

DARLINGTON BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 19 January 2022

APPLICATION REF. NO: 21/00915/RM1

STATUTORY DECISION DATE: 3 November 2021 (Extension of time agreed until 21 January 2022)

WARD/PARISH: SADBERGE AND MIDDLETON ST GEORGE

LOCATION: Reservoir (Disused), Darlington Road, Sadberge

DESCRIPTION: Application for reserved matters approval relating to access, appearance, landscaping, layout and scale for the erection of 46 no. dwellings and associated works pursuant to planning permission 19/00339/OUT dated 06 Feb 2020 (Outline planning permission for redevelopment of former reservoir site for residential purposes of up to 46 dwellings with all matters reserved apart from access) (amended site plan and additional boundary treatment and hard surfacing details, site sections, landscape management scheme, drainage information and reservoir wall information received 9 December 2021, additional pumping station information received 10 December 2021 and amended landscape management scheme received 21 December 2021)

APPLICANT: Mr Craig Peterson, Homes by Carlton

RECOMMENDATION: GRANT APPROVAL SUBJECT TO CONDITIONS (see details below)

Application documents including application forms, submitted plans, supporting technical information, consultations responses and representations received, and other background papers are available on the Darlington Borough Council website via the following link: <https://publicaccess.darlington.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QX0HRWFPHK600>

APPLICATION AND SITE DESCRIPTION

1. Outline planning permission (19/00339/OUT) was granted for the redevelopment of the former reservoir site for residential purposes for up to 46 dwellings, with all matters reserved except access, by the Planning Applications Committee in December 2019. Outline permission was granted subject to a Section 106 Agreement which secured a financial contribution of £46,800 towards public transport and £15,000 towards the improvement of the existing play area in Sadberge. Affordable housing provision of 20% across the site was also secured by planning condition. Planning permission was issued in February 2020 once the Section 106 Agreement had been signed.
2. This is a reserved matters application which provides details of the appearance, landscaping, layout and scale relating to the erection of 46 no. dwellings on the site for consideration. Access was dealt with at the outline stage and the site would be served by an access from Darlington Road in the south west corner of the site in accordance with the outline permission.
3. The proposed development comprises:
 - 46 no. 3, 4 and 5 bedroom detached and semi-detached dwellings
 - Open space at the entrance to the site and landscaped area to the side and rear within the retained reservoir embankments
 - Pumping station in north east corner of the site
4. The application site is a former Northumbrian Water Limited (NWL) reservoir located at the south western edge of Sadberge, within the Sadberge Conservation Area. The former reservoir has been redundant since approximately 1985 and was deemed surplus to operational requirements prior to the outline application being submitted. The site extends to approximately 1.74 hectares and comprises the reservoir, a concrete lined tank with brick walls surrounded by earth embankments on all sides, and a disused stone tower on the embankments to the south of the reservoir. The proposed dwellings would be built on the site of the former reservoir basin, which is to be removed and reprofiled, leaving the south and western embankments in situ which would be retained as a landscaped area with an area of open space at the entrance to the site.
5. The site is bound by existing residential properties at Beacon Grange Park to the east, by Darlington Road to the north and by open countryside to the south and west. The A66(T) is located approximately 100 metres to the south.
6. The following information has been submitted in support of this reserved matters application:
 - Design and Access Statement
 - Heritage Statement
 - Landscape Management Strategy

MAIN PLANNING ISSUES

7. The principle of developing this site for residential purposes, together with the point of access, has been established by the granting of the outline planning permission (19/00339/OUT). The principle of development therefore not for consideration as part of this application. Technical matters relating to drainage, land contamination, noise attenuation, tree protection, archaeology and affordable housing are the subject of conditions attached to the outline permission which will need to be discharged at the appropriate time. The main issues to be considered as part of this reserved matters application are whether the proposed details of the development are acceptable in terms of their impact on the following matters:
- (a) Heritage Assets and Visual Amenity
 - (b) Residential Amenity
 - (c) Highway Safety
 - (d) Landscaping
 - (e) Other Matters

