, the council will seek to maintain the usefulness and enhance the appearance and nature conservation interest of the open land system as a whole and to supplement the interconnections between its elements. It states that permission will not be granted for development which inflicts material net harm on; the visual relief afforded by the system in built-up areas; the character and appearance of the locality through loss of openness and greenery; facilities for organised sport and other informal recreation or for horticulture; the internal continuity of the system, or its linkages with the open countryside; or, areas recognised for their nature conservation or wildlife interest.

In relation to housing, the NPPF requires local authorities to plan positively for housing development to meet the needs of their area. An update to the Strategic Housing Market Assessment was published in Oct 2017. This work indicated that 8,440 dwellings will be required over 2016 to 2036, an average of 422 dwellings per year. A 20% buffer has been applied to this figure due to previous under delivery. The Council is currently preparing a new Local Plan and an assessment of sites currently shows that a 5.86 year supply of deliverable housing land can be demonstrated. As a consequence policies relating to the supply of housing can now be given weight in the planning balance.

The site falls within the Development Limits and is considered to be a sustainable location, and its development for housing is acceptable in principle. The Council's Interim Planning Position Statement (2016) identified the site as a housing site capable of accommodating a sustainable scheme subject to an acceptable scheme coming forward.

Loss of green space

One of the Core Planning Principles of the NPPF is that planning should take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.

Policy CS2 (Achieving High Quality, Sustainable Design) of the Core Strategy includes provision that new development should reflect or enhance Darlington's distinctive nature; create a safe and secure environment; create safe, attractive, functional and integrated outdoor spaces that complement the built form; and relate well to the Borough's green infrastructure network.

CS14 (Promoting Local Character and Distinctiveness) of the Core Strategy seeks to protect, and where appropriate enhance, the distinctive character of the Borough's built, historic, natural and environmental townscapes, landscapes and strong sense of place.

Policy E3 (Protection of Open Land) of the Local Plan states that in considering proposals to develop any area of open land within the development limits, the council will seek to maintain the usefulness and enhance the appearance and nature conservation interest of the open land system as a whole and to supplement the interconnections between its elements. It states that permission will not be granted for development which inflicts material net harm on; the visual relief afforded by the system in built-up areas; the character and appearance of the locality through loss of openness and greenery; facilities for organised sport and other informal recreation or for horticulture; the internal continuity of the system, or its linkages with the open countryside; or, areas recognised for their nature conservation or wildlife interest.

The loss of green space will have minimal impact on recreation as the site is not open to the public. However it does afford some visual relief to the locality in general. Nevertheless, it is considered that the proposal retains an element of openness to the Salters Lane South frontage and will be enhanced through a landscaping scheme to be agreed by planning condition. Ecology issues are considered later in this report.

Impact on non-designated Heritage Assets (Archaeology)

Paragraph 135 of the NPPF requires the effect of an application on the significance of non-designated heritage assets to be taken into account in the determination of planning applications. It goes on to state that in weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Paragraph 141 of the NPPF requires that Local Planning Authorities make information about the significance of the historic environment gathered as part of plan making or development management publicly accessible. It states that they should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.

An Archaeological Evaluation was submitted in support of the application. The survey did not show a significant archaeological resource, however shows some magnetic disturbance in the results which could have a 'masking' effect. The County Archaeologist therefore requested that the Archaeological Evaluation be tested through trial trenching. At the time of writing, the trial

trenching was underway, with the report to be submitted in due course. If the trial trenching confirms the results of the survey, there would be no requirement for further work or conditions. The results of the trenching will be reported at Planning Committee.

Design and Layout and impact on visual amenity

Policy CS2 (Achieving High Quality, Sustainable Design) of the Core Strategy includes provision that new development should reflect or enhance Darlington's distinctive nature; create a safe and secure environment; create safe, attractive, functional and integrated outdoor spaces that complement the built form; and relate well to the Borough's green infrastructure network.

