

PLANNING COMMITTEE

AGENDA



Tuesday 21 January 2020

at 10.00am

**in the Council Chamber,
Civic Centre, Hartlepool.**

MEMBERS OF PLANNING COMMITTEE:

Councillors S Akers-Belcher, Brewer, Brown, Buchan, Fleming, James, Lindridge, Loynes, A Richardson, C Richardson and Young.

- 1. APOLOGIES FOR ABSENCE**
- 2. TO RECEIVE ANY DECLARATIONS OF INTEREST BY MEMBERS**
- 3. MINUTES**
 - 3.1 To confirm the minutes of the meeting held on 18 December 2019
- 4. ITEMS REQUIRING DECISION**
 - 4.1 Planning Applications – *Assistant Director (Economic Growth and Regeneration)*
 1. H/2019/0352 Land at Quarry Farm, Elwick Road (page 1)
 2. H/2019/0346 Land at Brierton Lane (page 43)
- 5. ITEMS FOR INFORMATION**

No items
- 6. ANY OTHER BUSINESS WHICH THE CHAIR CONSIDERS URGENT**



PLANNING COMMITTEE

MINUTES AND DECISION RECORD

18th December 2019

The meeting commenced at 10.00am in the Civic Centre, Hartlepool

Present:

Councillor: Mike Young (In the Chair)

Councillors: Stephen Akers-Belcher, Paddy Brown, Tim Fleming,
Marjorie James, Jim Lindridge, Brenda Loynes and
Tony Richardson

Officers: Andrew Carter, Assistant Director (Economic Growth and
Regeneration)
Jim Ferguson, Planning and Development Manager
Kieran Bostock, Transport and Infrastructure Manager
Adrian Hurst, Environmental Health Manager (Environmental
Protection)
Daniel James, Planning (DC) Team Leader
Laura Chambers, Senior Planning Officer
Ryan Cowley, Senior Planning Officer
Jane Tindall, Senior Planning Officer
Stephanie Bell, Planning Officer
Paul Simpson, Principal Property, Planning and Commercial
Solicitor
Jo Stubbs, Democratic Services Officer

96. Apologies for Absence

Apologies were submitted by Councillors James Brewer, Bob Buchan and Carl Richardson.

97. Request for a site visit

A member requested a site visit to Manor House Farm in order to gain a better perspective of its surroundings. Said request was seconded and subsequently approved by members.

98. Declarations of interest by members

Councillor Marjorie James declared a non-prejudicial interest on planning application H/2019/0319 (Biffa Materials Recycling Facility) due to her position as a local authority representative for Suez.

Councillor Brenda Loynes declared interests in planning applications H/2019/0352 (Land at Quarry Farm), H/2019/0418 (High Tunstall College of Science) and H/2019/0460 (5 Woodhouse Lane) due to her position as Rural West Ward Councillor.

Councillor Mike Young declared interests in planning applications H/2019/0352 (Land at Quarry Farm), H/2019/0418 (High Tunstall College of Science) and H/2019/0460 (5 Woodhouse Lane) due to his position as Rural West Ward Councillor.

99. Confirmation of the minutes of the meeting held on 20th November 2019

Councillor Aker-Belcher referred to the questions he had asked at the previous meeting relating to planning applications for Wynyard and asked that the information he had requested be provided to him the following day. The Chair asked that officers ensure replies were forwarded to Councillor Akers-Belcher by the end of the day.

The minutes were approved.

100. Planning Applications *(Director of Regeneration and Neighbourhoods)*

Number:	H/2019/0337
Applicant:	MR A MOUTREY STOCKTON ROAD NEWTON BEWLEY BILLINGHAM
Agent:	MR A MOUTREY MANOR HOUSE FARM STOCKTON ROAD NEWTON BEWLEY BILLINGHAM
Date received:	15/08/2019
Development:	Amendment to planning application H/2018/0290 for retrospective application for conversion and alterations to former barn to create a single two storey dwelling in order to amend doors and windows and provide garage

Location: MANOR HOUSE FARM STOCKTON ROAD
NEWTON BEWLEY BILLINGHAM

Decision: **Deferred for a site visit**

Number: H/2019/0306

Applicant: MR R BARR ROSEBERY ROAD HARTLEPOOL

Agent: MR R BARR 9 ROSEBERY ROAD
HARTLEPOOL

Date received: 29/08/2019

Development: Erection of a single storey extension at the rear
and erection of a boundary wall (retrospective
application)

Location: 9 ROSEBERY ROAD HARTLEPOOL

Members undertook a site visit prior to consideration of this application. Councillor James advised that as she had not attended the site she would not be voting on this item. Councillor Aker-Belcher advised that he had undertaken a personal visit to the site and would therefore be voting as he was confident that his knowledge was up to date.

The applicant urged members to go against the officer recommendation and approve the retrospective application. They felt that the materials used in the building of the extension and boundary wall were perfectly acceptable and would create a more contemporary look to the house. The area was neither affluent nor a conservation area and the materials used were durable and innovative. In the future they intended to paint the brickwork grey to match the windows.

Members voted to approve the application by a majority. They recorded the following reasons for departing from officer advice. They felt that the application was not detrimental, in keeping with the areas and added benefit to the wider area by showing improvement. They also felt that more schemes of this type should be encouraged.

Members requested that the wall be painted grey.

Decision: **Planning Permission Approved**

The Committee considered representations in relation to this matter.

Number: H/2019/0440

Applicant: HARTLEPOOL BOROUGH COUNCIL MR
TEMPLE CIVIC CENTRE HARTLEPOOL

Agent: MR TEMPLE HARTLEPOOL BOROUGH
COUNCIL REGENERATION &
NEIGHBOURHOODS CIVIC CENTRE
HARTLEPOOL

Date received: 22/10/2019

Development: Change of use from Community Centre (D1) to
Youth Justice Services Facility (D2)

Location: COMMUNITY CENTRE JUTLAND ROAD
HARTLEPOOL

Decision: **Withdrawn from Agenda**

Number: H/2019/0352

Applicant: BARRATT HOMES NORTH EAST LTD

Agent: WYG CONSULTANTS MR JOHN WYATT
ROTTERDAM HOUSE 116 QUAYSIDE
NEWCASTLE UPON TYN

Date received: 19/08/2019

Development: Approval of reserved matters of planning
application H/2015/0528 for outline planning
permission for up to 220 residential dwellings with
associated access, all other matters reserved,
relating to the development, appearance,
landscaping, layout (including internal roads) and
scale (AMENDED PLANS RECEIVED WITH
RESPECT TO INTERNAL SITE LAYOUT,
LANDSCAPING, BOUNDARY ENCLOSURES
AND FOOTPATH CONNECTIONS).

Location: LAND AT QUARRY FARM ELWICK ROAD
HARTLEPOOL

Members were advised that subsequent to the publication of the report amended plans had been received which meant that officers were now in a position to recommend the application for approval.

A member highlighted concerns that the map provided within the paperwork was unclear as to the location of the development and requested a site visit. Members voted in favour by a majority. It was noted that in future members who were uncertain as to information provided within the paperwork should highlight this upon first receipt rather than wait until the meeting as this was unfair on attendees. The Chair acknowledged this and apologised for the delay.

Decision: **Deferred for a site visit**

Number: H/2019/0418

Applicant: Mr Mark Tilling Elwick Road HARTLEPOOL

Agent: Labosport Ltd Tom Betts unit 3 aerial way,
hucknall business park Watnall road Nottingham

Date received: 26/09/2019

Development: Provision of an all weather playing pitch,
installation of 8x15m high floodlights, fencing,
gates and associated works.

Location: HIGH TUNSTALL COLLEGE OF SCIENCE
ELWICK ROAD HARTLEPOOL

The applicant urged members to support the application which was part of an ongoing development at the site. It would allow the school to work with the wider community as part of a signed community use agreement and engage with local sports clubs and young people across the town. By providing an all-weather pitch the site could be used throughout the year.

Members were happy to approve this application which would create an excellent facility. Concerns were raised over the level of lighting but the Senior Planning Officer confirmed that the lights would be pointed toward the pitch and have back plates on to prevent overspill. There would also be a condition that they be switched off by 9pm. The Environmental Health Manager confirmed that the application had been accompanied by a light assessment which indicated there would be very little light spill.

Members approved the application unanimously.

Decision: **Planning Permission Approved**

CONDITIONS AND REASONS

1. The development to which this permission relates shall be begun not later than three years from the date of this permission.
To clarify the period for which the permission is valid.
2. The development hereby permitted shall be carried out in accordance with the plans Dwg No(s);
 LSUK19-0166 BM25583 048401 Rev 01 (Location Plan)
 LSUK19-0166 BM25583 048404 Rev 01 (Development Layout)
 Received by the Local Planning Authority on 26 September 2019
 LSUK19-0166 BM25583 048403 Rev 00 (Proposed Plan)
 LSUK19-0166 BM25583 048406 Rev 00 (Proposed Floodlights)
 LSUK19-0166 BM25583 048407 Rev 00 (Proposed Elevations)
 LSUK19-0166 BM25583 048408 Rev 00 (Proposed Elevations)
 LSUK19-0166 BM25583 048409 Rev 00 (Proposed AGP Features)
 Received by the Local Planning Authority on 16 September 2019 and
 LSUK19-0166 BM25583 048402 Rev 02 (Site Plan)
 Received by the Local Planning Authority on 4 December 2019.
 For the avoidance of doubt.
3. Notwithstanding the submitted information details of all external finishing materials including means of enclosure, shall be submitted to and approved by the Local Planning Authority before development commences, samples of the desired materials being provided for this purpose. Thereafter the development shall be carried out in accordance with the approved details.
In the interests of visual amenity.
4. Prior to the commencement of development, details of the existing and proposed levels of the site including and proposed mounding or earth retention measures shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.
To take into account the position of the development and impact on adjacent properties and their associated gardens in accordance with saved Policy QP4 and LS1 of the Hartlepool Local Plan.
5. Notwithstanding the submitted information, no development shall take place until a scheme for surface water management has been submitted to and approved in writing by the local planning authority. The scheme shall include details of any plant and works required to adequately manage surface water; detailed proposals for the delivery of the surface water management system including a timetable for its implementation; and details of how the surface water management system will be managed and maintained thereafter to secure the operation of the surface water management system. With regard to management and maintenance of the surface water management system, the scheme shall identify parties responsible for carrying out management and maintenance including the arrangements for

adoption by any public authority or statutory undertaker or any other arrangements to secure the operation of the surface water management system throughout its lifetime. The scheme shall be fully implemented and subsequently managed and maintained for the lifetime of the development in accordance with the agreed details.

To accord with the provisions of the NPPF in terms of satisfying matters of flood risk and surface water management.

6. Notwithstanding the submitted details and prior to the commencement of development details of the soft landscaping, tree and shrub planting shall be first submitted to and agreed in writing by the Local Planning Authority. The scheme shall include details for the creation of species rich grassland and wild flower seed mix. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season prior to the first use of the buildings/facilities or the completion of the development, whichever is the sooner. Any trees plants or shrubs which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of the same size and species, unless the Local Planning Authority gives written consent to any variation.
In the interests of visual amenity and to enhance biodiversity in accordance with paragraph 118 of the NPPF.
7. Notwithstanding the submitted details and prior to the laying of any hard surfaces, final details of proposed hard landscaping and surface finishes shall be submitted to and agreed in writing by the Local Planning Authority. This will include all external finishing materials, finished levels, and all construction details, confirming materials, colours, finishes and fixings. The agreed scheme shall be implemented prior to the first use of the site and/or the site being open to the public, whichever is the sooner. Any defects in materials or workmanship appearing within a period of 12 months from completion of the total development shall be made-good by the owner as soon as practicably possible.
In the interests of visual amenity.
8. Use of the development shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the artificial grass pitch and include details of pricing policy, hours of use, access by non-college users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.
To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport.
9. In the event that contamination is found at any time when carrying out the approved development, works must be halted on that part of the site affected by the unexpected contamination and it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken to the extent specified by the

Local Planning Authority and works shall not be resumed until a remediation scheme to deal with contamination on the site has been carried out in accordance with details first submitted to and approved in writing by the Local Planning Authority. This scheme shall identify and evaluate options for remedial treatment based on risk management objectives. Works shall not resume until the measures approved in the remediation scheme have been implemented on site, following which, a validation report shall be submitted to and approved in writing by the Local Planning Authority. The validation report shall include programmes of monitoring and maintenance, which will be carried out in accordance with the requirements of the report. To ensure any site contamination is satisfactorily addressed.

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

10. The premises/facilities hereby approved shall only be open to the public between the hours of 0800 and 2100 Mondays to Sunday. In the interests of the amenities of the occupants of neighbouring properties.
11. The floodlighting hereby approved shall only operate between the hours of 0800 and 2100 Mondays to Sunday and shall be turned off outside of these hours.
In the interests of the amenities of the occupants of neighbouring properties.
12. The floodlighting to the Artificial Turf Pitch hereby approved shall be installed in accordance with submitted plans and details outlined within the floodlighting document (LED Floodlight Project Code 0400374502 document dated 30.08.2019, date received by the Local Planning Authority 16.09.2019) including the provision of louvers to the floodlights at all times. The luminance levels of the lighting methods hereby approved shall not exceed the levels outlined on Drawing No: LSUK19-0166 BM25583 048406 Rev 00 (Proposed Floodlights), date received 16 September 2019, unless otherwise agreed in writing by the Local Planning Authority.
In the interests of the amenities of the occupants of neighbouring properties.
13. No construction/building or demolition works shall be carried out except between the hours of 8:00am and 6:00pm on Mondays to Fridays and between 9:00am and 1:00pm on Saturdays. There shall be no construction or demolition activity on Sundays or on Bank Holidays. To avoid excessive noise and disturbance to the occupants of nearby properties.

The Committee considered representations in relation to this matter.

Number: H/2019/0319

Applicant: BIFFA WASTE SERVICES LTD MR MIKE HARTY
Bickershaw Lane Abram Wigan

Agent: MR MIKE HARTY BIFFA WASTE SERVICES LTD
West Manchester Depot, Junction Works BIFFA
WASTE SERVICES LTD Bickershaw Lane Abram
Wigan

Date received: 14/08/2019

Development: Materials recycling facility and storage bays,
compressor building, amended site layout
including screening bunds and other landscaping
(part retrospective)

Location: BIFFA MATERIALS RECYCLING FACILITY
BRENDA ROAD HARTLEPOOL

Amended conditions were tabled to the meeting.

A member raised concerns around noise coming from the premises. The Senior Planning Officer advised that noise would be reduced as part of the planning conditions and reversing alarms conditioned. A member queried whether this would impact on health and safety. The Environmental Health Manager confirmed that reversing alarms of the type proposed were in widespread use they were loud nearby but did not carry long distance.

Members approved the application by a majority.

Decision: **Planning Permission Approved**

CONDITIONS AND REASONS

1. The development hereby permitted shall be carried out in accordance with the supporting technical specifications documents received by the Local Planning Authority on 31 July 2019 and the following plans Dwg No(s):
MAN - A109405 - PLA01 (Site Location)
E081-001 (Topographic Survey)
E081-002 (Topographic Survey)
E081 - 004 (MRF Building Floorplan)
E081 - 003 (MRF Building Elevations)
received by the Local Planning Authority on 15 July 2019.
MAN - A109405 - PLA04 (Proposed Site Layout)
MAN - A109405 - PLA06 (Compressor Building Floor Plan)
MAN - A109405 - PLA05 (Compressor Building Elevations)
MAN - A109405 - PLA089 (Storage Bay Layout)

MAN - A109405 - PLA07 (Storage Bay Elevations)

received by the Local Planning Authority on 8 August 2019.

A109405 - 41 - 24 - LA1 Rev A (Landscape Proposals) received by the Local Planning Authority on 28 August 2019.

For the avoidance of doubt.

2. Notwithstanding the submitted details, details of all external finishing materials including details of the finishing materials of the proposed structures (storage bays, compressor buildings) shall be submitted to and approved by the Local Planning Authority before development commences on such structures. Thereafter the development shall be carried out in accordance with the approved details.
In the interests of visual amenity.
3. Within 4 months from the date of this decision, a scheme for the provision of electric and/or hybrid vehicle charging points within the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented in accordance with the approved details within 4 months from the date of the written agreement of the Local Planning Authority.
In the interests of promoting sustainable development and in accordance with the provisions of Local Plan Policy CC1.
4. Within 4 months from the date of this decision, a report shall be submitted to and approved in writing by the Local Planning Authority that demonstrates how the use of on-site renewable energy infrastructure will provide 10% of the development's predicted energy supply. The development shall thereafter be implemented within 4 months from the date of the written agreement of the Local Planning Authority.
In the interests of promoting sustainable development and in accordance with the provisions of Local Plan Policy CC1.
5. Notwithstanding the submitted information, and within 3 months from the date of this decision notice, a scheme for surface water management including the detailed drainage/SUDS design, shall be submitted for approval in writing by the local planning authority. The scheme shall include details of the plant and works required to adequately manage surface water; detailed proposals for the delivery of the surface water management system including a timetable for its implementation; and details as to how the surface water management system will be managed and maintained thereafter to secure the operation of the surface water management system. The scheme shall achieve a QBar Greenfield runoff rate in relation to the retrospective and proposed new development areas as identified on approved plan reference number MAN - A109405 - PLA04 (Proposed Site Layout, date received by the Local Planning Authority 08.08.2019) (unless otherwise agreed in writing with the Local Planning Authority). With regard to the management and maintenance of the surface water management system, the scheme shall identify parties responsible for carrying out the management and maintenance including the arrangements for adoption by any public authority or statutory undertaker or any other arrangements to secure the operation of the surface water management system throughout its lifetime. The scheme

shall be fully implemented in accordance with the agreed details and timetable and subsequently managed and maintained for the lifetime of the development in accordance with the agreed details.

To accord with the provisions of the NPPF in terms of satisfying matters of flood risk and surface water management and to prevent the increased risk of flooding from any sources.

6. All planting, seeding or turfing comprised in the approved details of landscaping and bunding as detailed on A109405-41-24-LA1 Rev A received by the Local Planning Authority 28.08.19) shall be carried out in the first planting season following the date of the decision notice (i.e. before March 2020 unless an alternative timetable is agreed in writing with the Local Planning Authority). Any trees, plants or shrubs which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of the same size and species, unless the Local Planning Authority gives written consent to any variation.

In the interests of visual amenity.