PLANNING POLICIES

8. Relevant planning policies include those which seek to ensure that new development:
- Provides vehicular access and parking suitable for its use and location (Policy CS2)
 - Is within a sustainable location and accessible by various modes of transport and provides safe, convenient and attractive access for pedestrians, cyclists, public transport users and for disabled people (Policy CS2)
 - Reflects or enhances Darlington's distinctive nature; creates a safe and secure environment; creates safe, attractive, functional and integrated outdoor spaces that complement the built form; and relates well to the Borough's green infrastructure network (Policy CS2)
 - Protects buildings, their settings and features of archaeological interest (Policy CS14)
 - Protects, enhances, and promotes the quality and integrity of Darlington's distinctive designated national or nationally significant built heritage and archaeology including buildings, their settings and features of historic and archaeological local importance in conservation areas, buildings and features that reflect Darlington's railway heritage (Policy CS14)
 - Does 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 (Policy CS15)
 - Has regard to existing trees and incorporates trees into the proposed layout wherever possible (Saved Policy E12)
 - Includes hard and soft landscaping which has regard to its form, setting and design (Saved Policy E14)

- Is focussed on areas of low flood risk (Flood Zone 1) and complies with national planning guidance and statutory environmental quality standards relating to risk from surface water runoff, groundwater and sewer flooding (Policy CS16)
- Complies with statutory standards relating to contaminated land (Policy CS16)

Other relevant documents

- National Planning Policy Framework, 2021
- Revised Design of New Development Supplementary Planning Document, 2011

RESULTS OF TECHNICAL CONSULTATION

9. The Council's Highway Engineer, Transport Policy Officer, Environmental Health Officer and Ecology Consultant raise no objection in principle. The Conservation Officer raises some concern regarding the design detailing, use of some materials and the suitability of 2.5 storey dwellings within the proposed scheme. Neither Historic England nor National Highways (formerly Highways England) wish to comment on the application. Northumbrian Water Limited have no comments to make. Sadberge Parish Council agree with the application but have a reservation regarding the lack of affordable housing and questioned the use of materials for the infilling of the old reservoir.

RESULTS OF PUBLICITY AND NOTIFICATION

10. A total of 8 letters of objection have been received which raise the following issues:
- Loss of privacy due to overlooking from proposed dwellings
 - Noise and odour from the pumping station
 - Security and maintenance of pumping station and exclusion zone
 - Details of means of enclosure not provided
 - Traffic and congestion caused by additional vehicle movements
 - Concerns regarding road safety
 - Foul and surface water drainage
 - Overdevelopment of the village
 - Detrimental impact on wildlife, flora and fauna
 - Impact on school places
 - No amenities in village to support residential development
 - Lower density development required
 - Air quality
 - More visitor parking required
 - Other unfinished development in the village
11. A further 3 letters of objection have been received in response to reconsultation on amended and additional information provided which raise the following further issues:
- Affordable housing not shown
 - Village not big enough to accommodate another development
 - Lack of privacy and separation between dwellings

PLANNING ISSUES/ANALYSIS

(a) Heritage Assets and Visual Amenity

12. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 asks that Local Planning Authorities pay special attention to preserving or enhancing the character and appearance of conservation areas. Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990 imposes a duty to treat a finding of harm to a listed building and its setting as a consideration to which the decision-maker must give considerable importance and weight when carrying out the balancing exercise and subsequent case law has stated that it is not open to the decision-maker merely to give the harm such weight as he thinks fit, in the exercise of his planning judgement.
13. In determining applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability; and the desirability of new development making a positive contribution to local character and distinctiveness (para. 197 of the NPPF, 2021).
14. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance (para. 199 of the NPPF, 2021).
15. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification (para. 200 of the NPPF, 2021) and the effect of an application on the significance of a non-designated heritage asset should be considered in determining the application. In weighing applications that directly or indirectly affect 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 (para. 203 of the NPPF, 2021).
16. Local planning authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably (para. 206 of the NPPF, 2021).
17. The impact of developing the site for residential purposes upon the character and appearance of the surrounding area, including the Sadberge Conservation Area, was considered at the outline planning application stage. Although no details of the proposed dwellings were provided and considered at that stage, an indicative site layout plan and parameters plan were provided which indicated how the site could be developed. These plans informed both the Heritage Statement and Design and Access Statement submitted

with the outline planning application, and showed the proposed houses being built on the site of the former reservoir basin, with the south and western embankments and water tower retained, to help mitigate the impact of the proposed development when viewed from the south and west.