It is considered that the form, scale and layout of the development is acceptable and has had regard to the character of its surroundings. In particular the scheme is sensitive to the character of the main frontage along Salters Lane South, and provides an attractive internal street scene.

The surrounding area is not one of strong architectural character, and the development does not seek to replicate or follow any particular element of architecture in the immediate vicinity of the site, however it is considered that the proposal shows sensitivity to its surroundings and provides a variety of buildings with architectural detailing such as dormer windows, varied roof heights, gables and varied fenestration to break these up, create interest and complement the sites surroundings. Submission and agreement of specific materials to ensure a high quality development can be dealt with by planning condition.

Careful consideration should be given to landscaping in order to soften, complement and provide some screening for the development. The issue of retaining existing tree cover is considered in more detail later in this report. Overall, the proposal is considered to be acceptable in respect of its impact on the visual amenities of the locality and responds satisfactorily to the particularities of the site and the surrounding area, as required by local and national policy and guidance.

Residential Amenity

The proposal is considered to be acceptable in respect of its impact on the residential amenities of existing properties and meets the generally accepted separation distances as set out in the Design SPD in all instances. Internally, the layout of the development is considered to provide an acceptable residential environment for the future occupiers of the proposed scheme.

A Phase 1 Desk Top Study report and a Phase 2 Ground Investigation Report, both prepared by Arc Environmental (2013) were submitted with the planning application. Although the reports established that due to the previous use of the site, there is little contamination, it has identified some hotspot issues of contamination such as an area where bonfires have taken places, asbestos fibres detected in some soil samples in the north east corner of the site, and two areas of bitumen contamination. As such, and in the context of the time that has lapsed since the reports were prepared, the Councils Environmental Health Officer has recommended that standard contaminated land conditions are attached to any approval to secure submission and agreement of remediation and verification reports.

Given the residential uses surrounding the site, a planning condition is also recommended to secure submission and agreement of a Construction Management Plan.

Overall, it is considered that the proposed application is acceptable in respect of its impact on the residential amenities currently enjoyed by existing residents, and those to be provided for the future occupiers of the proposed scheme.

Highway and Sustainable Transport Issues

The Council's Highways Officer has been consulted and has raised no objections to the proposed development. Due to the position of the existing bus stop, and the limited options for its relocation, the alignment of the access road at Salters Lane South has been amended. At the time of writing, although preliminary drawings have been undertaken and the Highways Officer is satisfied on this basis that the appropriate visibility splays can be achieved, the final plans for this realignment have not yet been completed, and this final detail should be required by planning condition.

A number of details regarding the internal highways layout have also be requested by the Highways Officer, who has agreed that these can all be agreed through a planning condition requiring further details prior to commencement.

A number of objections have raised the issue of impact on the proposal on highway safety and the inability of the road network to cope with the increase in traffic that would result. Also raised is the increase in parking requirements. However, the Highways Officer has raised no objections in terms of highway safety and the impact of the generated traffic or parking, which complies with the Tees Valley Design Guidance requirements across the site.

The site has good accessibility to public transport and a number of potential walking links to the existing surrounding areas. The Transport Policy Officer has raised no objections to the proposed development subject to details regarding the proposed footpath / cycle link which connects to Kielder Drive to the south. To improve accessibility a footpath link to Bamburgh Place to the south west and Alnwick Place to the west is also required, together with the provision of cycle parking for the dwellings and submission and agreement of the detail of these can be required by planning condition.

Members should note that offsite highway improvements are proposed to the B1150 and A167 corridor to mitigate the impacts of additional traffic impacting on this part of the network. In this particular case the development would contribute to an enhanced roundabout at the Thompson Street junction on the B1150 to increase its capacity and flows.

Surface Water and Flood Risk

The proposed development is situated within Flood Zone 1.