7. Notwithstanding the submitted details and within 3 months from the date of the decision notice, details of all proposed plant and machinery to be operated on the site and proposed noise attenuation measures including a timetable for implementation shall be submitted in writing by the Local Planning Authority. The noise attenuation measures shall thereafter be implemented in accordance with the details and timetable so agreed and retained for the lifetime of the development unless some variation is otherwise approved in writing by the Local Planning Authority.

To enable the Local Planning Authority to exercise control in the interests of the amenities of the occupants of neighbouring properties and particularly nearby residential properties.

8. Within 3 months from the date of the decision notice details of 1) a dust suppression scheme, 2) a wheel washing facility, shall be submitted in writing by the Local Planning Authority. Thereafter, the dust suppression scheme and wheel washing facility so approved shall be implemented within 3 months from the date of the written agreement of the Local Planning Authority and shall thereafter remain operational and be available for their intended use at all times during the lifetime of the development unless some variation is otherwise agreed in writing with the Local Planning Authority.

In the interests of visual amenity, the amenity of neighbours and highway safety.

9. No crushing of materials shall take place outside any building on site other than between the hours of 08:00 and 18:00 on any day and in accordance with the dust suppression scheme approved under the provisions of condition 8 of this permission.

In the interests of the amenities of the occupants of neighbouring properties.

10. Only segregated recyclable wastes shall be stored outside any building on the site in the identified areas as shown on plan Dwg No: MAN-A109405-PLA04 (Proposed Site Layout, date received by the Local

Planning Authority 8 August 2019) with a scheme to identify the management (and where applicable removal) of such wastes to be submitted in writing with the Local Planning Authority within 3 months from the date of the decision notice. The scheme shall include the method of external storage of such materials and waste screening and heights within the site. Thereafter and within 3 months from the date of the written agreement of the Local Planning Authority, the development shall operate solely in accordance with the agreed scheme for the lifetime of the development hereby approved. No other outside storage of materials or waste shall take place unless otherwise agreed in writing by the Local Planning Authority.

In the interest of visual amenity and in the interests of the amenities of the occupants of neighbouring properties.

11. No burning of waste or materials shall take place on the site.
In the interests of the amenities of the occupants of neighbouring properties.
12. All vehicles based at the site hereby approved shall be fitted with 'Broadband' reversing alarms that shall be used and maintained at all times.
In the interests of the amenities of the occupants of neighbouring properties.
13. The site shall be used only for purposes falling within Class B2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification.
For the avoidance of doubt.

Number:	H/2019/0384
Applicant:	Mrs S CAWTHORNE GRANGE ROAD HARTLEPOOL
Agent:	JOHN TAYLOR ARCHITECTS LTD THE STUDIO 64 HIGH WEST ROAD CROOK
Date received:	10/09/2019
Development:	Change of use from children's nursery to four residential units
Location:	22 GRANGE ROAD HARTLEPOOL

A resident spoke against the application citing concerns around noise and anti-social behaviour and an increase in parking.

A member noted that despite the objections being primarily based around parking concerns nothing had been mentioned about this in the report. The Senior Planning Officer advised that no objection had been raised by HBC Engineers. Officers expected there to be less car usage by residents than

there had been in its previous incarnations. There would be no parking available at the rear of the building.

A member referred to concerns raised by Cleveland Fire Brigade around roof lighting arrangements and fire suppression systems. Officers confirmed that any detail around fire suppression would be dealt with under building regulations, something Cleveland Fire Brigade would be consulted upon. The developer would be required to comply with any building regulations including those relating to fire suppression systems. The provision of roof lights had been omitted from the application.

Members approved the application by a majority.

Decision: Planning Permission Approved

CONDITIONS AND REASONS

1. The development to which this permission relates shall be begun not later than three years from the date of this permission.
To clarify the period for which the permission is valid.
2. The development hereby approved shall be carried out in accordance with the following plans: Site Location Plan at scale of 1:500, received 22/08/19 and drawing number 193502, revision B (Proposed Plans and Elevations), received by the Local Planning Authority 05/11/19.
For the avoidance of doubt.
3. The residential accommodation hereby approved shall not be occupied until a noise assessment has been submitted to and approved in writing by the Local Planning Authority, and an approved scheme of sound insulation works has been installed and thereafter retained in perpetuity. Such a scheme of works shall be capable of restricting noise breakout from residential accommodation located on each storey of the premises to levels complying with the levels set out in BS 8233: 2014 and an LAFMAX 45dB (max 10 events per night) in all habitable rooms.
In the interests of the amenity of future occupiers of the development and neighbouring occupiers.
4. Notwithstanding the submitted information and prior to the occupation of the 4no. flats hereby approved, details for the storage of refuse shall be submitted to and agreed in writing by the Local Planning Authority. The agreed details shall be implemented accordingly.
In the interests of the amenities of the occupants of neighbouring properties and to ensure a satisfactory form of development.
5. Demolition or construction works and deliveries or despatches shall not take place outside 08:00 hours to 18:00 hours Mondays to Fridays and 09:00 hours to 13:00 hours on Saturdays nor at any time on Sundays or Bank Holidays.
In the interests of the amenities of the area.
6. The development hereby approved shall be used as 4no. flats as defined by The Town and Country Planning (Development

Management Procedure) (England) Order 2015 or in any provision equivalent to that Order in any statutory instrument revoking or re-enacting that Order with or without modification.

For the avoidance of doubt and in the interests of the amenities of the occupants of neighbouring properties.

The Committee considered representations in relation to this matter.

Number: H/2019/0460

Applicant: MR M JUKES-KEEYES WOODHOUSE LANE
HARTLEPOOL

Agent: MR M JUKES-KEEYES 5 WOODHOUSE LANE
HARTLEPOOL

Date received: 14/11/2019

Development: Erection of a first floor extension to rear

Location: 5 WOODHOUSE LANE HARTLEPOOL

Members approved the application unanimously.

Decision: Planning Permission Approved

CONDITIONS AND REASONS

1. The development to which this permission relates shall be begun not later than three years from the date of this permission.
To clarify the period for which the permission is valid.
2. The development hereby permitted shall be carried out in accordance with the following plans and details; Site Location Plan (scale 1:1250),; Existing Block Plan (1:500) and Proposed Block Plan (1:500) received by the Local Planning Authority on 25/10/2019; and dwg. '5 Woodhouse Lane' Rev A, received by the Local Planning Authority on 11/11/2019.
For the avoidance of doubt.
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting the Order with or without modification), no additional windows(s) shall be inserted in the first floor, north facing elevation of the extension hereby approved (facing 7 Woodhouse Lane), and in the first floor, south facing elevation of the extension hereby approved (facing 3 Woodhouse Lane), without the prior written consent of the Local

Planning Authority.

In the interests of the amenities of the occupants of neighbouring properties.

4. The 2no. roof light windows as shown on plan '5 Woodhouse Lane' Rev A (received by the Local Planning Authority on 11/11/2019) shall be non-opening unless the parts of the 2no. roof light windows which can be opened are more than 1.8metres above the floor of the room (i.e. the first floor bedroom) in which the windows are to be installed. For the avoidance of doubt and in the interests of the amenity and privacy of neighbouring properties.

101. Appeal at 23 Redwood Close (*Assistant Director (Economic Growth and Regeneration)*)

Members were advised that an appeal had been submitted against a decision in respect of the refusal of an application for the erection of a 2-storey extension at the side of the property

Decision

That the report be noted

102. Appeal at 183 Park Road (*Assistant Director (Economic Growth and Regeneration)*)

Members were advised that an appeal against the refusal of permission for a change of use at the property to a large house in multiple occupation had been allowed and planning permission granted. A copy of the inspector's decision letter was appended.

Decision

That the report be noted

103. Appeal at Amigo's Fun Bar, 1-3 Victoria Road (*Assistant Director (Economic Growth and Regeneration)*)

Members were advised that an appeal against the enforcement notice issued by Hartlepool Borough Council had been allowed in part. Planning permission had been granted for the change of use with a condition restricting operating hours and deliveries however the enforcement notice had been upheld in terms of the removal of timber panels outside the premises. A copy of the inspector's decision letter was appended.

Decision

That the report be noted

104. Update on Current Complaints (*Assistant Director (Economic Growth and Regeneration)*)

Members were updated on 15 complaints currently under investigation and 15 which had recently been completed.

Decision

That the report be noted

105. Local Government (Access to Information) (Variation Order) 2006

Under Section 100(A)(4) of the Local Government Act 1972, the press and public were excluded from the meeting for the following items of business on the grounds that they involved the likely disclosure of exempt information as defined in the paragraphs referred to below of Part 1 of Schedule 12A of the Local Government Act 1972 as amended by the Local Government (Access to Information) (Variation) Order 2006.

Minute 106 – (Enforcement Notice) – This item contains exempt information under Schedule 12A Local Government Act 1972 as amended by the Local Government (Access to Information) (Variation) Order 2006 namely (para 5) information in respect of which a claim to legal professional privilege could be maintained in legal proceedings and (para 6) information which reveals that the authority proposes (a) to give under any enactment or notice under or by virtue of which requirements are imposed on a person or (b) to make an order or direction under any enactment.

106. Enforcement Notice (*Assistant Director (Economic Growth and Regeneration)*) This item contains exempt information under Schedule 12A Local Government Act 1972 as amended by the Local Government (Access to Information) (Variation) Order 2006 namely (para 5) information in respect of which a claim to legal professional privilege could be maintained in legal proceedings and (para 6) information which reveals that the authority proposes (a) to give under any enactment or notice under or by virtue of which requirements are imposed on a person or (b) to make an order or direction under any enactment.

Members were asked to authorise enforcement action relating to a decision made earlier in the meeting. Details are provided in the closed minutes.

Decision

Detailed in the closed minutes

The meeting concluded at 11:20am.

CHAIR

No: 1.
Number: H/2019/0352
Applicant: BARRATT HOMES NORTH EAST LTD
Agent: WYG CONSULTANTS MR JOHN WYATT ROTTERDAM
HOUSE 116 QUAYSIDE NEWCASTLE UPON TYN NE1
3DY
Date valid: 19/08/2019
Development: Approval of reserved matters of planning application
H/2015/0528 for outline planning permission for up to 220
residential dwellings with associated access, all other
matters reserved, relating to the development,
appearance, landscaping, layout (including internal roads)
and scale
Location: LAND AT QUARRY FARM ELWICK ROAD
HARTLEPOOL

PURPOSE OF REPORT

1.1 An application has been submitted for the development highlighted within this report accordingly Hartlepool Borough Council as Local Planning Authority is required to make a decision on this application. This report outlines the material considerations in relation to the proposal and presents a recommendation.

BACKGROUND

1.2 This application was deferred at the last Planning Committee meeting (18/12/19). At the time of publication of the original committee report, the officer recommendation was to refuse the application for two reasons, namely;

- 1) As a result of the layout and appearance, the proposal would result in an unsatisfactory form of development that would fail to improve the character and quality of the area.
- 2) As a result of the layout, the proposal would have an adverse impact on the amenity and privacy of future occupiers as a result of a number of identified inadequate separation distances and poor relationships between dwellings within the site.

1.3 However, following receipt of amended plans after the publication of the original committee report, the applicant submitted further amended plans to seek to address officer concerns. The scheme as amended has been duly re-considered by Officers and appropriate technical consultees (including the Council's Highways team, Ecologist, Arboricultural Officer and Landscape Architect) and a verbal update was provided to Members at the previous committee. As a result of the amended plans, officers verbally updated Members at the committee meeting to advise that the officer recommendation was to now approve the application, subject to appropriate planning conditions being delegated to officers. Notwithstanding this, the application

was deferred at the last Planning Committee (18/12/19) for a site visit to take place before this meeting (21/01/20) to allow members to appraise the site and to consider the impacts of the proposals

1.4 The following planning history is considered to be relevant to the current application;

1.5 'Quarry Farm 1'

H/2014/0215 (Quarry Farm 1) – Outline planning permission was allowed on appeal on 18th February 2015 for the erection of 81 dwellings on land at Quarry Farm, Elwick Road (LPA Ref H/2014/0215, Appeal Ref APP/H0724/A/14/2225471).

H/2015/0351 (Quarry Farm 1) – A reserved matters application in relation to planning permission H/2014/0215 for means of pedestrian access and internal highway layout, appearance, landscaping, layout and scale of residential development was granted planning permission on 3rd November 2015.

H/2015/0535 (Quarry Farm 1) – An amendment to planning application H/2015/0351 (for reserved matters in relation to planning application H/2014/0215) for additional windows in ground floor side elevation for plots 48, 56 and 57, revised site plan and boundary treatment removing 2 no. visitor parking bays to the south of plot 41 and realignment of footpath.

This permission(s) has been implemented with the site now completed.

1.6 'Quarry Farm 2' (current application site)

H/2015/0528 (Quarry Farm 2) - Outline planning permission was granted on 12th October 2018 for up to 220 residential dwellings with associated access, all other matters reserved. The application was approved subject to a number of planning conditions and the completion of a s106 legal agreement that secured contributions/obligations towards built sports (£55,000), sport pitches (£49,123.80), education (£638,676), highway contribution (£2,640,000), provision of 17 onsite affordable houses, on-site play facility and on-site SANGS (3.3 ha) and Ecology mitigation contribution (£55,000) (and an obligation to provide householders with an information pack) an obligation relating to the provision, maintenance and long term management of play facilities, recreational facilities (eg TrimTrail), open space including SANGS landscaping and paths, an obligation to retain hedges on western and northern side of site, an obligation to make provision for footpath links, an obligation relating to the provision, maintenance and long term management of SUDS, an obligation relating to securing a training and employment charter/local labour agreement, an obligation to deliver and implement a travel plan. The s106 agreement was flexible should the grant funding for the Elwick By Pass (GSJ) be successful and allow for the recycling of contributions to meet other obligations identified (in relation to Affordable Housing and Education) should they not be required in whole or in part to meet the original purpose.

PROPOSAL

1.7 Approval is sought for reserved matters of planning application H/2015/0528 (for outline planning permission for up to 220 residential dwellings with associated access, all other matters reserved) relating to the development appearance, landscaping, layout (including internal roads) and scale on the site known as Quarry Farm (phase) 2.

1.8 The approved access to the site is taken from the adopted highway at Reedston Road, and this is the sole vehicular access into the development, save for an emergency access for emergency service vehicles to the north west corner of the site, from Worset Lane. Access was agreed as part of the outline planning permission (H/2015/0528) for the scheme, this application does not therefore relate to the site access and therefore the appropriateness of the access proposals is not under consideration as part of this application.

1.9 With respect to the layout of the development, the scheme comprises a number of cul-de-sacs branching out from the main internal access road leading from Reedston Road to the east of the site. The built area of the site is contained in two areas, one to the north east corner of the site and one along the western site boundary, separated by a large green corridor stretching from the northern boundary of the site, through its interior, to the south-eastern and southern boundaries adjacent to existing residential areas.

1.10 With respect to the landscaping proposals, as above, there is a generous amount of green open space provided on site, primarily comprised of a large contiguous stretch of landscaping/green corridor, including tree and shrub planting and footpath connections, which stretches the full length of the site from north to south. The submitted details indicate the total amount of open space on site is estimated to be approximately 4.1 hectares.

1.11 With respect to the scale of the development, the application provides details for 220 dwellings, as approved by the outline planning permission and as stipulated in policy HSG5a (Quarry Farm Housing Site) of the Hartlepool Local Plan 2018. All of the proposed dwellings are 2 storeys however there are a mix of house types / sizes providing 2, 3 and 4 bedroom dwellings across the site.

1.12 With respect to the appearance of the development, the proposed dwellings are largely traditional in form and appearance, featuring a mixture of red and buff brick and yorkstone facades with contrasting brick banding. The house types also feature a mixture of dual pitched and hipped roof forms across the site, with side and front facing gables in places. Feature brickwork to windows and canopies above doors are also featured throughout the site.

SITE CONTEXT

1.13 The application site is an area of approximately 11.3 hectares of agricultural land on the edge of Naisberry Park. To the north of the site is Worset Lane, a narrow 'country lane', with High Throston golf club beyond. An existing reservoir, screened

by trees, immediately abuts the north western corner of the site. To the west, the site is bounded by a strip of existing trees which run in a north to south direction, and beyond this are agricultural fields. The eastern boundary is immediately abutted by trees and an existing pedestrian footpath which connects Elwick Road and Worset Lane. Beyond the footpath are the rear boundaries of residential properties within the estate of Naisberry Park. The site is bounded to the south by phase 1 of the Quarry Farm development, which was recently constructed by Bellway Homes and is now complete, beyond this development is Elwick Road. The site gently slopes from the north west corner, with panoramic views towards the coastline, albeit with a steeper gradient toward the south of the site. The site generally levels out again where it meets the boundary with Quarry Farm phase 1.

PUBLICITY

1.14 The application has been advertised by way of neighbour letters (366), site notices and a press notice. To date, there have been 40 objections received.

1.15 The objections/concerns raised can be summarised as follows:

- Proposed access is inadequate
- Traffic increase on local road network / highway safety
- Health and safety of pedestrians
- Traffic congestion due to on-street parking
- Construction traffic
- Construction disruption / air and noise pollution
- Monitoring of construction hours
- Air pollution / vehicle emissions from future occupiers
- Increased crime and anti-social behaviour
- Surface water run-off / flooding
- Ecological impacts
- Loss of rural setting / landscape
- Overdevelopment of site
- Visually overbearing
- Removal of boundary fence / combining of phase 1 and 2
- Loss of privacy
- Strain on local services
- Loss of greenbelt
- Loss of views
- Previously advised by housebuilder when buying home that land wouldn't be built on / no footpath connection would be proposed
- No need for additional houses
- Impact on property prices

1.16 Copy Letters **A**

1.17 The period for publicity has expired.

CONSULTATIONS

1.18 The following consultation replies have been received:

HBC Traffic & Transport – The Reedston Road carriageway width should be maintained until the first junction, it can then be narrowed to 5.5 metres.

The footway on the south side of Reedston Road should extend along the full length of the road up to plot 59.

Plot 58 – 64 – A turning head should be provided in this cul –de- sac.

Plot 90 - Driveway should come out perpendicular to the highway.

Plots 19 -24 – Access should be perpendicular to the highway.

Plot 101 – Junction spacing should be minimum 20 metres as per HBC Design Guide and specification.

Plots 35 – 53 the driveway is too long, HBC design guide requires the maximum private drive length to be 25 metres. This may cause issues for refuse collection and lighting.

Plot 159 – Emergency access? Detailed design required prior to construction of the access, happy for this to be a condition.