18. The Council's Conservation Officer at the time considered that while the redevelopment of the reservoir site would impact upon its historic form and the 'monumentality' of the embanked reservoir, due to the relatively minor architectural interest of the former reservoir site, the overall impact of the proposals on the significance of the Sadberge Conservation Area would be only negligible or neutral. It would therefore preserve the significance of the heritage asset by leaving it substantially unharmed rather than entirely unchanged, and no objection was raised to the proposed development on this basis.
19. It was established at the outline stage that there was no in principle objection to the removal and remodelling of the former reservoir, but that the proposal would result in the extension of the built form of the village into the former reservoir site. It was considered that the impact of the development of the site from wider ranging views from the south west and from the A66 would be limited due to the retention of the embankments, the most significant impact would be from closer ranging views from Darlington Road to the north. The removal of the northern embankment almost in its entirety to allow access to the site, thereby opening up the site most considerably from this aspect, would result in the built form of the village extending westwards into the open countryside.
20. This impact was weighed against the benefits of removing this anomalous site from the Sadberge Conservation Area and the reclamation of this degraded site which has been a long held aspiration of Saved Local Plan Policy E17. Given that the proposal was considered to preserve the significance of the Sadberge Conservation Area, the impact of the proposal on the character and appearance of both the conservation area and that of the surrounding area was considered, on balance, to be acceptable complying with Saved Local Plan Policies E2 and E17 and Core Strategy Policies CS2 and CS14.
21. The impact of the proposed development on the significance of the Sadberge Conservation Area and on the character and appearance of the surrounding area falls to be considered once more at the reserved matters stage, having regard to the detailed proposals submitted at this stage. The principle of the removal of the reservoir basin and its remodelling to facilitate the redevelopment of the site for residential purposes having been established at the outline stage.
22. A Heritage Statement (HS) has been submitted with the reserved matters application which assesses the impact of the proposed development on the significance of the Sadberge Conservation Area and on the former reservoir and associated water tower which are non-designated heritage assets. The loss of the former reservoir has however been considered in detail at the outline stage as set out in previous sections of this report.

23. The scheme proposes the erection of 46 no. detached and semi-detached dwellings located on the site of the former reservoir basin following its removal and re-profiling. The dwellings will consist of a mix of three, four and five bedroom dwellings, constructed of a limited palette of red and buff bricks, with some render features, to compliment the existing materials surrounding the site together with a selection of contrasting red and grey roof tiles. The majority of dwellings are to be 2-storey in height, although a small number of 2.5 storey dwellings are proposed along the site frontage being the lowest point of the site. The 2.5 storey dwellings have been designed to contain a habitable room in the roofspace with the use of rooflights and enlarged gable features to the front of the dwelling, so they retain the appearance of a 2 storey dwelling but create variation in the street scene. Additionally, a sectional drawing of the streetscene elevation onto Darlington Road shows the height of the 2.5 storey dwellings only marginally higher than the adjacent 2 storey dwellings and no higher than the dwellings proposed towards the rear (south of the site).
24. The existing brick retaining wall to the front of the site is to be retained and made good where necessary, although it will be necessary to remove a section of this to accommodate the site entrance. The properties to the front of the site facing Darlington Road are to be 'double fronted' to ensure an active frontage onto the main road. Elsewhere the dwellings will face into the site in response to site constraints. There are a variety of well designed, high quality house types throughout the development, with the larger detached properties located to the front of the site in a less dense layout where the site is more open and more sensitive to change. The rear of the site is more densely developed where the landscape buffer and retained tree planting provide a high degree of screening of the site from wider ranging views. Sectional drawings submitted with the application show that the proposed dwellings will be set slightly lower than the existing dwellings to the east on Beacon Grange Park and that they will not encroach above the existing tree belt along the south of the site so as to maintain views of the former reservoir site from the south.
25. The scheme also includes some dual aspect, corner turning houses at junctions in the cul-de-sacs to create an attractive streetscene, and within the site there are pockets of open space with specimen tree planting to break up the development pattern, performing both a functional and social role within the development, including at the site entrance which also serves to soften the appearance of the development when approaching Sadberge from the west. The design of the proposed dwellings attempts to introduce architectural detailing such as stone effect head and cill details, canopies over doors and each dwelling has been designed their own private driveway to the front or side, with off-street parking for a minimum of two vehicles, with private garden space to the rear.
26. The site would be accessed via a single access off Darlington Road in the north west corner of the site and the dwellings arranged around two cul-de-sacs. The layout of the site is generally in accordance with the indicative site layout submitted with the outline planning permission. Pedestrian links are to be provided along the frontage of the site together with crossing points on Darlington Road to link up with the existing footway network on the opposite side of the road.