A Flood Risk Assessment and Drainage Strategy (January 2018) undertaken by Portland Consulting was submitted in support of the application. This demonstrates that the proposed development will have a very low risk of flooding from surrounding watercourse, surface water, sewers and groundwater, and proposes a strategy for the disposal of surface water from the development.

Stockton Borough Council, who acts as the Council's technical advisors for SuDs, has assessed the level of information submitted with this application. They do not raise concerns to the development subject to a condition being attached to any forthcoming approval that requires the developer to submit a full Surface Water Drainage and Management scheme for the whole site that must include detailed design of the surface water management system, build program for the provision of the critical surface water drainage infrastructure, management plans, details of adoption responsibilities and management plans / maintenance and that the development is in accordance with the submitted Flood Risk Assessment.

Ecology

Policy CS15 (Protecting and Enhancing Biodiversity and Geodiversity) of the Core Strategy states that the protection, restoration, extension and management of the Borough's biodiversity and geological network will be delivered to help achieve the target level of priority habitats and species set out in the UK and Durham Biodiversity Action Plans by measures including by ensuring that new development would not result in any net loss of existing biodiversity value by protecting and enhancing the priority habitats, biodiversity features and the geological network through the design of new development, including public and private spaces and landscaping.

Saved Policy E21 (Wildlife Corridors) states that development which would materials harm the wildlife habitat value of linear features providing corridors within which wildlife can move and live, including the open land network within the urban area where it forms continuous corridors, rivers and streams, road and rail corridors, woodlands, hedgerows and green lanes will not be permitted. It goes on to state that harm will be assessed according to the impact of development on the value of the feature in terms of its continuity and ecological structure and diversity; and that the landscaping of new development within or adjacent to wildlife should, where appropriate, incorporate semi-natural habitats which contribute to maintaining the wildlife value of the corridor.

This is in general accord with paragraph 109 of the NPPF, which states that the planning system should contribute to and enhance the natural and local environment by; protecting and enhancing valued landscapes, geological conservation, interests and soils; and, recognising the wider benefits of ecosystems services; and, minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

Paragraph 118 of the NPPF advises that local planning authorities should seek to conserve and enhance biodiversity by applying a number of principles.

A Preliminary Ecological Appraisal (December 2017) undertaken by E3 Ecology Limited, was submitted with the planning application. The report makes a number of observations including the following:

- A. That the site comprises a mixture of amenity and semi-improved grassland, semi-improved neutral grassland and scattered trees and hedgerows ranging from low to parish value for the habitat it supports;
- B. Survey recorded habitats on site that are predominantly of low suitability for foraging and commuting bats;
- C. Three trees are of moderate suitability for roosting bats, two of which are considered to have the potential to be impacted upon by the development;
- D. The site is not considered to be of value to ground nesting birds;
- E. Hedgerow, scattered trees and scrub habitats on site are likely to be of greatest value to nesting garden and woodland bird species;
- F. Two ponds were identified within 500m of the site and habitats on site are currently moderately suited to Great Crested Newts;
- G. With numerous records of GCN from within 2km of the site further investigation as to the ponds suitability for GCN will be required;

- H. Hedgehog are considered likely to forage and potentially breed on the site and the common toad may also be present depending on the status of local potential breeding ponds;

Potential impacts of the development include; loss of grassland, low of scattered trees and hedgerows and suitable habitat for bats (low); Great Crested Newts (moderate); and hedgehogs.

As a result, the report makes a number of recommendations to mitigate the development which can only be identified in detail following additional specialist surveys but are likely to include.

- a. Vegetation clearance / tree felling to be undertaken outside of the bird nesting season;
- b. Protection of retained trees;
- c. Retained hedgerows to be enhanced with supplementary hedgerow planting;
- d. Appropriate boundary treatment.

The Ecology Officer has been consulted and has raised no objections subject to conditions based on the recommendations of the Ecology reports to include a mitigation strategy.

Overall, it is considered that subject to a condition to secure submission and agreement of the above details in a full mitigation plan, together with a condition to require compliance with the recommendations, it is considered that the proposed development will conserve and enhance the natural environment.