Detailed street lighting design to be provided and approved by HBC Street lighting section prior to construction.

Plot 34 – End parking bays will be difficult to access.

Plot 57 – Public footway going into private drive, may encourage non residents to cut through private drive.

6 metre x 3 metre driveways required, many plots have 4.8 x 2.4 parking bays provided this may cause issues for disabled.

All Roads and paving's should be constructed in accordance with the HBC Design Guide and Specification under a section 38 / advanced payment code.

UPDATE 29/11/19: I can confirm that the amended layout is acceptable.

UPDATE 10/12/19: I can confirm that the amended plan is acceptable and that the issues raised in my original comments dated 6 November have been addressed.

Highways England – With regards to the above Reserved Matters Application, Highways England required two conditions be applied in order to recommend approval at Outline Stage to application ref H/2015/0528.

1, Prior to the occupation of the dwellings hereby approved, a scheme for
 i) the works to upgrade the Sheraton Interchange (A19/A179 junction) and
 ii) the closure of the central reserve gaps on the A19 (A19/ Elwick Road, A19/North Road and A19/Dalton Piercy junctions) shall be submitted to, and agreed in writing by, the Local Planning Authority, in consultation with Highways England. Prior to the occupation of the dwellings hereby approved, the agreed scheme for the upgrade to Sheraton Interchange (A19/179 junction) shall be completed. Following this, and not before, the scheme(s) to close central reserve gaps to prevent right hand turn manoeuvres, on the A19 (A19 / Elwick Road, A19 / North Road and A19 / Dalton Piercy junctions) shall be completed in accordance with the details and timetable for works embodied within the agreed scheme. For the avoidance of doubt such a scheme for the gap closures may include temporary works ahead of permanent works and the use of Temporary Traffic Orders ahead of permanent orders, however any change from temporary to permanent measures for the closure of gaps must be contiguous and ensure that there is no time gap between the end of the temporary and the start of the permanent closures to ensure the gaps remain closed.

2, Prior to the commencement of construction of the dwellings hereby approved, the Construction Transport Management Plan (Reference number VACE/JO/HB/dc/ITM10364-010D TN) shall be agreed, and throughout the construction period be implemented in accordance with the details and timetable to the satisfaction of the Local Planning Authority in consultation with Highways England.

I note that we have not received to review the Construction Transport Management Plan (CTMP) nor is it available on the planning portal.

We note that in line with the application the improvements sought at Sheraton have been implemented. We also note that the Gap Closure works have been implemented on a temporary basis, awaiting permanent completion. These closures should remain in place until made permanent.

We require to review the CTMP sought as part of the outline application ahead of being able to sign off this application. Could you please provide this information.

I trust this is clear but just give me a call if further information is required.

UPDATE 03/12/19: Can we respond further to our request for details to meet the requirements of the Construction Transport Management Plan. Since then, issues have moved on.

There are two network improvements considered necessary to support this application set out as part of the Outline Stage application that have been completed:

- 1, Signalisation of Sheraton, and
- 2, Gap Closures at Elwick, Coal Lane and North Road (alongside Dalton Piercy).

Works at Sheraton have and Gap Closures at Elwick have been installed. It is therefore considered unnecessary to implement the Construction Management Plan from the perspective of the Strategic Road Network.

The gap closures should remain in place in perpetuity.

This issue should be covered by the outline application.

I therefore do not wish to comment further regarding this reserved matters application.

HBC Engineering – In respect of the above application for the approval of the reserved matters of appearance, landscaping, layout and scale following outline approval H/2015/0528 we have no comments to make on those specific matters with regard to flood risk and surface water management.

However, whilst surface water management is addressed by condition 10 of decision H/2015/0528, the Planning Authority and applicant must be aware of surface water management requirements as they can significantly affect the appearance and layout of the development. For information, surface water management proposals will be assessed on the basis of the Tees Valley Authorities local standards for sustainable drainage and the following criteria:

1. Maintenance

Legislation requires that planning authorities ensure that there are clear arrangements in place for ongoing maintenance of SuDS over the lifetime of the development. The preferred method of meeting this requirement is adoption of surface water drainage assets by Northumbrian Water. The least preferred method is maintenance by means of management company. Hartlepool Borough Council does not adopt SuDS with the exception of the Highway Authority that can adopt SuDS that serve the highway; adoption of highway SuDS must be agreed with the Highway Authority.

Your attention is drawn to the NPPF which requires sustainable drainage systems (SuDS) to have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development. The Flood Risk Assessment – Addendum 15/07/19 submitted with the application does not make reference to adoption or maintenance of SuDS. Adoption of all surface water drainage assets (outside of property curtilages and not including highway assets) by Northumbrian Water will allow the Planning Authority to fulfil its maintenance obligations. Evidence of s104 Water Industry Act agreement will be required. Maintenance of surface water drainage assets by management company is unlikely to allow the Planning Authority to fulfil its maintenance obligations. The applicant is advised to address adoption arrangements in particular for attenuation assets sooner rather than later.

Note also that carriageways and footways that contain surface water drainage assets not adopted by a statutory undertaker will not be adopted by the Highway Authority.

2. Runoff Destinations

Surface water runoff not collected for use must be discharged to one or more of the following in the order of priority shown:

- a) Discharge into the ground (infiltration).
- b) Discharge to a surface water body.
- c) Discharge to a surface water sewer, highway drain or other drain.
- d) Discharge to combined sewer.

It is proposed to discharge surface water to watercourse which is acceptable due to geology rendering infiltration impractical. I note previous comments for application H/2015/0528 that require the relocation of the headwall to the culvert of the watercourse to be used as disposal route for surface water. This matter along with the maintenance of the culvert and watercourse must be addressed as part of discharge of the relevant planning condition.

3. Flood Risk

The drainage system must be designed so that, unless an area is designed to hold and/or convey water, flooding does not occur on any part of the site for a 1 in 30 year rainfall event. Calculations must include an allowance for urban creep where required and climate change. The drainage system must be designed so that, unless an area is designed to hold and/or convey water, flooding does not occur during a 1 in 100 year rainfall event in any part of a building (including a basement) or in any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development. Calculations must include an allowance for urban creep where required and climate change. The design of the site must ensure that flows resulting from rainfall in excess of a 1 in 100 year rainfall event are managed in exceedance routes that avoid risk to people and property both on and off site.

To be addressed.

4. Peak Flow Control

The peak runoff rate from the developed site for the 1 in 1, 1 in 30 and 1 in 100 year rainfall events to include for urban creep where required and climate change must not exceed the peak greenfield runoff rate from the site for the same event. Greenfield runoff rate is to be determined using the Institute of Hydrology (IH) Report 124 or Flood Estimation Handbook (FEH) methods. This is detailed in the publication Rainfall Runoff Management for Developments Report SC030219 available at <https://www.gov.uk/government/publications/rainfall-runoff-management-for-developments> For a whole or part brownfield site; greenfield runoff rate and/or 70% of demonstrable existing positively drained runoff rate for those rainfall events will be permitted however greenfield runoff rate should be achieved where possible. Greenfield runoff rate is maximum 1.4 l/s/ha unless modelling conclusively demonstrates greenfield runoff to be greater than this.

I note greenfield runoff rate has been found to be 16l/s, this value is questioned.

5. Volume Control

The runoff volume from the developed site for the 1 in 100 year 6 hour rainfall event must not exceed the greenfield runoff volume for the same event. Calculations must include an allowance for urban creep where required and climate change. For a

whole or part brownfield site, greenfield runoff volume and/or 70% of demonstrable existing positively drained runoff volume for those rainfall events will be permitted however greenfield runoff volume should be achieved where possible. Should infiltration methods not be suitable and it is not possible to achieve greenfield runoff volume then it must be demonstrated that the increased volume will not increase flood risk on or off site.

To be addressed.

6. Climate Change

Due to changing climate, winters are likely to get wetter and we are likely to experience more extreme weather conditions such as intense rainfall events. As such, an allowance of 40% must be made in SuDS design for increased amounts of rainfall.

To be addressed.

7. Urban Creep

Urban Creep describes future expansion within a development and activities such as building extensions and paving gardens. These activities increase the impermeable area of a site and often sit outside of the development control process. As such proposed developments must have an allowance for this increase in impermeable area of 10%.

To be addressed.

8. Designing for Exceedence

Site design must be such that when SuDS features fail or are exceeded, exceedence flows do not cause flooding of properties on or off site. This is achieved by designing suitable ground exceedence or flood pathways. Runoff must be completely contained within the drainage system (including areas designed to hold or convey water) for all events up to a 1 in 30 year event. Calculations must include an allowance for urban creep where required and climate change. The design of the site must ensure that flows resulting from rainfall in excess of a 1 in 100 year rainfall event are managed in exceedence routes that avoid risk to people and property both on and off site.

To be addressed. Proposed onsite and existing offsite topography must be such that in the event of failure or exceedence of SuDS, properties both on and off site are not subject to increased flood risk.

9. Highway Drainage

SuDS features within highways and that serve those highways can be adopted by Hartlepool Borough Council Highway Authority and maintained as part of the wider highways maintenance subject to agreement of the Highway Authority. The incorporation of SuDS that involves highway drainage requires the developer either to enter into an agreement under Section 38 of the Highways Act, if involving new development, or an agreement under Section 278 of the Act, if existing highway arrangements are to be modified.

To be addressed.

10. Pollution Control

SuDS design must ensure that the quality of any receiving water body is not adversely affected and preferably enhanced.

To be addressed.

11. Construction

Damage caused during the construction phase has the potential to prevent SuDS functioning as required, for example contamination by sediments generated during construction. As such appropriate planning must be applied to surface water management during the construction phase.

To be addressed.

UPDATE 27/11/19: We have no further comments to make in addition to those made 3/9/19. In the absence of any information from the applicant to indicate suitable surface water drainage asset adoption arrangements can I draw your attention to point 1 in my response 3/9/19.

HBC Building Control – This application is being inspected by an Approved Inspector.

Northumbrian Water – In making our response to the local planning authority Northumbrian Water will assess the impact of the proposed development on our assets and assess the capacity within Northumbrian Water's network to accommodate and treat the anticipated flows arising from the development. We do not offer comment on aspects of planning applications that are outside of our area of control.

It should also be noted that, following the transfer of private drains and sewers in 2011, there may be assets that are the responsibility of Northumbrian Water that are not yet included on our records. Care should therefore be taken prior and during any construction work with consideration to the presence of sewers on site. Should you require further information, please visit <https://www.nwl.co.uk/developers.aspx>.

Having assessed the proposed development against the context outlined above Northumbrian Water have the following comments to make:

We would have no issues to raise with the above application, provided the application is approved and carried out within strict accordance with the submitted documents entitled "Proposed Drainage Layout [Sheets 1-5]". In these documents it states the foul flows shall discharge to the foul sewer at manhole 3306, whilst the surface water flows shall discharge to the culverted watercourse at a restricted rate of 13 l/sec and 3 l/sec can discharge to the surface water sewer at manhole 3305.

We would therefore request that the following condition be attached to any planning approval, so that the development is implemented in accordance with this document:

CONDITION: Development shall be implemented in line with the drainage scheme contained within the submitted document entitled “Proposed Drainage Layout [Sheets 1-5]” dated “18/11/19”. The drainage scheme shall ensure that foul flows discharge to the foul sewer at manhole 3306 and ensure that surface water discharges to the culverted watercourse at a restricted rate of 13 l/sec and to the surface water sewer at manhole 3305 at a restricted rate of 3 l/sec. The final surface water discharge rate shall be agreed by the Lead Local Flood Authority.

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

It should be noted that we are not commenting on the quality of the flood risk assessment as a whole or the developers approach to the hierarchy of preference. The council, as the Lead Local Flood Authority, needs to be satisfied that the hierarchy has been fully explored and that the discharge rate and volume is in accordance with their policy. The required discharge rate and volume may be lower than the Northumbrian Water figures in response to the National and Local Flood Policy requirements and standards. Our comments simply reflect the ability of our network to accept flows if sewer connection is the only option.

Environment Agency – The application falls outside the remit of the Environment Agency therefore we do not have any comments.

Hartlepool Water – No representation received.

HBC Public Protection – Do not object.

UPDATE 21/11/19: I have no objections to the revised site layout.

UPDATE 06/01/20: [The submitted CMP] does not cover any of the issues required by the condition. The plan needs to cover in detail what actions they intend to take to control the issues identified in the condition in order to minimise the impact of the construction site on the neighbouring residential properties.

HBC Parks and Countryside - No representation received.

HBC Heritage and Countryside Manager – No representation received.

Tees Archaeology – There is no requirement for archaeological work at this site following a programme of evaluation and I have no objection to the application.

UPDATE 25/11/19: Thank you for the consultation on reserved matters for the above site. I can confirm that the changes do not alter our previous recommendation for no further archaeological work.

HBC Countryside Access Officer – There are some elements of this development that I would like to bring to the attention of the developer and agent.

1. In the north west corner of the site is a proposed/possible emergency access point. I would like to be assured that this will be permanently open for the use of

pedestrians and cyclists. This may require the installation of suitable countryside furniture, to the side of the emergency access, so as to protect the site from unauthorised ingress or egress.

2. Where the main vehicular access, from Reedston Road, is shown on the plan; there will be a need to permanently divert the existing public footpath to take into account the requirement of a cutting to allow the access road to be brought into the site. The diversion is suggested on the plans but no specific correspondence between the agent and me has taken place and I will need to discuss this, alongside other access proposals, with the agent. Also to be considered is how the path will be kept open during the diversion process, as the construction of the entry road will cut through the path with a wide slopping trench and this path is a very well used route for many people.

3. At the south western end of the SuDS balancing pond is the outline of a service path/track that continues around the pond after the access path moves away down to the south east corner of the site. I would like to see this extended to link up to the existing public footpath to the south east of this service path. If there is a need to provide a drawing of this, I can do so upon request from the agent.

4. I do like the way the south east path makes its way down from the balancing pond towards the newly completed Phase One development. It makes sense to see the two developments joined in this way and assists both developments in some other ways:

a) Linking both developments to other access into the countryside - those from 'two' can walk down to Elwick Road, through 'One', and on to other public footpaths to the south. The same can said for those walking from 'One' to 'Two', to access public countryside paths to the north and west

b) For those who need to get to West Park Primary School, from 'Two', the same route can be used, via one of the public footpaths that runs past the school's entrance.

Please ask the agent to contact me so that I can further discuss elements of my comments.

UPDATE 28/11/19: I have been speaking to WYG, who is acting on behalf of Barratts for this application/development.

We discussed the emergency access point, located in the north west corner of the site and my requirements regarding pedestrian and cycle access to be incorporated within it.

The style of access security will be bollards and so Barratts are happy to agree to pedestrians and cyclists using this access point and the spaces between the bollards for their own use.

This would allow for improved non- emergency services access and require no extra furniture installation at that point.

Ramblers Association - No representation received.

Tees Valley Local Access Forum - Members of the Tees Valley Local Access Forum would like to see the current public footpath upgraded and future proofed by being widened and made suitable for dual use as a footpath and cycle path.

HBC Ecology – The recent submissions do not appear to affect Ecology and my earlier comments stand.

UPDATE 30/11/19: I note the agreed Outline Application (H/2015/0528) Ecology requirements from the Committee Reports on the planning portal, including from 07/12/2015, which states:

Ecological Mitigation Measures

- The Developer has agreed to make a contribution of £55,000 relating to the provision of management/warden provision and infrastructure to mitigate the effect of recreational disturbance on European Sites.
- A further obligation requires the provision of Suitable Natural Green Space (SANGS) an area of 3.3ha that will encourage, in particular, daily dog walking. This will be provided on site. Western and Northern Hedge.
- The developer has agreed to retain the existing hedges on the north and western boundary of the development site, providing this does not prohibit future development on the west of the site.

I am keen that the Ecology measures agreed at Outline Application stage are secured.

I have studied the July 2019 Landscape Strategy Plan and am satisfied with its treatment of Ecology.

UPDATE 17/12/19: I have studied the recently submitted Proposed Presentation Site Plan Rev G (Figure 1). Further to the recent consultation on the above application, the applicant has made some further amendments to the positioning of plots/dwellings in the site to address concerns with respect to separation distances. The amendments primarily relate to internal relationships between dwellings within the site. I am satisfied that these will not cause any adverse impacts on Ecology.

UPDATE 18/12/19: I am satisfied with the plans recently supplied of the detailed landscaping scheme and site layout and have no further Ecology concerns. If possible I would like the applicant to be informed that Wych elm (*Ulmus glabra*) should be added to the native species tree mix, as this tree supports the Priority species white-letter hairstreak, which occurs in the borough.

Natural England – NO OBJECTION

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.

Natural England's generic advice on other natural environment issues is set out at Annex A.

UPDATE 25/11/19: Natural England has previously commented on this proposal and made comments to the authority in our letter, our ref 293681, dated 04 September 2019

The advice provided in our previous response applies equally to this amendment although we made no objection to the original proposal.

The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal.

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us the amended consultation, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

RSPB - No representation received.

HBC Arboricultural Officer – I have had a good look through the documents to see if there is any adverse impact on existing trees and also the landscape layout including buffer zones to protect the existing woodland edge especially along the Eastern boundary. The scheme submitted appears well thought out and I can see no conflict of interest here. No objection

UPDATE 04/12/19: Further to my verbal comments on this, I do not have any objections to the amendments on this scheme.

The proposed alterations to the boundary treatment to replace a protection fence with a smaller more aesthetically pleasing trip rail which will improve security here. The breach of the tree belt into Reedston Road was to be expected and has been mitigated elsewhere by the landscape proposals on plan 1588-1-1 Revision F (Document Reference 14894635 which is quite comprehensive.

UPDATE 13/12/19: The change to the proposed housing layout does not radically impact on the general landscape layout and my original comments are still appropriate in this instance and that is "I have had a good look through the documents to see if there is any adverse impact on existing trees and also the landscape layout including buffer zones to protect the existing woodland edge especially along the Eastern boundary. The scheme submitted appears well thought out and I can see no conflict of interest here. No objection".

HBC Landscape Architect – Sufficient information has been provided to approve reserved matters relating to landscape and layout. Details of hard and soft landscape will be controlled by existing condition.

UPDATE 22/11/19: As above.

UPDATE 17/12/19: There are no further landscape and visual comments with respect to the attached plan

UPDATE 20/12/19: I can confirm that the detailed landscape scheme is acceptable

HBC Property Services – No representation received.

HBC Waste Management – No representation received.