27. Overall, the appearance and layout of the scheme, together with the scale of the proposed development, has been designed to provide a mix of housing interspersed with pockets of open space at a density (16 dwellings per hectare) which responds to the constraints of the site.
28. The Council's Conservation Officer raises some concern regarding the design detailing, use of some materials and the suitability of 2.5 storey dwellings within the proposed scheme. However as has been set out in the report, the overall appearance and layout of the proposed development is considered to respond well to the constraints of the site. The use of high quality UPVc windows and doors and rainwater goods, as proposed, in an otherwise acceptable scheme should not unduly detract from the character and appearance of the site. Elevational and sectional drawings have demonstrated that the 2.5 storey dwellings can be accommodated on the site without appearing at odds with the predominant 2 storey form of existing and proposed dwellings on this part of the site. Furthermore, these 2.5 storey dwellings will not adversely affect skyline views of the development when viewed from the south as sectional drawings through this part of the site show that the height of the development overall will not encroach above the existing tree belt which will continue to provide a visual buffer of the site along its southern boundary. As such, there will be little change from this aspect.
29. The submitted Heritage Statement sets out the details of the scheme submitted at the reserved matters stage has been developed on the basis of the indicative scheme upon which the outline application was based. The detailed proposals are largely based on this indicative scheme in terms of the amount of development (46 no. dwellings) of predominantly 2 storey scale and has been designed to reflect the context of the surrounding area which is predominantly characterised by modern housing development. The layout of the proposal also complies with the parameters plan which limited development to the former reservoir basin with the retained embankments to the south and west sides being identified as non-developable areas to be retained primarily as a landscape buffer, but also acting as public open space, supplemented with pockets of landscaping within the development area. The scheme also accounts for the retention of the water tower within this non-developable area within its current landscape setting.
30. The HS concludes that the reserved matters application has followed the principles of the indicative material and parameters plan submitted with the outline planning application and upon which the decision to grant planning permission was made. An assessment of the impact of the significance of identified heritage assets was undertaken as part of the outline planning application and it was concluded that the overall impact of the proposal would be negligible or neutral. The detailed proposals submitted with the reserved matters application result in no additional harm to the significance or setting of the heritage assets, being the Sadberge Conservation Area or the non-designated reservoir and water tower. Officers would concur with the conclusions of the HS.

31. Overall, the proposal is considered to comply with the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework, 2021 and Core Strategy Policies CS2 and CS14.