Trees

Saved Policy E12 (Trees and Development) of the Local Plan states that development proposals will be required to take full account of trees and hedgerows on and adjoining the site.

The site contains scattered trees of varying condition. A pre-development Tree Constraints Assessment (December 2017) undertaken by E3 Ecology, was submitted with the planning application. The proposal would necessitate the removal of a number of trees, the majority being classed as of impaired condition. Six trees within the site that are of better quality will need to be removed to accommodate the proposal, however these are largely within the site in the area of back gardens of the proposed dwellings. Amendments to the access road has also resulted in the need to fell two additional trees to the front of the site. Careful consideration of the landscaping scheme with consultation with the Council's Arborist will ensure some mitigatory planting of appropriate species to enhance and soften the development. It is recommended that a planning condition be attached to any approval to secure satisfactory means of protection proposed to the existing trees to be retained prior to and during construction works.

Planning Obligations

The application triggers a requirement for developer contributions in line with the requirements of the Planning Obligations SPD.

Where a relevant determination is made which results in planning permission being granted for development, a planning obligation may only constitute a reason for granting planning permission for the development if the obligation is:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and

- Fairly and reasonably related in scale and kind to the development

The applicant has agreed to pay the following contributions:

- i) £62,500 for Transport;
- ii) £80,000 for Highway Improvements (Thompson Street East Roundabout);
- iii) 20% Affordable Housing to be provided on-site.

The above figures were agreed with reference to the Planning Obligations SPD and in close liaison with internal consultees. Overall, it is considered that these meet the tests set out above, are necessary, directly related to the development, and fairly and reasonably related in scale and kind to the development.

The financial contributions will be collected by the Council through the Contract of Sale, negating the need for Section 106 Agreements to be prepared. A suitably worded condition is recommended to secure the delivery of the Affordable Housing on-site.

Other matters

A resident of 84 Hutton Avenue has objected to the proposal on the grounds of loss of access to the rear field. The objector is registered disabled and with bedroom accommodation on the ground floor relies on access to the garden and the application site in case of a fire or other emergency. Unfortunately, there is no opportunity to accommodate a rear access from the objector's garden, as this area would be private garden. The layout proposed, and the lack of access from a rear garden to private land is not unusual in residential environments and in this case, the objector would need to make any escape into their own garden for safety or from the front of their dwelling.

Conclusion

The application site lies within development limits identified in the development plan. The scale, design and layout of the development accords with the relevant policy in the development plan. The development respects the amenity and general character of the area. The application is not considered to raise any issues in relation to car parking provision, highway safety or crime prevention. The proposal accords with the relevant policies in the development plan set out below:

RECOMMENDATION

Subject to the S106 financial contributions being collected through the land sale arrangements planning permission be GRANTED subject to the following conditions:

General

1. A3 Implementation Limit (3 years)
2. B4 Details of Materials (Samples)
3. E2 Landscaping (Submission)
4. PL (Accordance with Plans)
(00)304 House Type T4
(00)320 House Type T3(S)

(00)325 House Type T5
(00)330 House Type T7
(00)335 House Type T9
(00)340 House Type T14
(00)345 House Type 12
(00)350 Rev A Proposed Site Layout / Landscape Plan

5. Prior to the commencement of the development hereby approved, including any site clearance, further details shall be submitted of the finished floor levels of the proposed dwellings on site and the development implemented in accordance with those approved details.

REASON – In order that the Local Planning Authority may be satisfied as to the details of the development.

6. Construction work shall not take place outside the hours of 08:00-18:00 Monday to Friday, 08:00-13:00 Saturday with no working on a Sunday and Bank / Public Holidays without the prior written permission of the Local Planning Authority.

REASON – In the interests of residential amenity.