HBC Economic Development – No representation received.

HBC Public Health – I have no objections to the planning application.

As you will be aware we are developing our obesity prevention work and adopting a whole systems approach to this. The obesogenic environment is a key factor in influencing the development of obesity in children and adults and so the planning process has a key part to play in this. This includes elements such as the provision of footpaths and cycleways to increase physical activity as well as the provision of green space which also influences the uptake of physical activity. Green space can also influence health in other positive ways providing an outdoor environment that can promote positive social interactions and good mental health. The one caveat to this is that the spaces are designed so that the residents feel safe and able to use the space. From the document provided, the development appears to have features that can contribute to reducing the influence of an obesogenic environment.

HBC Housing Services - I don't have any comments to make on this application.

HBC Community Safety and Engagement – No representations received.

Cleveland Police – I have the following comments in relation to crime prevention and community safety.

Layout and boundaries

It is important to have clear demarcation between private and public areas the following plots 64,67, 80 and 159 would benefit from a formal boundary such as a low hedge to the open space to side of the plots to deter misuse of these areas and possible conflict. In fact all corner plot would benefit of some formal boundary I would also recommend that the proposed hedge to the side plot 53 is extended to provide a defensive barrier to side of this dwelling.

Any boundary that backs onto open ground would benefit of defensive planting to the boundary to offer greater protection. All horizontal support rails need to fitted to the private side of the boundary fence.

All side gates should be placed as close to front building line as possible and capable of been locked and be of the same height as boundary fence i. e 1.8m
Street /Security Lighting

All roads, including private drives, footpaths and parking areas should be well lit. Lighting to these areas which complies to BS5489 2013 would ensure this. Security lighting should be fitted to both front and rear doors.

To comply with the requirements of Building Regulations Document Q as stated in Design and Access statement all entrance doors and accessible windows require to be certified to PAS 24:2016

UPDATE 28/11/19: I have no further comments in relation to the proposed amendments.

Cleveland Fire Brigade – It should be confirmed that the ‘shared driveways’ meet the minimum carrying capacity requirements as per AD B (2013 edition, unless otherwise stated) Section B5, Table 20.

It should be noted that Cleveland Fire Brigade now utilise a Magirus Multistar Combined Aerial Rescue Pump (CARP) which has a vehicle weight of 17.5tonnes, which is greater than the specified weight in AD B Section B5, Table 20 (2013 edition).

Access and Water Supplies should meet the requirements as set out in AD B Volume 1, Section B5 for Dwellinghouses (2013 edition, unless otherwise stated).

UPDATE 29/11/19: Cleveland fire Brigade offers the following representations regarding the development as proposed.

The following plots sit outside of the maximum prescribed distance from the adopted highway as stated in ADB Vol 1, 13.1

Plot 22
Plot 55
Plot 56
Plot 57

Access and Water Supplies should also meet the requirements as set out in: Approved Document B, Volume 1:2019, Section B5 for Dwellings.

It should be noted that Cleveland Fire Brigade now utilise a Magirus Multistar Combined Aerial Rescue Pump (CARP) which has a vehicle weight of 17.5 tonnes. This is greater than the specified weight in AD B Vol 1 Section B5 Table 13.1. Further comments may be made through the building regulation consultation process as required.

National Grid - No representation received.

Northern Powergrid – No representation received.

Northern Gas Networks – Northern Gas Networks has no objections to these proposals, however there may be apparatus in the area that may be at risk during construction works and should the planning application be approved, then we require

the promoter of these works to contact us directly to discuss our requirements in detail. Should diversionary works be required these will be fully chargeable. We enclose an extract from our mains records of the area covered by your proposals together with a comprehensive list of precautions for your guidance. This plan shows only those mains owned by Northern Gas Networks in its role as a Licensed Gas Transporter (GT). Privately owned networks and gas mains owned by other GT's may also be present in this area. Where Northern Gas Networks knows these they will be represented on the plans as a shaded area and/or a series of x's. Information with regard to such pipes should be obtained from the owners. The information shown on this plan is given without obligation, or warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, siphons, stub connections, etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Northern Gas Networks, its agents or servants for any error or omission. The information included on the enclosed plan should not be referred to beyond a period of 28 days from the date of issue.

Cleveland Emergency Planning Unit – No representation received.

Hartlepool Rural Neighbourhood Plan Group (HRNPG) - Thank you for consulting Hartlepool Rural Neighbourhood Plan Group with regard the above application. The application site is outside the Hartlepool Rural Neighbourhood Plan area, but the Group would offer the following comments.

It is trusted that contributions from this development will hasten the building of a bypass at Elwick. The Rural Community continues to suffer from increasing traffic accessing the A19 whilst now, due to closure of the A19 gaps, also enduring increased travel distances for rural residents trying to reach their homes and businesses.

While always regretting the irreplaceable loss of open countryside the level and quality of the open space provided by the developer within the proposed housing is welcomed. This should provide very pleasant open, communal spaces for new and existing urban residents.

In the Design and Access Statement supplied with the application there is a claim that the appearance of the dwellings, which are illustrated, reference the housing stock within the village of Elwick (as noted within section 2 Local Character), through the use of materials and fenestration such as sash effect windows and glazing bars.

These elements are to be found everywhere so in themselves cannot be sympathetic to local character. The illustrated houses are in fact quite standard and can be found on any Barratt Home site, there is no hint of the character to be found in the village of Elwick. This illustrates the huge gap between the expectations of groups such as ours and the ability or willingness of developers like that at Quarry Farm to engage with local distinctiveness (NPPF para. 127).

Rather that they refrain from such empty meaningless comments and just admit that this will be another housing estate much like all the others to be found around the U.K.

UPDATE 22/11/19: Thank you for consulting Hartlepool Rural Neighbourhood Plan Group with regard the above application. The application site is outside the Hartlepool Rural Neighbourhood Plan area, but the increase in traffic from the development will have a serious detrimental impact on the rural area.

Elwick is especially vulnerable as the road through the village still affords a short cut for traffic entering and exiting the South bound carriageway of the A19. The Group would therefore expect, as promised, that Elwick by-pass is provided as is required by the very specific Local Plan policy HSG5a: Quarry Farm Housing Site which states: -

No development will be permitted prior to the implementation of the grade separated junction and bypass to the north of Elwick Village unless otherwise agreed with Highways England and the Borough Council. The development will be expected to contribute, on a pro -rata basis, to strategic infrastructure provision including the grade separated junction and bypass to the north of Elwick Village.

The rural population would trust, if not Highways England, their own Borough Council to ensure the gross inconvenience, environmental and safety concerns of their existing constituents are addressed urgently and certainly before any new building makes matters worse.

The location of this development is also likely to have an impact on the A179/A19 junction, which is already being stressed due to the closure of the central reservation gaps on the A19 which had served Elwick and Dalton Piercy.

HRNP policy T1 - IMPROVEMENTS TO THE HIGHWAY NETWORK is therefore valid with regard improvements already urgently required to routes through Elwick and Hart Parishes.

POLICY T1 - IMPROVEMENTS TO THE HIGHWAY NETWORK

Where development proposals are shown, through evidence to be required to contribute towards any of the following schemes so as to make the development acceptable, appropriate financial contributions will be sought through a planning obligation:

1. improvement of the A179/A19 junction
2. the dualling of the A179
3. improved village approach roads and junctions to the A179, A689 and A19
4. alleviating the impact on the villages of the increase in traffic arising from new development in Hartlepool
5. appropriate measures to discourage traffic related to any new development on the edge of Hartlepool from using minor roads through the villages in the Plan
6. Measures that promote good driver behaviour, such as speed cameras.

The above improvements must be designed, as far as possible, to be in keeping with the rural setting.

These comments are additional to those submission on the 8th October.

Elwick Parish Council – Thank you for consulting Elwick Parish Council on the amended plans for the Quarry Farm development. Please note that the following comments are additional to those made in response to the original consultation.

The road through the village is used as a short cut for traffic from the town entering and existing the south-bound carriageway of the A19. Whilst we accept that outline planning permission has been granted, we still wish to state our objections to the development being commenced BEFORE the grade-separated junction and by-pass for Elwick, promised in the Local Plan, are completed.

The current level and speed of vehicular traffic through the village is already causing great concern for residents. The proposed development of 220 dwellings at Quarry Farm will only exacerbate this, potentially delivering another 400 or more vehicles onto our road. The Parish Council would therefore expect that, as stated in the Local Plan policy HSG5: Quarry Farm Housing Site:

No development will be permitted prior to the implementation of the grade separated junction and bypass to the north of Elwick Village unless otherwise agreed with Highways England and the Borough Council.

The development will be expected to contribute, on a pro-rata basis, to strategic infrastructure provision including the grade separated junction and bypass to the north of Elwick Village.

As a Parish Council, we speak on behalf of all residents of the parish, and expect our Borough Council to ensure the environmental and safety concerns of those who live in the village are given due regard; we too are Hartlepool residents and we ask that our concerns are addressed urgently, and certainly before any new building makes matters worse.

We also believe that the location of this development is likely to have an impact on the A179/A19 junction, which is already being stressed due to the closure of the central reservation gaps on the A19 which had served Elwick and Dalton Piercy. There are already tail-backs on the A19 and A179 at peak travel times, and several quite serious accidents have occurred at or near this junction since the closure of the gaps. An increase in the number of vehicles needing to use the junction will only increase the pressure.

The Local Plan was meant to be a definitive plan of action for the 15 years it covers. Already the Borough Council has fallen two years behind in delivering the road improvements at Elwick. We would not wish to hear of any further delays in the implementation of these.

PLANNING POLICY

1.19 In relation to the specific policies referred to in the section below please see the Policy Note at the end of the agenda.

Local Policy

1.20 The following policies in the adopted Hartlepool Local Plan 2018 are relevant to the determination of this application:

CC1: Minimising and adapting to climate change
 HSG1: New Housing Provision
 HSG5A: Quarry Farm Housing Site
 INF1: Sustainable Transport Network
 INF2: Improving Connectivity in Hartlepool
 LS1: Locational Strategy
 QP3: Location, Accessibility, Highway Safety and Parking
 QP4: Layout and Design of Development
 QP5: Safety and Security
 QP6: Technical Matters
 QP7: Energy Efficiency
 SUS1: The Presumption in Favour of Sustainable Development

National Policy

1.21 In February 2019 the Government issued a revised National Planning Policy Framework (NPPF) replacing the 2012 and 2018 NPPF versions. The NPPF sets out the Governments Planning policies for England and how these are expected to be applied. It sets out the Government requirements for the planning system. The overriding message from the Framework is that planning authorities should plan positively for new development. It defines the role of planning in achieving sustainable development under three overarching objectives; an economic objective, a social objective and an environmental objective, each mutually dependent. At the heart of the Framework is a presumption in favour of sustainable development. For decision-taking, this means approving development proposals that accord with an up-to-date development plan without delay or, where there are no relevant development plan policies or the policies which are most important for determining the application are out-of-date, granting permission unless policies within the Framework provide a clear reason for refusal or any adverse impacts of doing so would significant and demonstrably outweigh the benefits. The following paragraphs are relevant to this application:

PARA 002: Permission determined in accordance with development plan
 PARA 007: Achieving sustainable development
 PARA 008: Achieving sustainable development
 PARA 009: Achieving sustainable development
 PARA 010: Achieving sustainable development
 PARA 011: The presumption in favour of sustainable development
 PARA 012: The presumption in favour of sustainable development
 PARA 038: Decision-Making
 PARA 047: Determining Applications
 PARA 058: Enforcement
 PARA 062: Delivering a sufficient supply of homes
 PARA 064: Delivering a sufficient supply of homes

PARA 091: Promoting healthy and safe communities
PARA 108: Considering Development Proposals
PARA 111: Considering Development Proposals
PARA 122: Achieving appropriate densities
PARA 124: Achieving well-designed places
PARA 127: Achieving well-designed places
PARA 130: Achieving well-designed places
PARA 150: Planning for Climate Change
PARA 153: Planning for Climate Change
PARA 212: Implementation

1.22 HBC Planning Policy comments (summarised) - Previous outline permission was granted for 220 dwellings at the site known as Quarry Farm 2. The principle of development was established at this stage.

1.23 Particular reference should be given to policy HSG5a which relates specifically to development at Quarry Farm. The development is set to provide higher than the policy requirement of green infrastructure, and overall adherence to the policy is accepted. A successful element of the scheme is the integration of open space elements which provide an environmental corridor.

1.24 The application site falls within the Rural West Ward. The main need identified in this ward is detached houses of 1-3 beds and semi-detached house of 1-2 beds, terraces, bungalows and flats. The proposed mixture of dwellings provides a mixture of visual elements and helps achieve some of the desired house types, however the inclusion of bungalows within this scheme would be greatly beneficial. It is disappointing to note that some sections of affordable dwellings have been placed at the back of the cul-de-sac, and not pepper-potted around the site.

1.25 When assessing the overall street scene of the proposals, there are some concerns that planning policy wish to highlight. Firstly, in elements of the development there appears to excessive stretches of parking. There are concerns that without potential obstacles in place opposite plots 81-85, that the paths may be used for parking. Some plots, such as plot 5 and plot 208 do not have easy access to their allocated parking spot as they are poorly located.

1.26 It is acknowledged that an effort has been made to build an estate which is more than generic and has some character to it, and some of the chosen house types such as the Derwent do provide design features such as canopies and porches to provide interest to the dwelling frontage however this seems to be for the minority as opposed to the majority.

1.27 Policy QP4 of the Local Plan and the adopted Residential Design SPD require minimum separation distances of 20 meters principal elevation to principal elevation and 10 meters gable to principle elevation and there are some concerns that there are some plots on the site that do not meet this criteria, resulting in a crowded feel of the site and a lack of privacy for residents. Alongside this, some plots have been badly fit into the layout, as it has resulted in a variety of oddly shaped gardens, which often seem disproportionate to the dwelling size.

1.28 The planning contributions were finalised at outline stage and so there are no further comments with regards to these.

1.29 UPDATE 27/11/19: Reconfiguration has left some plots much closer to each other, particularly 137-138 which are at an angle to one another. It must be ensured that these changes will still be able to secure the appropriate separation distances between dwellings. It is difficult to tell, in the areas highlighted as having an excessive presence of hardstanding, whether these have been broken up with elements of landscaping or small strips of grass. It doesn't appear as if the oddly shaped gardens have been amended. Previous comments with respect to corner plots have been addressed. Set back of the corner plots in the amended scheme will help to provide more valuable small elements of open space. The developer's view on housing mix and affordable housing is acknowledged and accepted.

1.30 UPDATE 11/12/19: With regards to the further amendments to the scheme, it is acknowledged that not all the previously raised points have been satisfied, however this most recent scheme is much more acceptable in design terms and planning policy are satisfied that overall, it meets the criteria of design policy QP4.

1.31 Ideally, there would have been a reduction in the amount of hardstanding and alterations to more of the garden shapes, however it is acknowledged that this might not always be possible. There are no further comments.

PLANNING CONSIDERATIONS

1.32 The principle of residential development (and the proposed access) has already been established through the extant outline planning permission (H/2015/0528). As noted above, the application site is an allocated housing site within the Hartlepool Local Plan (2018) as identified by Policy HGS5a. The principle of development remains acceptable and therefore the main issues for consideration in this instance are the appropriateness of the proposal in terms of the policies and proposals held within the Development Plan and in particular the impact on the visual amenity of the application site and the character and appearance of the surrounding area, amenity and privacy of existing and future occupiers of the application site and neighbouring properties, landscaping and tree protection, ecology and nature conservation, highway and pedestrian safety and flood risk and drainage. These and all other planning and residual matters are set out and considered in detail below.

VISUAL AMENITY OF THE APPLICATION SITE AND THE CHARACTER AND APPEARANCE OF THE SURROUNDING AREA

Policy Context

1.33 Policy QP4 (Layout and Design of Development) of the Hartlepool Local Plan 2018 requires that development should be of an appropriate layout, scale and form that positively contributes to the Borough and reflects and enhances the distinctive features, character and history of the local area. Furthermore, development should respect surrounding buildings, structures and environment, be aesthetically pleasing, using a variety of design elements relevant to the location and type of development, and should use an appropriate mix of materials and colour.

1.34 Policy HSG5a (Quarry Farm Housing Site) relates specifically to this site and stipulates that the site is allocated for approximately 220 dwellings, with no more than 8.3ha (of 11.3 ha) of land to be developed for new housing and associated infrastructure and transport access.

1.35 The National Planning Policy Framework 2019 (NPPF) sets out the Government's commitment to good design. Paragraph 124 states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Paragraph 127 of the NPPF stipulates that planning decisions should ensure development will add to the overall quality of the area for the lifetime of the development, be visually attractive as a result of good architecture, layout and appropriate and effective landscaping, be sympathetic to local character and history (whilst not preventing or discouraging appropriate innovation or change), establish a strong sense of place and optimise the potential to accommodate and sustain an appropriate amount and mix of development.

1.36 Paragraph 130 of the NPPF states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.

Character and Appearance of the Surrounding Area

1.37 Concerns have been raised by neighbouring objectors with respect to the impacts of the proposal on the rural landscape setting, including concerns that the proposals constitute overdevelopment of the site and will appear visually overbearing.

1.38 The application site is currently agricultural land and is situated on the urban/rural fringe of the main urban area of Hartlepool, with the site adjoining existing residential areas to the south and east, albeit separated by a landscape buffer, which is to be retained and enhanced in places.

1.39 The immediate area is characterised by relatively contemporary suburban housing developments, with the housing site to the south (Quarry Farm phase 1) having only recently (in the last 12 months) been completed by Bellway Homes. To the east of the site lies a large late 20th century (c. 1980s) housing development (Naisberry Park). Both of these areas comprise predominantly of detached and semi-detached dwellings of varying sizes and designs, arranged in cul-de-sacs branching out from a main estate road. To the north of the site lies a golf course, with a small executive housing development adjacent (accessed via Worset Lane) comprising a number of large self-build properties. Building materials locally are mixed although predominantly brick in various shades of red, brown and buff, with secondary elements of render appearing throughout. The urban area adjacent therefore does not have a uniform or unambiguous character, although it is undeniably suburban in nature, and is perforated by pockets of incidental open space, landscaping and footpaths.

1.40 Further to the west/south-west of the site (approx. 2km) lies the village of Elwick. The village comprises a mix of 18th, 19th and 20th century dwellings, branching out from a village green, with those older properties in the centre and southern parts of the village sitting within the Elwick Conservation Area. The earliest dwellings in the village are single and two storey, mostly constructed in rubble or stone, often white washed or rendered subsequently. Later 19th Century terraced dwellings in Elwick are constructed in brick (with contrasting brick detail) with roofs of welsh slate.