(b) Residential Amenity

32. The submitted layout plan shows that the appropriate separation distances as set out in the Design SPD can be achieved between the proposed dwellings. The eastern side of the proposed site is in close proximity to existing dwellings on Beacon Grange Park, separated by existing trees, shrubs and hedgerow. The majority of properties on the eastern side of the site, Plots 8 – 12 and 28 – 31 will have a back to back relationship with those existing properties located on the west side of Beacon Grange Park. Sectional drawings through this part of the site show a slight level difference between the existing and proposed dwellings, with the proposed dwellings on the reservoir site being set approximately 1.5 metres than the existing dwellings to the east. The properties would be separated by a 1.8 metre high close boarded timber fence and a separation distance of between 21 and 24 metres achieved between the existing and proposed dwellings. Accounting for the slight level difference between the two sites, this distance is considered to be acceptable in order to maintain appropriate standards of residential amenity.
33. An objection has been received regarding the close spatial relationship between 7 Beacon Grange Park and Plot 32 located in the south eastern corner of the site. There is a distance of approximately 9 metres between these two properties, however there is a side by side relationship between the two properties and this distance is similar to the existing side by side relationship between existing properties on Beacon Grange Park and greater than the distances between proposed properties on the southern side of the reservoir site. At this distance and due to the positioning of the dwelling at Plot 32 relative to the objector's property, the proposed dwelling is unlikely to give rise to any unacceptable impacts relating to loss of light or outlook. Any overlooking of the front or rear garden of this property from windows serving habitable rooms in the front and rear elevations of Plot 32 would be oblique and no different the existing relationship elsewhere on Beacon Grange Park.
34. The objection also refers to the potential for overlooking into a landing window in the west side of 7 Beacon Grange Park their property. The internal layout of the proposed dwelling at Plot 32 is such that there would be a landing window in the east elevation of this property although there would be no windows serving habitable rooms in this elevation. While there may be a degree of intervisibility, this again would be oblique and given that neither window would serve a habitable room would not result in any unacceptable loss of privacy between the two properties. The proposal is therefore considered to comply with the requirements of Policy CS2 and the Design SPD.
35. Other matters raised by objection relate to the potential for noise and odour arising from the proposed pumping station located in the north east corner of the application site. The pumping station is to be located with a 15 metre buffer zone from adjacent

properties and as such it has been demonstrated that the nearest properties at West View Cottage to the east and the nearest proposed dwellings on the reservoir site to the south and west respectively fall outside of this buffer zone. It is intended that the pumping station will be adopted by Northumbrian Water Ltd (NWL), and they require the pumping station to be designed to meet the necessary standards set out in the 'Design and Construction Guidance for foul and surface water sewers offered for adoption – Code for Adoption' to minimise the risk of odour, noise and nuisance. The 15 metre buffer zone is the minimum distance for the type of pumping station proposed. On this basis, the Environmental Health Officer raises no objection to the application and the proposal complies with the requirements of Policy CS16 in this regard.

(c) Landscaping

36. The south and west reservoir embankments which include existing tree and shrub planting within and around the perimeter of the site are to be retained as part of the proposal. This area formed part of the application site but outside of the developable area and defined by the parameters plan and serves an important function in terms of mitigating the impact of the development from views from the south and west. This area is to provide public open space to serve the development. The water tower to the south of the proposed houses will also be retained as part of the landscaping proposals.
37. Within the site existing trees, shrubs and hedgerow is to be retained along the eastern and northern boundaries and supplemented by the planting of specimen trees within the grassed areas within and to the front of the site. A plan showing the location of these trees has been provided, although no details of species has been submitted however this information can be secured by planning condition. A Landscape Management Specification has been submitted with the application which sets out how the public open space and landscaped areas within the development are to be managed and maintained. This document has been amended to include the recommendations of the Council's Ecology advisor to include a management plan for the retained grassland and scrub area within the public open space to the south and west of the site to ensure that biodiversity is enhanced as part of the development proposals. As recommended by the Ecology advisor, the amended management plan proposes an annual cut of the retained grasslands and long rotational coppicing of the scrub habitats on site. On the basis of the amended management plan, he raises no objection to the application.
38. A Preliminary Ecological Appraisal submitted with the outline planning application considered the impact of the proposed development on the loss of biodiversity from the site and set out a series of ecological enhancement and mitigation measures which has been secured by a planning condition. This condition will need to be discharged at the appropriate time. These enhancement and mitigation measures, together with the retention of existing trees, shrubs and hedgerows on the site and the planting of additional specimen trees will ensure there is no net loss of biodiversity as a result of the proposed development. Tree protection measures to ensure the protection of existing trees to be retained on the site during the construction period were also secured by condition at the outline stage. On this basis, the proposal is therefore considered to

comply with Policies CS2 and CS15 and Saved Local Plan Policies E12 and E14 in this regard.