7. E5 (Boundary Treatment Submission)

Contaminated land

8. CL4 Phase 3 Remediation and Verification Strategy
9. CL5 Construction / Remediation Works
10. CL6 Phase 4 Verification and Completion Report

Trees

11. Prior to the commencement of the development a detailed survey of trees to be affected by the development (both within the site and adjoining its boundary) shall be carried out. The survey shall include the identification of measures to protect existing retained trees in order to protect them from damage by compaction, severance and material spillage, in accordance with BS5837, and shall be submitted to, and approved in writing by, the Local Planning Authority. No demolition or site clearance shall be commenced until the agreed measures are in place and have been inspected by the Council's Arboricultural Officer. The approved measures shall remain in place through the carrying out of this planning permission. Notwithstanding the above approved specification, none of the following activities shall take place within the segregated protection zones in the area of the trees:
 - a) The raising or lowering of levels in relation to existing ground levels;
 - b) Cutting of roots, digging of trenches or removal of soil;
 - c) Erection of temporary buildings, roads or carrying out of any engineering operations;
 - d) Lighting of fires;

e) Driving of vehicles or storage of materials and equipment;

REASON – To ensure a maximum level of protection in order to safeguard the well-being of the trees on the site and in the interest of the visual amenities of the area.

Affordable Housing

12. The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework or any future guidance that replaces it. The scheme shall include:

- a) the numbers, type, tenure and location on the site of the affordable housing provision to be made, which shall consist of not less than 20% of housing units;
- b) The timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- c) The arrangements for the transfer of the affordable housing to an affordable housing provider [or the management of the affordable housing] (if no RSL involved);
- d) The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- e) The occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

REASON – To comply with Council Housing Policy.

Flood Risk and Drainage

13. The development hereby approved shall not be commenced on site, until a scheme of ‘Surface Water Drainage and Management’ for the implementation, maintenance and management of the sustainable drainage scheme has first been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. The scheme shall include, but not be restricted to providing the following details;

I. Detailed design of the surface water management system including design water levels and finished floor levels demonstrating a suitable freeboard;

II. A build program and timetable for the provision of the critical surface water drainage infrastructure;

III. A management plan detailing how surface water runoff from the site will be managed during the construction phase;

IV. Details of adoption responsibilities;

The buildings hereby approved shall not be brought into use until the approved ‘Surface Water Drainage’ scheme has been implemented and the approved scheme shall be maintained in accordance with the Surface Water Management scheme for the lifetime of the development.

REASON - To ensure the site is developed in a manner that will not increase the risk of surface water flooding to site or surrounding area, in accordance with the guidance within Core Strategy Development Plan Policy CS10 and the National Planning Policy Framework.

14. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) & Drainage Strategy dated 23rd January 2018 and the following mitigation measures detailed in the FRA.

- Limiting the surface water run-off generated by the impermeable areas of the development up to and including the 100 year critical storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site. This will be achieved in accordance with the calculations within the Section 5.02 stating a Qbar of 12.0 l/s.

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 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 from the site and to reduce the risk of flooding to the proposed development and future occupants.

15. No dwellings should be occupied until the surface water management system for the development or any phase of the development is in place and fully operational. A maintenance plan detailing how the surface water management system will be maintained during the construction phase must also be submitted and approved by the Local Planning Authority prior to the commencement of the development.

REASON – To reduce flood risk and ensure satisfactory long term maintenance for the lifetime of the development.

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

REASON – To prevent the increased risk of flooding from any sources in accordance with the NPPF.

Highways

17. Prior to the commencement of the development, a Construction Management Plan shall be submitted and approved in writing by the Local Planning Authority. The plan shall include the following:
 - a) Dust Assessment Report which assesses the dust emission magnitude, the sensitivity of the area, risk of impacts and details of the dust control measures to be put in place during the construction phase of the development. The Dust Assessment Report shall take account of the guidance contained within the Institute of Air Quality

Management “Guidance on the assessment of dust from demolition and construction” February 2014.