1.41 It is inevitable that the introduction of an urban extension to the west of Hartlepool will change the character of the area somewhat, however given that the site is to be bounded by existing residential areas on two sides (with a golf course to the north); existing hedgerows to the north and west and landscape buffers to the south and east are to be maintained; and as the outline planning permission (ref H/2015/0528) for the site requires enhancement to the existing landscape features, in this context it is considered that the development would represent a logical extension of the urban area and that a residential development on this site would not necessarily appear unduly incongruous.

1.42 It is also noted that the amount of built development proposed for the site is in general conformity with the requirements of policy HSG5a (Quarry Farm 2 Housing Development) of the Hartlepool Local Plan (2018) and the indicative details agreed by virtue of outline planning permission H/2015/0528.

1.43 That being said, whilst it is considered that a residential development could be accommodated on this site without significant detrimental impacts on the visual amenity of the site or the character and appearance of the surrounding area, the current application is to consider, amongst other reserved matters, the appearance, scale and layout of this particular proposal, which is set out in detail below.

Scale and Appearance of the Development

1.44 With respect to the appearance and scale of the proposed dwellings in this instance, the house types include a range of 2, 3 and 4 bedroom properties, all of which are 2 storey. The proposed dwellings are largely traditional in form and appearance, featuring a mixture of red and buff brick and yorkstone facades with contrasting brick banding. The house types also feature a mixture of dual pitched and hipped roof forms, with projecting eaves, and side and front facing gables in places. Feature brickwork to windows and doors and canopies above doors are also featured in places.

1.45 The Design & Access Statement submitted in support of the application stipulates the dwellings reference the housing stock within Elwick village, through the use of materials and fenestration such as sash effect windows with glazing bars, simple canopy headers over entrance doors, and contrasting horizontal banding to brickwork.

1.46 Concerns have been raised by the Hartlepool Rural Neighbourhood Plan Group (HRNPG) that these design features are found everywhere and so in themselves are

not necessarily reflective of local character. HRNPG has commented that the house types are standard and can be found across other sites, with little reference to the character of Elwick village. In addition, the Council's Planning Policy had requested the addition of small design features such as decorative chimneys, feature brickwork or decorative joinery to more of the house types, which it was considered could provide potential for a more interesting street scene and a higher design standard. The applicant has however declined to make any changes to their standard house types, maintaining that the proposals are well designed and street scenes are attractive and interesting, and advising that non-working/decorative chimneys on other schemes have previously caused customer care issues due to maintenance requirements. In view of this, the Council's Planning Policy section has ultimately advised that they are satisfied with the dwelling designs.

1.47 The comments of the Council's Planning Policy section and the HRNPG are noted, and it is difficult to appreciate from the submitted plans and details how the design of the dwellings has sought to reflect the character of Elwick village, particularly given that they appear to be standard house types of the developer. It is also disappointing that more effort has not been made by the applicant to engage with the advice provided by the Council's Planning Policy section in terms of ways to improve the dwelling design. Notwithstanding this, it is noted that Elwick village does not sit within the immediate setting of the site, being located some 2km (min.) to the west/south-west and, whilst emulating positive architectural, landscape and other features from the wider area would undoubtedly improve the design of the scheme, it is considered that failing to accurately reflect the village character of Elwick would not in itself amount to poor design.

1.48 As above, the immediate adjacent built up area is suburban in nature and does not have a strong local character. Ultimately, whilst it is acknowledged the design of the dwellings could have been improved as per the above considerations, in isolation they are not considered to be of poor design, with some positive design elements that do distinguish the dwellings somewhat from those of other contemporary housing developments in the area, and it is considered that the appearance and scale of the dwellings is not out of keeping with that of the existing residential areas adjacent.

1.49 Furthermore, the submitted Design & Access Statement notes that the proposals have sought to create a development that exploits the attractive features of the site, such as the existing attractive views towards the coast, by strategically positioning areas of open space and through the alignment of streets, and the creation of safe, attractive and enjoyable walking routes through the site. It is considered that the generous provision of green infrastructure through the site and the views this will afford toward the coast would instil a sense of place and attractiveness to the scheme.

Layout and Appearance of the Development

1.50 The submitted Design & Access Statement states that dwellings have been positioned strategically to frame views down the street and define key nodes within the development, including dual fronted corner plots (e.g. Alderney house type) with

strong building lines formed throughout the site to help create an unambiguous distinction between public and private spaces.

1.51 Notwithstanding this, with respect to the layout of the development specifically, a number of concerns had been raised by Council officers with the submitted scheme that it is considered would have compromised the visual amenity of the application site and detracted from the positive elements of the scheme. Namely, the proposals initially fell short of the minimum separation distance requirements set out in policy QP4 of the Local Plan in a number of places, without satisfactory justification, and there were a number of examples of unusual and/or unsatisfactory relationships between dwellings. It was considered this would have resulted in a street scene that appeared cluttered and unduly enclosed in parts, and would have failed to take the opportunities available for improving the character and quality of the area and the way it functions, to the detriment of the street scene and the visual amenity of the application site.

1.52 The application was therefore previously recommended for refusal on this basis. However, through further discussions with the local planning authority since, the applicant has satisfactorily resolved these issues through the submission of an amended layout plan. The amended layout has addressed the fundamental issue with respect to separation distances, and is now considered to be in conformity with the minimum separation distances set out in policy QP4 across the site. In meeting these requirements, the scheme has also improved many of the identified unusual/unsatisfactory relationships between dwellings and has generated additional incidental open space within the scheme in places.

1.53 Further to the above however, concerns were also raised previously with respect to the number of instances of uninterrupted car parking to the front of dwellings which would result in a proliferation of hard standing to the front of properties and a street scene that is dominated by parked cars, and absent of any meaningful soft landscaping, in places. These concerns were also echoed by the Council's Planning Policy section.

1.54 The Council's recently adopted Residential Design SPD (September 2019) advises that; *"in-curtilage parking should be well integrated into the design of the development, conveniently located and not overly dominant or visually intrusive, with appropriate landscaping in between driveways."* Similarly, the Building for Life 12 assessment framework, which the applicant references in their submission, recommends *"Where parking is positioned to the front of the property, ensure that at least an equal amount of the frontage is allocated to an enclosed, landscaped front garden as it is for parking to reduce vehicle domination. Where rows of narrow terraces are proposed, consider positioning parking within the street scene"*.

1.55 Advice was provided to the applicant with respect to how these concerns could be overcome, such as through small landscaped strips between spaces, alternative parking provision, pushing dwellings further back into the plot and/or house type swaps/substitutions. Through the submission of the amended layout plans, it is acknowledged that the applicant has also sought to address these issues across the site, though it is noted stretches of uninterrupted car parking to the front of properties remain in places. Notwithstanding this, given that the instances of uninterrupted

parking have been reduced, it is ultimately considered that the remaining instances would not compromise the visual amenity of the application site sufficiently to warrant refusal of the application and therefore on balance these proposals are considered to be acceptable.

1.56 As above, it is considered that the site provides a generous amount of green infrastructure in the form of a large contiguous stretch of landscaping/green corridor, including tree and shrub planting and footpath connections, which stretches the full length of the site from north to south. Furthermore, it is acknowledged that the recent amendments to the scheme to ensure the proposed dwellings meet minimum separation distances has increased the amount of incidental open space between dwellings within the site, and it is considered that this will further enhance the visual amenity of the site.

Conclusion

1.57 The proposals are now considered to be acceptable with respect to the impact on the character and appearance of the wider area, and the applicant has sought to work with the local planning authority to address previous concerns with respect to inadequate separation distances, poor relationships between dwellings and excessive/contiguous stretches of parking to the front of dwellings in parts of the site. It is considered on balance that the proposals as amended have satisfactorily resolved the outstanding design issues in terms of the appearance, scale and layout of the site and therefore the application is also now considered to be acceptable with respect to the impact on the visual amenity of the application site, in accordance with the relevant paragraphs of the NPPF (2019), the relevant policies of the Hartlepool Local Plan (2018), and the Council's adopted Residential Design SPD (2019), as identified above.

AMENITY AND PRIVACY OF EXISTING AND FUTURE OCCUPIERS OF THE APPLICATION SITE AND NEIGHBOURING PROPERTIES

Policy Context

1.58 Policy QP4 (Layout and Design of Development) of the Hartlepool Local Plan (2018) stipulates that the Borough Council will seek to ensure all developments are designed to a high quality and that development should not negatively impact upon the relationship with existing and proposed neighbouring land uses and the amenity of occupiers of adjoining or nearby properties by way of general disturbance, overlooking and loss of privacy, overshadowing and visual intrusion particularly relating to poor outlook. Proposals should also ensure that the provision of private amenity space is commensurate to the size of the development.

1.59 As above, policy QP4 also stipulates that, to ensure the privacy of residents and visitors is not significantly negatively impacted in new housing development, the Borough Council seeks to ensure adequate space is provided between houses. The following minimum separation distances must therefore be adhered to:

- Principal elevation (habitable room window) to principal elevation (habitable room window) - 20 metres.

- Gable (blank or non-habitable room window) to principal elevation (habitable room window) - 10 metres.

1.60 The above requirements are reiterated in the Council's recently adopted Residential Design SPD (2019).

1.61 Paragraph 127 of the NPPF stipulates that planning decisions should ensure developments create places that have a high standard of amenity for existing and future users.

Amenity and Privacy of Future Occupiers

1.62 As above, the case officer had previously raised concerns with the applicant that a number of the dwellings within the development did not meet the minimum separation distance requirements, set out in local policy, and these concerns were echoed by the Council's Planning Policy section. The applicant was provided with a comprehensive list of plots that were of concern and that required review and amendment.

1.63 Through the submission of amended layout plans, the applicant has successfully sought to resolve these issues across the full site, and it is now considered that the proposed layout is in conformity with the minimum separation distances set out in policy QP4 across the site.

1.64 Whilst there remain some instances where certain windows do not meet the minimum separation distances set out above, it is considered that these can be addressed through the use obscure glazing/restricted opening of the affected windows and provision of satisfactory boundary treatments without having a detrimental impact on the amenity of future occupiers (i.e. where a habitable room has 2 windows/a dual aspect), and a suitable planning conditions are therefore recommended to secure this, where appropriate.

1.65 As previously mentioned, the proposals initially resulted in a number of examples of unusual and/or unsatisfactory relationships between dwellings and irregular shaped or enclosed gardens in places. The amendments to the layout of the site have satisfactorily addressed the majority of these issues, and whilst it is noted there remain a few instances of unusual relationships between dwellings, it is acknowledged that the applicant has sought to address these as far as practicable. It is ultimately considered that these would not have such a significant detrimental impact on the amenity of future occupiers to warrant refusal of the application and are therefore on balance acceptable.

Amenity and Privacy of Neighbouring Land Users

1.66 Concerns have been raised by objectors that the proposals will result in a loss of privacy for neighbouring land users.

1.67 With respect to the impact of the proposals on the amenity and privacy of neighbouring land users, it is noted that the proposed layout retains a substantial landscape buffer between the site and the residential areas adjacent, with

satisfactory separation distances in excess of 30 metres (approx.) to the closest residential properties to the east and in excess of 100 metres (approx.) to the closest residential properties to the south.

1.68 Whilst it is noted that the site sits at a higher level than the adjacent areas in parts, given the abovementioned significant separation distances and the extensive existing and proposed landscaping around the periphery of the site, it is considered that the proposals would not have a significant detrimental impact on the amenity and privacy of neighbouring land users with respect to overshadowing, any overbearing effect, poor outlook or overlooking.

1.69 Concerns have been raised by objectors that the proposals will have a detrimental impact on the amenity of neighbouring land users through the generation of construction traffic and associated disruption, noise and air pollution. Concerns have also been raised with respect to the control and monitoring of construction hours. These matters principally relate to the extant outline planning permission for the site, to which such matters have been considered, in particular the impact of the access from Reedston Road.

1.70 Notwithstanding this, the Council's Public Protection section has been consulted and has confirmed that they have no objections to the proposals (as amended). Whilst it is noted that the Construction Management Plan (CMP) submitted with this application does not include all of the requisite information, it is noted that, in any event, a detailed CMP is required to be provided and agreed with the local planning authority prior to the commencement of the development by virtue of condition 22 of outline planning permission H/2015/0528, and therefore this can be secured by virtue of the discharge of conditions process. Construction hours are also restricted to 08:00hrs to 18:00hrs Monday to Friday and 09:00hrs to 13:00hrs on a Saturday, with no construction works permitted to take place on Sundays or Bank Holidays, by virtue of condition 23 of the outline permission. The applicant will be required to comply with the above conditions, with any breach of these liable to enforcement action by the Local Planning Authority. Any potential statutory nuisance can also be controlled by virtue of the relevant environmental protection legislation, exercised by the Council's Public Protection section.

1.71 It is therefore considered that the proposals would not result in any undue noise or disturbance to existing or future occupiers of the application site or neighbouring properties.

Conclusion

1.72 The proposals are now considered to be acceptable with respect to the impact on the amenity and privacy of neighbouring land users, and the applicant has sought to work with the local planning authority to address previous concerns with respect to inadequate separation distances and poor relationships between dwellings in parts of the site. It is considered on balance that the proposals as amended have satisfactorily resolved these outstanding concerns and therefore the application is also now considered to be acceptable with respect to the impact of the proposals on the amenity and privacy of future occupiers, in accordance with the relevant

paragraphs of the NPPF (2019), the relevant policies of the Hartlepool Local Plan (2018), and the Council's adopted Residential Design SPD (2019), as set out above.

LANDSCAPING AND TREE PROTECTION

1.73 Concerns have been raised by objectors that the proposals result in the loss of green belt land, however the application site is not designated green belt land (with no designated green belt in or around the Tees Valley area), nor does the site in its entirety constitute a protected area of green infrastructure in the Council's adopted Hartlepool Local Plan, with the majority of the site allocated as housing land in the Local Plan. Notwithstanding this, any proposals for this site are required to retain a strip of amenity open space through the centre of the site and to retain and enhance the local green corridor along the eastern and southern boundaries of the site, by virtue of policies HSG5a (Quarry Farm Housing Site) and NE2 (Green Infrastructure) of the Local Plan.

1.74 The application is accompanied by a landscape masterplan, setting out details of the landscaping proposals. The proposals include a large contiguous stretch of landscaping/green corridor, including tree and shrub planting and footpath connections, which stretches the full length of the site from north to south and covers an area of approximately 3.8 hectares.

1.75 This is broadly in line with the indicative layout of the site proposed at outline stage, with approx. 3.3 hectares of Sustainable Alternative Natural Green Space (SANGS) required to be provided by virtue of the Section 106 legal agreement associated with outline planning permission H/2015/0528 and policy HSG5a (Quarry Farm Housing Site) of the Hartlepool Local Plan 2018, with no more than 8.3ha of land permitted to be developed for new housing and associated infrastructure and access.

1.76 The Council's Planning Policy section notes the development is set to provide higher than the policy requirement of green infrastructure and overall adherence to policy HSG5a (Quarry Farm Housing Site) of the Local Plan is accepted. Both the Council's Planning Policy section and the HRNPG have commented that the proposed open space/environmental corridor is a successful element of the scheme, and would provide a pleasant, open, communal space for new and existing urban residents.

1.77 The Council's Arboricultural Officer has been consulted on the application, and has advised that the landscaping scheme submitted appears well thought out and they cannot see any conflict of interest. Similarly, the Council's Landscape Architect has advised that sufficient information has been provided to approve reserved matters relating to the layout and details of the proposed landscaping. The Council's Landscape Architect and Arboricultural Officer have been re-consulted following the latest amendments to the layout and have again confirmed the landscaping proposals are acceptable.

1.78 Notwithstanding this, final details of proposed soft landscaping works will be secured by virtue of conditions 13 and 14 of outline planning permission H/2015/0528. Furthermore, tree protection measures will be secured by virtue of

condition 15 of outline planning permission H/2015/0528. A planning condition is recommended however to secure final details of hard landscaping works.

1.79 Policy HSG5a of the Local Plan also requires a landscape buffer, as illustrated on the Policies Map, to be created between the site and the rural fringe (to the western boundary). The Council's Planning Policy section has highlighted that no buffer has been provided within the site boundary along its western edge, however it is noted that the indicative details shown at outline stage also showed this buffer beyond the western site boundary. The landscape buffer, as required by policy HSG5a, has therefore instead been secured by virtue of the Section 106 legal agreement associated with outline planning permission H/2015/0528, which obligates the applicant not to take any action to remove the established hedges (along the northern and western fringes of the site), unless required to be removed pursuant to a further planning permission.

1.80 In view of the above, the proposals are considered to be acceptable with respect to matters of landscaping and tree protection.

ECOLOGY AND NATURE CONSERVATION

1.81 Concerns have been raised by objectors with respect to the impact of the proposals on local wildlife and ecology.

1.82 As above, by virtue of the section 106 legal agreement associated with outline planning permission H/2015/0528 and policy HSG5a of the Hartlepool Local Plan (2018), the scheme is required to provide a minimum of 3.3 hectares of Sustainable Alternative Natural Green Space (SANGS).

1.83 Bat and bird mitigation features are required to be provided by virtue of conditions 17 and 18 of outline planning permission H/2015/0528, whilst conditions 19 and 20 (respectively) of the outline permission require low level lighting adjacent to wildlife corridors, in order to prevent disturbance to wildlife, and the clearance of vegetation to take place outside of the bird breeding season, to protect breeding birds.

1.84 The Council's Ecologist has been consulted and has advised that the submission (as amended) does not appear to affect matters of ecology and nature conservation, which were considered in detail at outline stage. Natural England has also confirmed that they have no objection to the application.

1.85 In view of the above, the proposals are considered to be acceptable with respect to matters of ecology and nature conservation.

HIGHWAY AND PEDESTRIAN SAFETY

1.86 Concerns have been raised by the Hartlepool Rural Neighbourhood Plan Group and Elwick Parish Council with respect to the impact on the local highway network and in particular on traffic through Elwick village and at the A19 junction(s).

1.87 Concerns have also been raised by objectors with respect to the appropriateness of the proposed vehicular access, the impact on the local road network and highway and pedestrian safety through increased traffic, and congestion due to on-street parking.