(d) Highway Safety

39. The principle of the development was considered in detail and deemed to be acceptable as part of the extant outline permission. This considered matters such as traffic generation and highway impact in detail and as such these factors are not considered as part of this reserved matters application. Whilst traffic impact is referred to in some objection letters, the magnitude of development is in line with the outline consent of 46 no. dwellings, and as such no additional traffic impact beyond this extant permission is demonstrated.
40. The outline permission secured a package of on and off-site highway works by condition to include details of the internal highways layout and site access junction; the provision of a new footway along the frontage of the site and associated crossings on Darlington Road; in-curtilage car parking details; secure cycle parking and storage; and swept path analysis to support the movement framework for emergency vehicles, refuse and service vehicles for the internal network, and also in respect of those off-site highway works where necessary. Although these details are to be dealt with at the discharge of condition stage, the site layout needs to demonstrate that the proposed on-site highway works can be accommodated on the site.
41. Following some amendments to the internal highway network in response to the Highway Engineer's initial comments, he now finds the internal highway layout, including pedestrian linkages, site access junction, visibility splays and parking standards as shown on the submitted site layout plan to be satisfactory. Whilst no swept path analysis has been undertaken to support the internal highway layout, this is subject to a condition attached to the outline planning application to be discharged at the appropriate stage. On this basis, the Highway Engineer raises no highway objection.
42. The Transport Policy Officer has made a number of comments regarding matters that have been addressed at the outline stage and secured either by planning condition or by Section 106 agreement, including a contribution towards bus services, cycle parking and footpath linkages. The comments also include further requests for the provision of electric vehicle charging points and a Travel Plan, albeit the scale of development falls below the threshold for requiring a Travel Plan. The submitted details do not include any provision for electric vehicle charging points and while there is currently no policy requirement to provide such facilities, these matters would need to have been addressed at the outline stage.
43. Taking account of the comments of the Highway Engineer with regard to the internal highway layout and matters relating to Transport Policy as set out above, the proposed details are not considered to give rise to any issues of highway safety and the proposal complies with CS2 in this regard.

(e) Other Matters

44. Details of the proposed pumping station and location of the underground attenuation tanks have been provided in the proposed layout. The final surface water drainage scheme is however the subject of a planning condition to be discharged prior to the commencement of development is not a matter for consideration at this stage.
45. The issue of affordable housing has been raised by objection to the application. There is a requirement for a total of 20% affordable housing to be provided on site, secured by a planning condition attached to the outline permission. This condition requires that details of the affordable housing, including identifying the location of the affordable properties on the site, their tenure, details of the occupancy criteria, and details for the transfer to a registered provider to ensure the houses remain as affordable housing in perpetuity. Although no details of the proposed affordable housing have been provided with this application, this condition will need to be discharged prior to any work commencing on the site.
46. Matters relating to the sustainability of the site, impact on school places, and a lack of amenities within the village were considered at the outline application and are not matters for further consideration as part of this reserved matters application. As set out at the beginning of the report however, financial contributions towards public transport and improvements to the existing play area within the village were secured by Section 106 agreement attached to the outline permission, which will be made in staged payments during the construction of the development.
47. The Parish Council has requested details of the materials to be used in the infilling of the former reservoir site and how this will be monitored. This was considered at the outline stage and a number of land contamination conditions attached to the outline permission which require an intrusive site investigation to be carried out to ascertain the likelihood of any made or contaminated land on the site and to inform a remediation strategy. The conditions also require the submission of a validation report once the reclamation of the site has been completed. These conditions are to be discharged at the appropriate stages of the development.