- b) Methods for controlling noise and vibration during the construction phase and shall take account of the guidance contained within BS5228 “Code of Practice for noise and vibration control on construction and open sites” 2009.
- c) Construction Traffic Routes, including parking areas for staff and visitors.
- d) Details of wheel washing.
- e) Road Maintenance.
- f) Warning signage.

The development shall not be carried out otherwise in complete accordance with the approved Plan

REASON – In the interests of residential amenity and highway safety

18. Prior to the commencement of the development, precise details of secure cycle parking and storage details shall be submitted and approved in writing by the Local Planning Authority. The details shall include the number, location and design of the cycle stands and the development shall not be carried out otherwise than in complete accordance with the approved details.

REASON- In the interests of highway safety.

19. Notwithstanding the details shown on the approved drawings, prior to the commencement of the development, details shall be submitted, and approved in writing, to provide for the following:
- a) The realignment of the access road from Salters Lane South;
 - b) The realignment of the footway on Salters Lane South to reflect the above;
 - c) Internal highways layout;
 - d) A scheme to provide for the introduction of a 20mph traffic-calming zone;
 - e) Car parking;
 - f) Footpath / cycleway connecting to Kielder Drive which should be a minimum of 3m wide;
 - g) The provision of footpaths / cycleway connecting to Bamburgh Place and Alnwick Place, which should be a minimum of 3m wide.

The details as provided shall be implemented in the agreed form prior to any part of the development hereby permitted first being brought into use or in such other time as may be agreed by the Local Planning Authority.

REASON – In the interests of highway safety.

20. No development shall be carried out unless and until vehicle swept path analysis has been undertaken to support the movement framework for emergency vehicles, refuse and service vehicles for the internal network and, where appropriate, in respect of the off-site highway proposals, details of which shall be submitted to and approved by the Local Planning Authority.

REASON – In the interests of highway safety

Ecology

21. Prior to the commencement of any works, a detailed mitigation plan for species identified in the Preliminary Ecological Appraisal (E3 Ecology December 2017) shall be submitted to and approved in writing by, the Local Planning Authority.

The measures as detailed in the approved mitigation plan shall also include details of measures to enhance the ecology and biodiversity of the site through appropriate landscape planting and long-term management. The development shall not be implemented otherwise than in accordance with the agreed specified details and timetable and thereafter shall be permanently maintained in accordance with the approved details.

REASON - To provide ecological protection and enhancement in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, NPPF, Policy CS15 of the Core Strategy.'

INFORMATIVE TO BE INCLUDED SHOULD PLANNING PERMISSION BE GRANTED

The applicant is reminded of the necessity for strict compliance with all conditions, and written discharge of all pre-commencement conditions at the correct time. Should the developer be unable to provide for the discharge of particular conditions at the correct time, contact should be made immediately with the Local Planning Authority to discuss the matter. Pre-commencement conditions: 2, 3, 5, 11, 12, 13, 16, 17, 18, 19, 20.

The developer is required to submit detailed drawings of the proposed internal highway and off site highway works to be approved in writing by the Local Planning Authority and enter into a Section 278 / 38 agreement before commencement of the works on site. Contact must be made with the Assistant Director: Highways, Design and Projects (contact Mr S Brannan 01325 406663) to discuss this matter.

The applicant is advised that contact must be made with the Assistant Director: Highways, Design and Projects (contact Mrs P McGuckin 01325 406651) to discuss naming and numbering of the development.

An appropriate street lighting scheme and design to cover the proposed development should be submitted to and approved in writing by the Local Planning Authority. Contact must be made with the Assistant Director: Highways, Design and Projects (contact Mr M Clarkson 01325 406652) to discuss this matter.

The applicant is advised that contact be made with the Assistant Director: Highways, Design and Engineering (contact Mr Chris Easby 01325 406707) to discuss introduction of Traffic Regulation Orders in connection with a 20mph zone.