1.88 Matters with respect to the impact of the development on the strategic and local road networks and the proposed access to the site were considered in detail and, where appropriate, mitigation was secured by virtue of planning conditions and obligations within the s106 legal agreement associated with outline planning permission H/2015/0528. The sole vehicular access into the site (save for an emergency access from Worset Lane to the north west) is from Reedston Road, and the Council's Highways, Traffic and Transport section confirmed at the time that the carriageway is of sufficient width to accommodate the development and there are no anticipated issues with the capacity and safety at its junction with Cairnston Road. Accordingly, the access was approved as part of the extant planning permission H/2015/0528 and such matters therefore do not form part of the consideration of this reserved matters application.

1.89 Notwithstanding this, the Council's Highways, Traffic and Transport section has been consulted on the proposed internal road layout of the site. A number of recommendations have been provided to the applicant, which the applicant has sought to address through the submission of amended plans. The Council's Highways, Traffic and Transport team has been re-consulted on the scheme as amended and has advised that the amended layout is acceptable.

1.90 The Council's Planning Policy section has highlighted that due to the layout of the development there is a potential for informal parking adjacent to public spaces in parts of the site, with footpaths used for parking vehicles. No further amendments to address this have been made however, as above, the Council's Highways, Traffic & Transport section are satisfied with the proposed parking provision and layout.

1.91 Highways England had initially reiterated their request for details of a construction management plan to be provided however, as above, this is required to be provided prior to the commencement of the development by virtue of condition 22 of outline planning permission H/2015/0528 and would be considered through the discharge of conditions process for the outline permission. Clarification has been provided to Highways England and they have confirmed they have no further comments to make on this application.

1.92 In view of the above, the proposals are considered to be acceptable with respect to matters of highway and pedestrian safety.

FLOOD RISK AND DRAINAGE

1.93 Concerns have been raised by objectors with respect to the impact of the proposal on flooding and in particular potential increases in surface water run-off.

1.94 The application site sits within Flood Zone 1 (low probability of flooding), with a very low risk of flooding from rivers, albeit a low to medium and medium to high risk of flooding from surface water in areas toward the south of the site.

1.95 The submission includes surface water drainage layout plans, including details of an attenuation pond adjacent to the eastern boundary of the site, forming part of the Sustainable Drainage System (SuDS). Final details of surface water drainage measures are required to be provided and agreed prior to commencement of development by virtue of condition 10 of outline planning permission H/2015/0528. The long term maintenance and management of the SuDS is secured by virtue of the Section 106 legal agreement associated with the outline permission.

1.96 Notwithstanding the above, the Council's Flood Risk Officer has been consulted and has confirmed that they have no comments to make with respect to the details of the reserved matters submitted with respect to flood risk and surface water management.

1.97 However the Council's Flood Risk Officer has highlighted a number of matters for the applicant to consider in seeking to discharge condition 10 of the outline permission, highlighting that the applicant must be aware of surface water management requirements as they can affect the appearance and layout of the development, and these will ultimately be assessed on the basis of the Tees Valley Authorities local standards for sustainable drainage. This advice will be reiterated to the applicant in any future decision notice as an informative note.

1.98 Northumbrian Water has been consulted and had initially requested a planning condition requiring final details of foul and surface water drainage be appended to any planning permission. The applicant subsequently provided surface and foul water drainage layout plans for the scheme, which Northumbrian Water confirmed were acceptable and had requested that should planning permission be granted that this is conditional on the works being carried out in accordance with the submitted drainage details, however these drainage plans have been superseded by virtue of the latest amendments to the site layout, and the up-to-date drainage plans have not been provided. Notwithstanding this, final details of foul and surface water drainage are required to be provided and agreed prior to commencement of development by virtue of conditions 9 and 10 of outline planning permission H/2015/0528, and therefore these can be dealt with through the discharge of conditions process.

1.99 The Environment Agency has confirmed that the application falls outside of their remit and therefore they do not have any comments. No comments or objections have been received from Hartlepool/Anglian Water.

1.100 In view of the above, the proposals are considered to be acceptable with respect to matters of flood risk and drainage.

OTHER PLANNING MATTERS

Housing Mix and Affordable Housing Distribution

1.101 The Council's Planning Policy section has highlighted that the housing need identified in the Rural West ward includes 1-3 bed detached houses, 1-2 bed semi-detached houses, terraces, bungalows and flats. The Planning Policy section had therefore requested that the applicant consider including bungalows in the scheme to

better align with the identified need. The applicant has commented however that the house builder is well placed to determine the most appropriate market mix and that bungalows on other developments have struggled to sell, advising that interest in this development to date has been for 2 and 3 bedroom houses.

1.102 Concerns have also been raised by the Council's Planning Policy section that some sections of affordable dwellings have been placed at the back of a cul-de-sac, and not pepper-potted around the site. The applicant maintains however that the affordable housing is well distributed across the development, and surrounded by market housing, commenting that the first parcel, near the site entrance, allows delivery of some affordable housing upfront. The applicant has also advised that affordable rented housing is often grouped in close proximity to one another as it is easier for the Registered Provider to manage the houses in this manner, whilst the affordable units themselves are indistinguishable in terms of design from their market housing equivalents.

1.103 The Council's Planning Policy section has confirmed that they note and accept the applicant's responses with respect to housing mix and affordable housing distribution.

1.104 In view of the above, the proposals are considered to be acceptable in this respect.

Heritage Assets and Archaeology

1.105 The application site is not within a conservation area and is not in proximity to any known heritage assets. The Council's Heritage and Countryside Manager and Tees Archaeology have been consulted on the application. No objections have been received from either, with Tees Archaeology confirming that there is no requirement for archaeological work at this site, following a programme of evaluation submitted and considered as part of outline application H/2015/0528, and the proposals (as amended) do not alter their previous advice.

1.106 In view of the above, the proposals are considered to be acceptable in this respect.

Public Rights of Way

1.107 The proposed layout includes an extensive network of footpaths stretching throughout the site from north to south and connecting to footpaths and public rights of way in the area.

1.108 Concerns have been raised by objectors with respect to the 'joining' of phases 1 and 2 of the developments at Quarry Farm through the provision of a footpath link and removal of existing boundary fencing to the north of the phase 1 site. However, the submitted site location plan and boundary treatment details confirm that the existing fence to the northern boundary of phase 1 (north of Woodhouse Lane) is outside of the current application site and is therefore not affected by the proposed development, with no proposals to remove it as part of this application. The submitted details also show the provision of a new post and rail fence in the south-

west corner of the site, to close off the development from adjacent fields. Notwithstanding this a footpath link is to be provided between the two developments at the southern boundary.

1.109 The applicant has proposed that the footpath link to phase 1 to the south could be removed in order to overcome these objections, with pedestrian access to the south being maintained exclusively through the proposed link to the existing public footpath running through the tree belt to the east of the site (rather than through phase 1). However, the footpath link through both phases 1 and 2 is a longstanding feature of the developments (with provision for this secured through the application(s) for phase 1 and this link included in outline planning permission H/2015/0528). Furthermore, the proposed pedestrian connections are supported by Local Plan policy INF1 (Sustainable Transport Network), which stipulates that key priorities include the provision of a comprehensive, safe and well-managed network of footpaths and cycle routes linking residential areas with employment sites, shopping and community facilities, and leisure/recreation sites. In addition, policy INF2 (Improving Connectivity in Hartlepool) of the Local Plan stipulates that sustainable transport will be achieved through maximising the level of sustainable access to areas of development, particularly through safe and attractive pedestrian and cycle routes. Ultimately the footpath connections form part of the agreed access to the site and it is considered improve the sustainability of the scheme through the provision of a safe, attractive and well-overlooked pedestrian and cycle route that connects into the proposed green infrastructure and wider area. It is considered that this is preferable to routing all pedestrians through the existing public footpath, which runs through a densely planted tree belt to the east of phases 1 and 2, which is flanked on both sides by rear garden enclosures and does not benefit from the same levels of natural surveillance.

1.110 The Council's Countryside Access Officer has been consulted and has no objections to the proposals, confirming that they support the footpath connections between phases 1 and 2, however they have provided some advice for the applicant with respect to the diversion of existing public footpaths. The Council's Countryside Access Officer also requested that the applicant consider extending part of the internal footpath network to connect to the existing public footpath to the east of the site (between Riverston and Glenston Close), as referenced above, which the applicant has agreed to and has reflected through the submission of amended plans.

1.111 The Council's Countryside Access Officer has advised that the proposed emergency access point into the site, to the north west (from Worset Lane), should be permanently open for the use of pedestrians and cyclists. The applicant has advised that the access security will be bollards only and so pedestrians and cyclists will have access through the spaces between the bollards for their own use. The Council's Countryside Access Officer has raised no further concerns, and is satisfied with the proposed footpath connections. As per the request of the Council's Traffic & Transport section and Countryside Access Officer, final details of the proposed emergency access can be secured by virtue of condition 30 of outline planning permission H/2015/0528.

1.112 The Tees Valley Local Access Forum has commented that members would like to see the current public footpaths adjacent upgraded and future proofed by

being widened and made suitable for dual use as a footpath and cycle path. However, given the extensive amount of green infrastructure (including footpath provision) to be provided as part of the scheme, it was considered through outline planning application H/2015/0528 that there is no requirement in this instance for any contributions towards further off-site green infrastructure improvements as part of this development. Notwithstanding this, it is noted that off-site green infrastructure contributions were required as part of Phase 1 of the Quarry Farm development (application ref H/2014/215).

1.113 In view of the above, the proposals are considered to be acceptable in this respect.

Public Health

1.114 In addition to the above, the Council's Public Health section has been consulted and has confirmed that they have no objections to the application, commenting that the development appears to have features that can contribute to reducing the influence of an obesogenic environment (i.e footpaths and cycleways to increase physical activity as well as the provision of green space which also influences the uptake of physical activity).

1.115 In view of the above, the proposals are considered to be acceptable in this respect.

Waste Management

1.116 No comments or concerns have been received from the Council's Waste Management section. Final details of waste storage will be secured by virtue of planning condition 25 of outline planning permission H/2015/0528. In view of this, the proposals are considered to be acceptable in this respect.

Safety & Security

1.117 Concerns have been raised by objectors with respect to potential increases in crime and anti-social behaviour due to the development, and in particular by virtue of the proposed footpath connections.

1.118 Section 17 of the Crime and Disorder Act 1998 requires the Local Planning Authority to exercise their functions with due regard to their likely effect on crime and disorder and to do all they reasonably can to prevent crime and disorder. This is further supported by Paragraph 91 of the NPPF states "Planning policies and decisions should aim to achieve healthy, inclusive and safe places which... are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion".

1.119 With respect to the proposed footpath connections to the south of the site, it is noted that these will be largely overlooked by numerous properties in both the Quarry Farm phase 1 site and the application site, and therefore will benefit from natural surveillance. Furthermore, no concerns or objections have been received from the Council's Community Safety and Engagement team. Cleveland Police have

also not raised any objections to the application however have provided advice for the applicant on a number of matters with respect to physical security within the site and has requested that elements of the scheme be reviewed (i.e. ambiguous boundaries between public and private space, defensive planting to boundaries backing onto public spaces, side gates placed as close to front building line as possible).

1.120 The applicant has submitted amended plans which have address some of these issues in parts of the site. It is noted that there remain some areas where the boundaries of public and private spaces are ambiguous, however it is not considered these would cause such issues to warrant refusal of the application. Cleveland Police has been re-consulted and has advised that they have no further comments.

1.121 Whilst there is no evidence to link such issues of crime and disorder to the proposed development, any potential problems arising from this behaviour would need to be dealt with by the appropriate authorities such as the Police Service or the Council's Community Safety and Engagement team.

1.122 The provisions of Section 17 of the Crime and Disorder Act 1998 have therefore been taken into account in the preparation of this report. In view of the above, it is considered that the proposed development would not harm the living conditions of neighbouring land users or future occupiers, with particular reference to antisocial behaviour, crime and the fear of crime. As such, the proposals would not be contrary to policy QP5 of the Local Plan and would accord with the guidance in the NPPF, in this respect.

RESIDUAL MATTERS

Fire Safety & Access

1.123 Cleveland Fire Brigade has commented that the 'shared driveways' should meet the minimum carrying capacity requirements of the relevant section of Building Regulations.

1.124 Cleveland Fire Brigade has also advised that the distance to a number of plots from the adopted highway is over the distance stated in the relevant section of the Building Regulations.

1.125 The applicant has been made aware of these requirements and a suitable informative note will be appended to any decision notice to reiterate this advice, however these matters would ultimately be considered through the Building Regulations approval process.

Gas and Electricity Infrastructure

1.126 Northern Gas Networks has confirmed that they have no objection to the application, however have advised that there may be apparatus in the area that may be at risk during construction works and, should the planning application be approved, then they require the promoter of the works to contact them directly to discuss their requirements in detail. The applicant has been made aware of these comments and it is understood they have been in contact with Northern Gas

Networks to discuss any necessary diversions. A suitable informative note will be appended to any decision notice to reiterate this advice.

1.127 No comments or objections have been received from the National Grid, Northern Powergrid or the Cleveland Emergency Planning Unit.

Non-material objections

1.128 Additional concerns have been raised by a number of objectors that are non-material to this application (i.e. they do not relate to planning, they are not material considerations, they are subject to separate legislative control or they were considered as part of the outline planning permission and therefore are not relevant to this application), namely;

- Air pollution / vehicle emissions from future occupiers
- Loss of views
- Previously advised by housebuilder when buying home that land wouldn't be built on / no footpath connection would be proposed
- No need for additional houses
- Impact on property prices
- Strain on local services

CONCLUSION

1.129 The application is considered on balance to be acceptable with respect to the abovementioned relevant material planning considerations and is considered to be in accordance with the relevant identified policies of the adopted Hartlepool Local Plan (2018) and relevant paragraphs of the NPPF (2019) and the Hartlepool Residential Design SPD (2019). The development is therefore recommended for approval subject to the conditions set out below.

EQUALITY AND DIVERSITY CONSIDERATIONS

1.130 There is no evidence of equality or diversity implications.

SECTION 17 OF THE CRIME AND DISORDER ACT 1998 CONSIDERATIONS

1.131 The Crime and Disorder Act 1998 requires local authorities to consider crime and disorder reduction in the exercise of all their duties, activities and decision-making.

1.132 As per the report, Section 17 implications have been taken into account in consideration of this application.

REASON FOR DECISION

1.133 It is considered by Officers that the proposal in the context of relevant planning policies and material planning considerations is acceptable as set out in the Officer's Report.

RECOMMENDATION – APPROVE subject to the following conditions;

1. The development hereby approved shall be carried out in accordance with the following approved plan(s) and details;

RES/732 LP/01 Rev A (Location Plan)
BDER 00CD (Derwent Classic (Det))
BKNL 00CE (Kenley Classic (End))
BMAI 00CE (Maidstone Classic (End))
BRAD 00CD (Radleigh Classic (det))
BALD 00CD (Alderney Classic (Det))
BKNR 00CD (Kennford Classic (Det))
BKEY 00HD (Kingsley Classic (Det – Hipped))
SSG1H8 (SINGLE – ELEVATIONS)
SSG1H8 (SINGLE – SETTING OUT PLANS)
SSG1H8 (SINGLE – FLOOR PLAN)
SSG1H8 (SINGLE – ROOF PLAN)
SDG1H8 (DOUBLE – ELEVATIONS)
SDG1H8 (DOUBLE – SETTING OUT PLANS)
SDG1H8 (DOUBLE – FLOOR PLAN)
SDG1H8 (DOUBLE – ROOF PLAN)
received 30th July 2019 by the Local Planning Authority;

BMMS 00CE (Moresby Classic (End))
received 15th November 2019 by the Local Planning Authority;

BMMS 00CD (Moresby Classic (Det))
received 18th November 2019 by the Local Planning Authority;

RES732-BHA-B1-ZZ-DR-A-MP01 Rev H (Proposed External Material on Site Plan),
RES832-BHA-B1-ZZ-DR-A-PL01 Rev G (Proposed Presentation Site Plans),
RES731-BHA-B1-ZZ-DR-A-BTP01 Rev K (Proposed Site Boundary Treatment),
RES732-BHA-B1-ZZ-DR-A-SL01 Rev N (Proposed Site Layout)
received 10th December 2019 by the Local Planning Authority;

RES732-BHA-V1-ZZ-DR-A-SS/01 Rev C (Proposed Street Scenes)
received 16th December 2019 by the Local Planning Authority;

1588-1-1 Rev H (Landscape Strategy Plan)
1588-1-3 Rev A (Public Open Space Proposals Plan)
received 17th December 2019 by the Local Planning Authority;

For the avoidance of doubt.

2. Notwithstanding the proposals detailed in the Design and Access Statement/submitted plans and prior to the occupation of the dwellings hereby approved, details of proposed hard landscaping and surface finishes (including the proposed car parking areas, footpaths and any other areas of

hard standing to be created) shall be submitted to and agreed in writing by the Local Planning Authority. This will include all external finishing materials, finished levels, and all construction details confirming materials, colours, finishes and fixings to Local Planning Authority standards. The scheme shall be completed to the satisfaction of the Local Planning Authority in accordance with the agreed details prior to the occupation of any of the dwellings hereby approved. Any defects in materials or workmanship appearing within a period of 12 months from completion of the total development shall be made-good by the owner as soon as practicably possible.

To enable the local planning authority to control details of the proposed development, in the interests of visual amenity of the area.