THE PUBLIC SECTOR EQUALITY DUTY

48. In considering this application the Local Planning Authority has complied with Section 149 of the Equality Act 2010 which places a statutory duty on public authorities in the exercise of their functions to have due regard to the need to eliminate discrimination and advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it. The proposed layout will include dropped kerbs, tactile paving etc at appropriate places in the development and the dwellings would also be designed to meet Part M of the Building Regulations. The proposed development would accord with Core Strategy Policy CS2 in this regard.

CONCLUSION AND RECOMMENDATION

49. This is a reserved matters application following the granting of outline planning permission for the development of the site for 46 no. dwellings in February 2020. The principle of housing development on this site has therefore already been established and is not for consideration here. Traffic generation and highway safety impacts, visual impacts including the impact on the Sadberge Conservation Area, together with consideration of various technical matters relating to drainage, land contamination, noise attenuation, tree protection, archaeology and affordable housing were considered and agreed at outline stage. The outline permission is also subject to a Section 106 agreement to secure financial contributions towards public transport and improvements to the village play area.
50. The submitted details relating to appearance, landscaping, layout, and scale are considered to be acceptable in and do not give rise to any unacceptable impacts in terms of visual and residential amenity or highway safety. An assessment of the impact of the significance of heritage assets undertaken as part of the outline planning application concluded that the overall impact of the proposal would be negligible or neutral. A further assessment of the detailed proposals on the significance of heritage assets, concludes that detailed proposals submitted with the reserved matters application result in no additional harm to the significance or setting of the heritage assets. Accordingly, it is recommended:

THAT DETAILS BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. The development hereby permitted shall be carried out in accordance with the approved plans and documents, as detailed below:
 - (a) Proposed site plan, drawing number 692-003 Revision C, November 2020
 - (b) Proposed boundary treatment and external hard landscaping, drawing number 692-004 Revision A, June 2021
 - (c) Site sections, drawing number 692-PL006 Revision A, November 2021
 - (d) Coniston GA Plans & Elevations, Drawing number 692 CO-01 Revision A, June 2021
 - (e) Croft GA Plans & Elevations, Drawing number 692 CR-01 Revision A, June 2021
 - (f) CT1 GA Plans & Elevations, Drawing number 692 CT101 Revision A, June 2021
 - (g) CT2 (Brick) GA Plans & Elevations, Drawing number 692 CT2B01 Revision A, June 2021
 - (h) CT2 (Render) GA Plans & Elevations, Drawing number 692 CT2R01 Revision A, June 2021
 - (i) CT3 GA Plans & Elevations, Drawing number 692 CT301 Revision A, June 2021
 - (j) Ergo 1 (Brick) GA Plans & Elevations, Drawing number 692 E1B01 Revision A, June 2021
 - (k) Ergo 1 (Render) GA Plans & Elevations, Drawing number 692 E1R01 Revision A, June 2021
 - (l) Ergo 2 GA Plans & Elevations, Drawing number 692 E201 Revision A, June 2021
 - (m) Epsom GA Plans & Elevations, Drawing number 692 EP01 Revision A, June 2021
 - (n) Type 1 GA Plans & Elevations, Drawing number 692 T101 Revision A, June 2021

- (o) Type 2 GA Plans & Elevations, Drawing number 692 T201 Revision A, June 2021
- (p) Type 3 GA Plans & Elevations, Drawing number 692 T301, June 2021
- (q) Amended 'Landscape Management Specification, Darlington Road, Sadberge for Homes by Carlton' prepared by Rosetta Landscape Design received 21 December 2021.

REASON – To ensure the development is carried out in accordance with the planning permission.

2. Details of a landscaping scheme shall be submitted to, and approved in writing by, the Local Planning Authority prior to the dwellings hereby approved being constructed above damp proof course level. Upon approval of the scheme, it shall be fully implemented concurrently with the carrying out of the development, or within such extended period as may be agreed in writing by the Local Planning Authority, and thereafter any trees or shrubs removed, dying, severely damaged or becoming seriously diseased shall be replaced, and the landscaping scheme maintained for a period of five years to the satisfaction of the Local Planning Authority.

REASON – To ensure a satisfactory appearance of the site and in the interests of the visual amenities of the area.