3. The boundary enclosures hereby approved shall be implemented in accordance with the following plans and details; RES731-BHA-B1-ZZ-DR-A-BTP01 Rev K (Proposed Site Boundary Treatment) received 10th December 2019 by the Local Planning Authority, prior to the occupation of the dwellings(s) or completion of the development, whichever is the sooner. For the avoidance of doubt and in the interests of visual amenity and the amenity of neighbouring land users and future occupiers.
4. Prior to the commencement of development above ground level, a scheme for the obscure glazing and restricted opening (max. 30 degrees) of the following proposed windows (plot numbers as identified on plan RES732-BHA-B1-ZZ-DR-A-SL01 Rev N (Proposed Site Layout) received 10th December 2019 by the Local Planning Authority) shall be first submitted to and approved in writing by the Local Planning Authority;

Plot 2 – 1no. first floor east facing side elevation en-suite window
 Plot 8 – 1no. first floor south facing side elevation en-suite window
 Plot 21 – 1no. first floor north facing side elevation en-suite window
 Plot 45 – 1no. first floor south facing side elevation bathroom window
 Plot 48 – 1no. first floor north facing side elevation bathroom window
 Plot 61 – 1no. first floor north-west facing side elevation en-suite window
 Plot 66 – 1no. first floor south-west facing side elevation en-suite window
 Plot 93 – 1no. first floor north-east facing side elevation en-suite window
 Plot 108 – 1no. first floor south facing side elevation en-suite window
 Plot 121 – 1no. first floor east facing side elevation en-suite window
 Plot 125 – 1no. first floor south facing side elevation en-suite window
 Plot 127 – 1no. first floor south west facing stairwell/landing window
 Plot 141 – 1no. first floor north facing side elevation bathroom window
 Plot 142 – 1no. first floor south facing side elevation bathroom window
 Plot 151 – 1no. first floor south facing side elevation bedroom window
 Plot 154 – 1no. first floor north facing side elevation bathroom window
 Plot 192 – 1no. ground floor north facing side elevation lounge window
 Plot 193 – 1no. ground floor south facing side elevation lounge window

The windows shall be glazed with obscure glass to a minimum of level 4 of the 'Pilkington' scale of obscurity or equivalent. Thereafter the windows shall be installed in accordance with the approved details and prior to the occupation of each respective plot and shall remain for the lifetime of the

development hereby approved. The application of translucent film to the windows would not satisfy the requirements of this condition.
To prevent overlooking in the interests of the privacy of future occupiers.

BACKGROUND PAPERS

1.134 Background papers used in the compilation of reports relating to planning items are available for inspection in Civic Centre, Victoria Road, Hartlepool during working hours. Copies of the applications are available on-line:
<http://eforms.hartlepool.gov.uk:7777/portal/servlets/ApplicationSearchServlet> except for such documents that contain exempt or confidential information and a paper copy of responses received through publicity are also available in the Members library.

CONTACT OFFICER

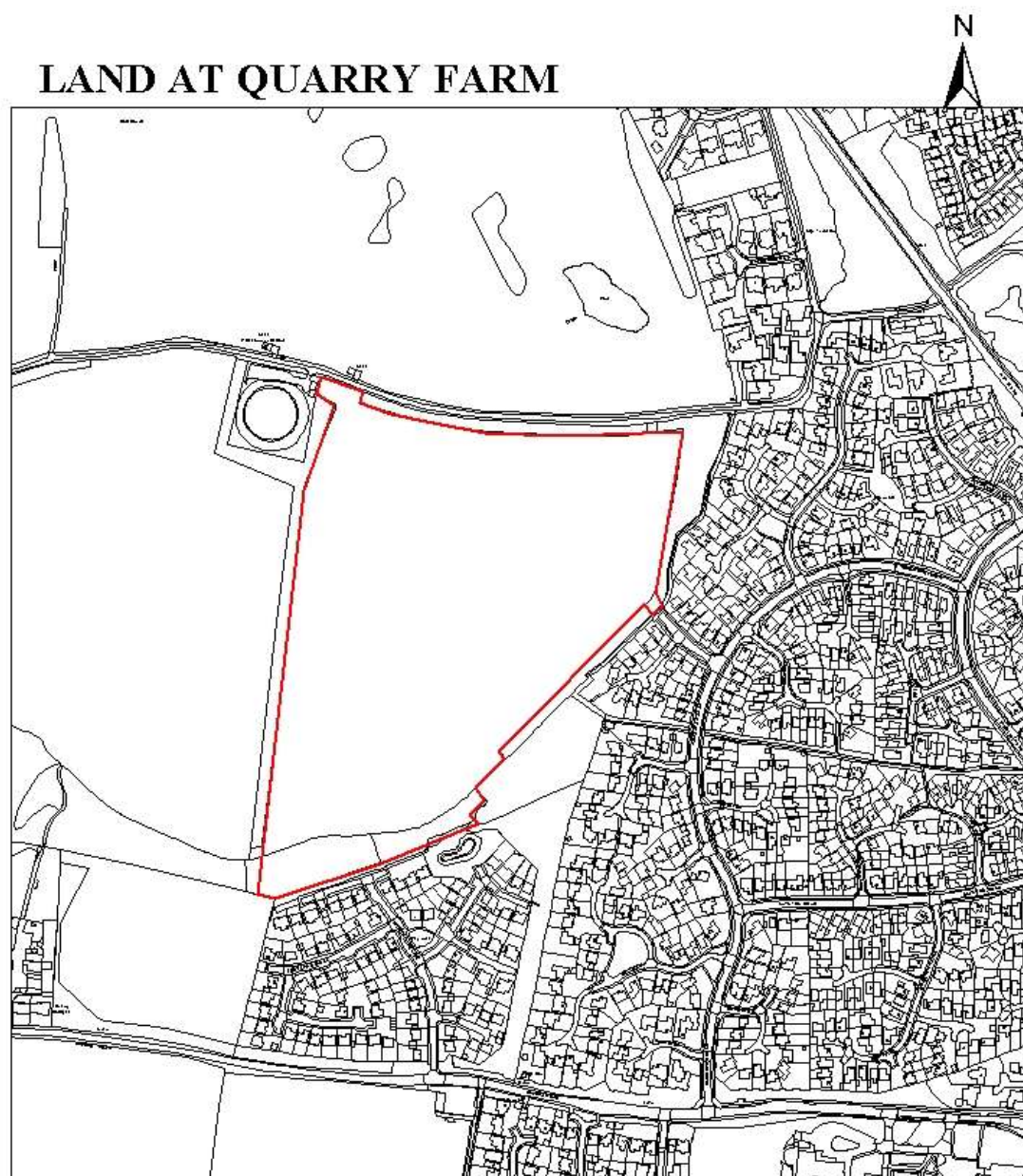
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THIS PLAN IS FOR SITE IDENTIFICATION PURPOSE ONLY

HARTLEPOOL BOROUGH COUNCIL	DRAWN GS	DATE 25/11/2019
	SCALE 1:5000	
Regeneration and Neighbourhoods Level 1 Civic Centre, Victoria Road, Hartlepool TS24 8AY	DRG.NO H/2019/0352	REV

No: 2.
Number: H/2019/0346
Applicant: THIRTEEN GROUP STOCKTON ON TEES TS18 2NB
Agent: EDWARDS ARCHITECTURE MR DAVID OWEN 4 VITA HOUSE FISH QUAY NORTH SHIELDS NE30 1JA
Date valid: 13/08/2019
Development: Residential development comprising 81 No. affordable bungalows with associated parking, landscaping and access
Location: LAND AT BRIERTON LANE HARTLEPOOL

PURPOSE OF REPORT

2.1 An application has been submitted for the development highlighted within this report accordingly Hartlepool Borough Council as Local Planning Authority is required to make a decision on this application. This report outlines the material considerations in relation to the proposal and presents a recommendation.

BACKGROUND

2.2 The following planning history is considered to be relevant to the current application;

HHDC/2003/0917 – Planning permission was granted on 21st January 2004 for erection of 2.4 metre high mesh type perimeter fencing

HHDC/2004/0578 – Planning permission was granted on 8th October 2004 for the removal of condition 5 attached to planning approval HHDC/2003/0917 requiring removal of existing fence.

H/2010/0596 – Confirmation that prior approval was not required for the method of demolition of the former caretaker's bungalow was issued on 17th November 2010.

H/2012/0502 – Prior approval was granted for the method of demolition of the former Brierton School (top site) on 12th October 2012.

H/2013/0311 – Planning permission was granted on 7th February 2014 for a hybrid planning application comprising: Full application for erection of 3G pitch and associated 4.5m fencing, 8 x 15m floodlights and footpaths; change of use of 1164m² of floor space from school (D1) to offices/conference facilities (B1a); change of use of 75m² from school (D1) to office space (B1); change of use of 160m² of floor space from school kitchen (D1) to industrial catering (B2); creation of additional 0.74ha of playing fields and erection of 2.4m high fencing. Outline application for the erection of up to 107 dwellings with all matters reserved. Outline application for single storey swimming pool with all matters reserved.

PROPOSAL

2.3 Planning permission is sought for residential development comprising 81 No. affordable bungalows with associated parking, landscaping and access.

2.4 The proposed sole vehicular access into the site is via Brierton Lane to the south, however there are proposed pedestrian routes into the site from existing footpaths to the west and north.

2.5 With respect to the layout of the development, the scheme comprises a largely linear layout, featuring a number of cul-de-sacs branching out from a principal estate road that travels through the interior of the site on a north-south axis. The proposals comprise 71no. 2 bed and 10no. 3 bed bungalows. The site is split into a number of different character areas, differentiated by changes in hard and soft landscaping and the arrangement of dwellings.

2.6 The proposed bungalows are all single storey only (no dormer bungalows) and feature a variety of 2 and 3 bedroom layouts, in a combination of detached, semi-detached and short terrace arrangements. Whilst the proposed bungalows are of a scale and form that is largely traditional and characteristic of the area, the design and appearance of the dwellings is relatively contemporary, featuring a mixture of dark and light brick types and grey roof tiles, and includes elements such as large windows and projecting feature gables with contemporary building materials (powder coated metal cladding, dark grey Cedral cladding) in places.

2.7 With respect to the landscaping proposals, as above, a comprehensive landscaping scheme is proposed that uses different species and colours of trees, shrubs and other planting, as well as a variety of hard standing materials and colours including block paving / setts, flag paving and bitmac, to differentiate the sequence of open spaces that characterise the site. Boundary enclosures are also varied, with 1.2 metre high metal estate railings to the northern boundaries, 1 metre high metal railings with brick piers to western boundaries, 1.8 metre high brick piers with fence infill panels where private gardens abut public areas, 1.8 metre high open boarded fencing between private gardens and 2 metre high closed boarded fencing along the eastern boundary (adjacent to the sports fields).

2.8 The application has been referred to the Planning Committee at the request of an elected Member and following agreement with the Chair of Planning Committee, in line with the Council's scheme of delegation.

SITE CONTEXT

2.9 The application site comprises a currently vacant and part of a formerly developed piece of Council owned land, overgrown with grass and other vegetation in parts and featuring sporadic tree and shrub planting and residual areas of hard standing. The site is currently enclosed on all sides by a wire mesh fence, and is bounded by Brierton Lane to the south, and residential areas to the north and west. Immediately abutting the site to the west is a public footpath with residential dwellings beyond, whilst immediately abutting the site to the north is an existing area

of public amenity space. The site formerly comprised part of the land associated with Brierton Lane Secondary School until it was closed in 2008/9, with the land to the south of the site previously accommodating a caretakers bungalow and school buildings. The site adjoins the Brierton Sports Centre to its east.

PUBLICITY

2.10 The application has been advertised by way of neighbour letters (65), press notice and site notice. To date, there have been 3 letters of 'do not object' and 2 objections.

2.11 The concerns raised by objectors are:

- Congestion/traffic/highway safety impact
- Detrimental impact on outlook / preferable to look at front of properties
- Loss of view
- Land between proposed dwellings and Sitwell Walk will become prone to dog fouling
- Impact on house price

2.12 Copy Letters **B**

2.13 The period for publicity has expired.

CONSULTATIONS

2.14 The following consultation replies have been received:

HBC Public Protection – I would have no objections to this application subject to the following conditions;

Sound insulation measures to the properties and the site shall be provided as per the recommendations in the noise assessment dated 4th October 2018 submitted with the application.

A Construction Management Plan shall be submitted to and agreed in writing with the Local Planning Authority, prior to the commencement of development of each phase, to agree the routing of all HGVs movements associated with the construction phases, effectively control dust emissions from the site remediation and construction works, this shall address earth moving activities, control and treatment of stock piles, parking for use during construction and measures to protect any existing footpaths and verges, vehicle movements, wheel cleansing measures to reduce mud on highways, road sheeting of vehicles, offsite dust/odour monitoring, communication with local residents and measures to prevent the queuing of construction vehicles prior to the opening of the site.

No construction works shall take place outside the hours of 08.00 hrs and 18.00 hrs Mondays to Friday and 09.00 hrs and 13.00 hrs on a Saturday. No construction works shall take place on Sundays or Bank Holidays.

UPDATE 04/10/19: I've looked at the revised noise assessment for this site and I am happy with the recommendations.

HBC Traffic & Transport – In terms of traffic impact on the surrounding highway network, the 81 houses has been included in the 350 properties that are permitted to be constructed before the signalisation of the Brierton Lane / Catcote Road junction. There are therefore no offsite highway requirements.

Plots 40 -43 & 44 – 47, the length of the private drive is too long the shared surface construction should be extended to beyond plots 41 and 45. (it is actually shown like this in some of the plans)

Block Paved Areas – we would prefer that standard tarmac construction is used, a commuted sum for maintenance would be required if block paving is used.

Links to the existing footway to the west of the site should be incorporated into the design to encourage walking to nearby facilities.

Public open space would require commuted sum.

Visitor Parking space at start of site not required.

There are concerns that some properties within the private drives would have a distance greater than 25 metres for purposes of refuse collection.

The roads and paving's should be constructed in accordance with the HBC design guide and specification under a section 38 / advanced payment code.

UPDATE 24/10/19: The commuted sum required for the proposed block paved areas is as follows.

For the full scheme £55,000.

We have also worked out a cost for just block paving the side roads and constructing the primary road in tarmac.

The commuted sum for this is £33,000.

As well as a commuted sum we would require a programme showing us how it is proposed to construct the road and still maintain site access for site vehicles as well as potential residents.

UPDATE 29/11/19: I can confirm that the proposed changes are acceptable.

The use of block paving will require a commuted sum of £55,000 as previously indicated.

UPDATE 05/11/19: The details required which show how the block paved areas will be constructed and managed throughout the duration of the works should be

conditioned unless provided as part of the planning application, they may form part of the construction management plan, or provided as a separate document.

HBC Sustainable Transport Officer - A development of this size will undoubtedly have an impact on transport, the transport assessment is really a survey to help guide future plans. The fact that the demographic suggests that there is likely to be low car ownership is really just something to factor in. Similarly a welcome pack would be something that is likely to be listed as one of the travel plan's initiatives rather than an alternative to the travel plan in the first place. I'd note that by 'transport' I mean all forms – motorised traffic, cycling, bus travel, rail, walking and any combination thereof.

Without having the benefit of considering this development in detail some initial thoughts would be;

- Is there likely to be a high reliance on public transport and is the current service adequate enough? Action to have a new service or extend an existing service?
- Is there likely to be a high reliance on walking as a mode of transport and as a result are local facilities close enough and adequate enough?
- Linked to the above, is the surrounding infrastructure adequate. For example will more/improved pedestrian crossings be required nearby?
- Given the likely demographic of residents will there be a larger proportion of service vehicles? Can this be accommodated and what measures can be introduced to reduce this traffic or encourage more sustainable means?

Just some thoughts, a well research and executed travel plan I feel would have a great benefit here because it clearly is a significant new development.

HBC Engineering – 1. Runoff Destinations

Surface water runoff not collected for use must be discharged to one or more of the following in the order of priority shown:

- a) Discharge into the ground (infiltration).
- b) Discharge to a surface water body.
- c) Discharge to a surface water sewer, highway drain or other drain.
- d) Discharge to combined sewer.

Due to the geology and location of the site surface water discharge to sewer has been selected as the most practical option.

2. Flood Risk

The drainage system must be designed so that, unless an area is designed to hold and/or convey water, flooding does not occur on any part of the site for a 1 in 30 year rainfall event. Calculations must include an allowance for urban creep where required and climate change. The drainage system must be designed so that, unless an area is designed to hold and/or convey water, flooding does not occur during a 1 in 100 year rainfall event in any part of a building (including a basement) or in any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development. Calculations must include an allowance for urban creep where required and climate change. The design of the site must ensure that flows resulting

from rainfall in excess of a 1 in 100 year rainfall event are managed in exceedence routes that avoid risk to people and property both on and off site.

MicroDrainage results have been presented however these will need to be refined particularly with respect to items 8 and 9 below. Furthermore, I note that MicroDrainage calculations have used the FSR (Flood Studies Report) rainfall model, this is not suitable. Greenfield runoff rate is to be determined using the Institute of Hydrology (IH) Report 124 or Flood Estimation Handbook (FEH) methods as appropriate.

3. Peak Flow Control

The peak runoff rate from the developed site for the 1 in 1, 1 in 30 and 1 in 100 year rainfall events to include for urban creep where required and climate change must not exceed the peak greenfield runoff rate from the site for the same event. Greenfield runoff rate is to be determined using the Institute of Hydrology (IH) Report 124 or Flood Estimation Handbook (FEH) methods. This is detailed in the publication Rainfall Runoff Management for Developments Report SC030219 available at <https://www.gov.uk/government/publications/rainfall-runoff-management-for-developments> For a whole or part brownfield site; greenfield runoff rate and/or 70% of demonstrable existing positively drained runoff rate for those rainfall events will be permitted however greenfield runoff rate should be achieved where possible. Greenfield runoff rate is maximum 1.4 l/s/ha unless modelling conclusively demonstrates greenfield runoff to be greater than this.

It is proposed to restrict surface water discharge rate to 5l/s, which is also satisfactory to Northumbrian Water, however please note items 8 and 9 below.

4. Volume Control

The runoff volume from the developed site for the 1 in 100 year 6 hour rainfall event must not exceed the greenfield runoff volume for the same event. For a whole or part brownfield site, greenfield runoff volume and/or 70% of demonstrable existing positively drained runoff volume for those rainfall events will be permitted however greenfield runoff volume should be achieved where possible. Should infiltration methods not be suitable and it is not possible to achieve greenfield runoff volume then it must be demonstrated that the increased volume will not increase flood risk on or off site.

MicroDrainage results have been presented however these will need to be refined particularly with respect to items 8 and 9 below.

5. Pollution Control

SuDS design must ensure that the quality of any receiving water body is not adversely affected and preferably enhanced.

As it is proposed to discharge surface water to public sewer we defer to the opinion of Northumbrian Water in respect of pollution control.

6. Designing for Exceedence

Site design must be such that when SuDS features fail or are exceeded, exceedence flows do not cause flooding of properties on or off site. This

is achieved by designing suitable ground exceedence or flood pathways. Runoff must be completely contained within the drainage system (including areas designed to hold or convey water) for all events up to a 1 in 30 year event. The design of the site must ensure that flows resulting from rainfall in excess of a 1 in 100 year rainfall event are managed in exceedence routes that avoid risk to people and property both on and off site.

7. Highway Drainage

SuDS features within highways and that serve those highways can be adopted by Hartlepool Borough Council Highway Authority and maintained as part of the wider highways maintenance subject to agreement of the Highway Authority. The incorporation of SuDS that involves highway drainage requires the developer either to enter into an agreement under Section 38 of the Highways Act, if involving new development, or an agreement under Section 278 of the Act, if existing highway arrangements are to be modified.

To be agreed with the highway authority.

8. Climate Change

Due to changing climate, winters are likely to get wetter and we are likely to experience more extreme weather conditions such as intense rainfall events. As such, an allowance of 30% must be made in SuDS design for increased amounts of rainfall.

An allowance for climate change of 40% has been made in some calculations. An allowance for climate change must be made in calculations for all rainfall events modelled.

9. Urban Creep

Urban Creep describes future expansion within a development and activities such as building extensions and paving gardens. These activities increase the impermeable area of a site and often sit outside of the development control process. As such proposed developments must have an allowance for this increase in impermeable area of 10%.

An allowance for urban creep has been made in some calculations. An allowance for urban creep must be made in calculations for all rainfall events modelled.

10. Construction

Damage caused during the construction phase has the potential to prevent SuDS functioning as required, for example contamination by sediments generated during construction. As such appropriate planning must be applied to surface water management during the construction phase.

This matter will be dealt with by means of condition.

11. Maintenance

Legislation requires that planning authorities ensure that there are clear arrangements in place for ongoing maintenance of SuDS over the lifetime of the development. Maintenance requirements for proposed SuDS are to be agreed with

the Local Planning Authority (LPA). The preferred method of meeting this requirement is adoption of surface water drainage assets by Northumbrian Water. The least preferred method is maintenance by means of management company. Hartlepool Borough Council does not adopt SuDS with the exception of the Highway Authority that can adopt SuDS that serve the highway; adoption of highway SuDS must be agreed with the Highway Authority.

Adoption and maintenance arrangements must be clarified for all surface water assets, to include a drawing showing proposed adoptable sewers with respect to a s104 WIA agreement. The Drainage Strategy drawing supplied with the application infers a significant amount of unadopted surface water assets.

Items 2, 3, 4, 6, 7, 8, 9 and 11 must be addressed prior to development to avoid increased flood risk. To achieve this I request that the planning condition below is attached to the planning decision if development is approved along with our standard contaminated land condition:

No development shall take place until a detailed design and associated management and maintenance plan of surface water drainage for the site based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage design should demonstrate that the surface water runoff generated during rainfall events up to and including the 1 in 100 years rainfall event, to include for climate change and urban creep, will not exceed the run-off from the undeveloped site following the corresponding rainfall event (subject to minimum practicable flow control). The approved drainage system shall be implemented in accordance with the approved detailed design prior to completion of the development.

The scheme to be submitted shall demonstrate that the surface water drainage system(s) are designed in accordance with the standards detailed in the Tees Valley Authorities Local Standards for Sustainable Drainage (or any subsequent update or replacement for that document).

Reasons

To prevent the increased risk of flooding and to ensure the future maintenance of the sustainable drainage system as required by the NPPF.

UPDATE 16/12/19: Please can you use our standard surface water condition and the unexpected contamination condition.

Environment Agency – The application falls outside the remit of the Environment Agency therefore we do not have any comments.

Northumbrian Water - In making our response to the local planning authority Northumbrian Water will assess the impact of the proposed development on our assets and assess the capacity within Northumbrian Water's network to accommodate and treat the anticipated flows arising from the development. We do not offer comment on aspects of planning applications that are outside of our area of control.

It should also be noted that, following the transfer of private drains and sewers in 2011, there may be assets that are the responsibility of Northumbrian Water that are not yet included on our records. Care should therefore be taken prior and during any construction work with consideration to the presence of sewers on site. Should you require further information, please visit <https://www.nwl.co.uk/developers.aspx>.

Having assessed the proposed development against the context outlined above Northumbrian Water have the following comments to make:

We would have no issues to raise with the above application, provided the application is approved and carried out within strict accordance with the submitted document entitled “Engineering Layout”. In this document it states both the foul and surface water flows shall discharge to the combined sewer slightly upstream of manhole 0301. The surface water discharge rate shall not exceed 5l/sec.

We would therefore request that the following condition be attached to any planning approval, so that the development is implemented in accordance with this document:

CONDITION: Development shall be implemented in line with the drainage scheme contained within the submitted document entitled “Engineering Layout” dated “04/12/2019”. The drainage scheme shall ensure that the foul and surface water flows discharge to the combined sewer slightly upstream of manhole 0301. The surface water discharge rate shall not exceed the available capacity of 5.0l/sec that has been identified in this sewer. The final surface water discharge rate shall be agreed by the Lead Local Flood Authority.

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

It should be noted that we are not commenting on the quality of the flood risk assessment as a whole or the developers approach to the hierarchy of preference. The council, as the Lead Local Flood Authority, needs to be satisfied that the hierarchy has been fully explored and that the discharge rate and volume is in accordance with their policy. The required discharge rate and volume may be lower than the Northumbrian Water figures in response to the National and Local Flood Policy requirements and standards. Our comments simply reflect the ability of our network to accept flows if sewer connection is the only option.

Hartlepool Water – No representation received.

Tees Archaeology – I note that a Desk Based Assessment has been provided with this report and that it advises that archaeological trial trenching should take place as part of a pre-determination evaluation strategy. While there is no clear evidence for archaeological activity on the site apart from medieval cultivation I would be happy to see this trial trenching go ahead.

UPDATE 06/12/19: We advise the developer we would be happy for any archaeological trial trenching to take place but that there is not enough evidence to warrant an archaeological condition for doing it.

HBC Landscape Architect – There are no landscape and visual objections to the proposed development.

UPDATE 22/11/19: As above

HBC Arboricultural Officer – I have looked at the revised landscape layout which is quite detailed and indicates species selection and location together with sizes etc. Those trees that are to be removed which I originally raised concerns about will be more than compensated by the planting around that area and elsewhere on this site.

No objections.

UPDATE 13/12/19: There has been no significant alterations to affect my original comments sent to you on the 6th December 2019 and I am happy with the landscaping detail and arboricultural method statement provided.

No objections.

HBC Ecology –holding objection – additional measures required.

Habitats Regulations Assessment

The Habitats Regulations Assessment (HRA) requires a financial contribution to the Hartlepool HRA Mitigation Strategy and Delivery Plan of £250/dwelling = £20,250 and this should be secured via a legal agreement.

Landscape Strategy

The Preliminary Ecological Assessment (PEA) Report identifies several constraints which require attention as material consideration. Some of these have been addressed in the submitted Landscape Strategy 1165_100 Revision A (dated 08/07/2019). I require some minor amendments to this Plan (marked in red text below), and the Plan should be conditioned once the changes are made.

Hedgerow with trees is a NERC Act S41 priority habitat which will be lost. I am satisfied that there is enough new hedge and new tree planting within the site to compensate for this.

The site supports common pipistrelle bats which would be adversely impacted by the loss of hedge and trees, however, I am satisfied that there is enough new hedge and new tree planting within the site to mitigate for this. Some integral bat boxes should be built into the new houses (see below).

The site supports hedgehogs and the existing habitat that they favour will be lost. However, I am satisfied that the proposed soft landscaping adequately mitigates for this loss. In order to facilitate hedgehogs moving into and through the estate, every garden connecting 2.0m Close-boarded fence and 1.8m Open-boarded fence, should have a 9x9 cm hole at ground level. This should include the eastern perimeter fence to allow hedgehogs to access the playing fields. Hedgehogs should be able to get through the proposed 1.2m high Estate railings.

Conditions

Several buddleia and cotoneaster plants are growing on the site and there should be a condition stating that these will be responsibly disposed of. This is to prevent the further spread of these invasive species.

Biodiversity enhancement

NPPF (2018) paragraph 170 d) includes the bullet point: Planning policies and decisions should contribute to and enhance the natural and local environment by: d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures. Bat roost and swift nesting bricks are proposed in the PEA. However, as the dwellings are bungalows these are likely to be too low to attract nesting swifts. Therefore, the installation of starling and/or sparrow nest bricks is more appropriate than swift bricks.

The 25 bungalows on the north and east sides of the development should be built with an integral bat roost brick, to allow bats to safe roosting and good access to the playing fields. These should include house numbers 40-47, 50-54, 60-64 and 71-81. The integral bat brick should be installed at a minimum height of 4m, preferably in the gable end. This can be built into the wall as a brick (rendered if required), into the ridge of the roof.

The remaining 56 bungalows should be built with an integral bird nest box brick for either sparrows or starlings, to be >3m above ground level.

The following are examples of the type of box that would be suitable:

NB: Nest boxes are sold via a number of UK websites such as:

<http://www.habibat.co.uk/category/bird-boxes>

<https://www.wildcare.co.uk/wildlife-nest-boxes/bird-boxes/sparrows.html>

<https://www.birdbrickhouses.co.uk/>

<https://www.ibstockbrick.co.uk/wp-content/uploads/2015/01/AA6606-Portfolio-Ecoproducts.pdf>

<http://www.schwegler-natur.de/fledermaus/?lang=en>

<http://www.wildlifeservices.co.uk/batboxes.html>

<https://www.nhbs.com/1fe-schwegler-bat-access-panel>

<http://www.schwegler-natur.de/fledermaus/?lang=en>

Product - 1FE Schwegler Bat Access Panel: http://www.schwegler-natur.de/portfolio_1395072079/fledermaus-einlaufblende-1fe/?lang=en

Product - Bat Winter Roost 1WI: http://www.schwegler-natur.de/portfolio_1395072079/fledermaus-ganzjahres-einbauquartier-1wi-d-b-p/?lang=en

UPDATE 02/12/19: I am totally satisfied with your proposed Conditions and have no further Ecology concerns.

Natural England – We consider that without appropriate mitigation the application would:

- have an adverse effect on the integrity of Teesmouth and Cleveland Coast Special Protection Area (SPA) and proposed SPA <https://designatedsites.naturalengland.org.uk/>.
- damage or destroy the interest features for which the Teesmouth and Cleveland Coast Site of Special Scientific Interest (SSSI) has been notified.

In order to mitigate these adverse effects and make the development acceptable, the following mitigation measures are required / or the following mitigation options should be secured:

- Increases in residential dwellings can lead to an increase in recreational activity, particularly in coastal locations, which can indirectly result in an increase to disturbance of designated sites features. Hartlepool BC have a coastal mitigation strategy in place to address these impacts, and so a suitable contribution to this scheme should be secured

We advise that an appropriate planning condition or obligation is attached to any planning permission to secure these measures.

HBC Countryside Access Officer – There is no information to imply that there is any data relating to any recorded or unrecorded public rights of way and/or permissive paths running through, abutting to or being affected by the proposed development of this site.

I would like to see access integration between the development and the northern boundary to the rest of the residential properties. This site should not be isolated but part of the surrounding community and simple access along then northern boundary would provide this integration and sense of connection rather than the idea of isolation.

UPDATE 17/12/2019: My previous response still stands and I am satisfied that there is plenty of safe and secure access, available to residents of the new development.

HBC Parks and Countryside – No representation received.

Ramblers Association – No representation received.

Sustrans Regional Surveyor – No representation received.

HBC Property Services – The site is currently owned by the Council.

HBC Sport and Recreation – No representation received.

Sport England – Statutory Role and Policy

It is understood that the proposal prejudices the use, or leads to the loss of use, of land being used as a playing field or has been used as a playing field in the last five years, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). The consultation with Sport England is therefore a statutory requirement.

Sport England has considered the application in light of the National Planning Policy Framework (in particular Para. 97), and against its own playing fields policy, which states:

‘Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:

- .all or any part of a playing field, or
- .land which has been used as a playing field and remains undeveloped, or
- .land allocated for use as a playing field

unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions.’

Sport England’s Playing Fields Policy and Guidance document can be viewed via the below link:

www.sportengland.org/playingfieldspolicy

The Proposal and Impact on Playing Field

The proposal will involve the loss of 1.8Ha of playing field that was formerly part of the Brierton School’s playing field provision.

Assessment against Sport England Policy

This application relates to the loss of existing playing fields and/or the provision of replacement playing fields. It therefore needs to be considered against exception 4 of the above policy, which states:

‘The area of playing field to be lost as a result of the proposed development will be replaced, prior to the commencement of development, by a new area of playing field:

- .of equivalent or better quality, and
- .of equivalent or greater quantity, and
- .in a suitable location, and
- .subject to equivalent or better accessibility and management arrangements.’

I have therefore assessed the existing and proposed playing fields against the above policy to determine whether the proposals meet exception 4.

Sport England has previously commented on the outline application for residential development at this site. Planning approval H/2013/0311 was a hybrid proposal for the wider Brierton site. Importantly this approval allowed the development of a new floodlit artificial grass pitch and other playing field areas which meant that Sport England were able to accept that replacement playing field had been created and that residential development on the current application site would be covered by playing field policy exception E4.

The red-edge site of the current application is consistent with that of the outline approval, and Sport England remains content therefore that playing field policy exception E4 has been met.

Conclusions and Recommendation

Given the above assessment, Sport England does not wish to raise an objection to this application as it is considered to meet exception 4 of the above policy

Sport England would also like to be notified of the outcome of the application through the receipt of a copy of the decision notice.

The absence of an objection to this application, in the context of the Town and Country Planning Act, cannot be taken as formal support or consent from Sport England or any National Governing Body of Sport to any related funding application, or as may be required by virtue of any pre-existing funding agreement.

HBC Waste Management – No representation received.

HBC Public Health – No representation received.

HBC Building Control – I can confirm that the works as described will require Building Regulations.

Cleveland Fire Brigade – Cleveland Fire Brigade offers the following representations regarding the development as proposed.

Confirmation that the farther point of plots 43 and 47 are within 45m of the adopted highway leading to them.

It should be noted that Cleveland Fire Brigade now utilise a Magirus Multistar Combined Aerial Rescue Pump (CARP) which has a vehicle weight of 17.5 tonnes. This is greater than the specified weight in AD B Section B5 Table 20.

Further comments may be made through the building regulation consultation process as required.

UPDATE 07/10/19: I am happy [the proposal] satisfies the Building Regulations B5.

Cleveland Police – In relation to crime prevention and community safety I have the following comments with regard this application

I understand there are difficulties with regard the design of new developments which are to be located next to an existing residential areas which can provide issues with regard design and layout.

Proposed boundaries

I would recommend that the proposed 1.2m rail fence is increased in height to a min 1.6m to western boundary which includes boundary to Suds area and side of plot 81 with low defensive planting to the boundary to offer greater protection to the rear and side of properties. I am aware that there are properties in Sitwell Walk which face onto the boundary and provide good natural surveillance but there are areas along this boundary which do not benefit from such surveillance I would recommend that the gates to this boundary are capable of been locked secure.

Any proposed close boundary fencing should have the horizontal support rail placed on the private side of the fence.

In relation to front boundaries there should be clear demarcation is provided between the public and private areas particular corner plots which can cause conflict. Low hedges fence or wall to a max height of 1m would provide this.

There are areas next to plots 35-36, 25-35, 43, 22,17.16,3 do not provide clear ownership these areas and have the potential to be subject of misuse.

Access footpaths to north boundary not sure if these are to be retained although natural surveillance is provided from nearby properties not sure if these are required a closed Cul-de sac would be of benefit in relation to crime prevention.

Lighting

Security lighting should be provided to both rear and front doors. In relation to street lighting all road including private roads footpaths and parking areas should be well lit. Street Lighting that complies with requirements of BS5489 2013 would ensure this.

Physical security

All entrance doors and accessible windows need to provide a good level of security if certified to PAS 24:2016 would ensure this.

UPDATE 28/11/19: Further to my original comments the proposed rail boundary will provide demarcation with public and private areas but will not provide a good level of security and privacy to rear and side of properties along the boundary of Sitwell Walk.

The proposed boundary to Brereton School Field consists 2m fencing but reduces to 1m at the side of plot 47 this will result in increased accessibility from school field and reduced level, of security.

The proposed driveway to side of plots 3-8 would benefit of Dusk/Dawn Lighting.

Northern Powergrid – No representation received.

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

We enclose an extract from our mains records of the area covered by your proposals together with a comprehensive list of precautions for your guidance. This plan shows only those mains owned by Northern Gas Networks in its role as a Licensed Gas Transporter (GT). Privately owned networks and gas mains owned by other GT's may also be present in this area. Where Northern Gas Networks knows these they will be represented on the plans as a shaded area and/or a series of x's. Information with regard to such pipes should be obtained from the owners. The information shown on this plan is given without obligation, or warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, siphons, stub connections, etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Northern Gas Networks, its agents or servants for any error or omission. The information included on the enclosed plan should not be referred to beyond a period of 28 days from the date of issue.

PLANNING POLICY

2.15 In relation to the specific policies referred to in the section below please see the Policy Note at the end of the agenda.

Local Policy

2.16 The following policies in the adopted Hartlepool Local Plan 2018 are relevant to the determination of this application:

Policy	Subject
SUS1	The Presumption in Favour of Sustainable Development
LS1	Locational Strategy
CC1	Minimising and adapting to Climate Change
QP1	Planning Obligations
QP3	Location, Accessibility, Highway Safety and Parking
QP4	Layout and Design of Development
QP5	Safety and Security
QP6	Technical Matters
QP7	Energy Efficiency
HSG1	New Housing Provision
HSG9	Affordable Housing

2.17 The Tees Valley Minerals DPDs (TVMW) form part of the Development Plan and includes policies that need to be considered for all major applications, not just those relating to minerals and/or waste developments.

2.18 The following policies in the TVMW are relevant to this application:

Policy	Subject
MWP1	Waste Audits

National Policy

2.19 In February 2019 the Government issued a revised National Planning Policy Framework (NPPF) replacing the 2012 and 2018 NPPF versions. The NPPF sets out the Governments Planning policies for England and how these are expected to be applied. It sets out the Government requirements for the planning system. The overriding message from the Framework is that planning authorities should plan positively for new development. It defines the role of planning in achieving sustainable development under three overarching objectives; an economic objective, a social objective and an environmental objective, each mutually dependent. At the heart of the Framework is a presumption in favour of sustainable development. For decision-taking, this means approving development proposals that accord with an up-to-date development plan without delay or, where there are no relevant development plan policies or the policies which are most important for determining the application are out-of-date, granting permission unless policies within the Framework provide a clear reason for refusal or any adverse impacts of doing so would significant and demonstrably outweigh the benefits. The following paragraphs are relevant to this application:

Para	Subject
002	Introduction
007	Achieving sustainable development
008	Achieving sustainable development (three overarching objectives – Economic, Social and Environmental)
009	Achieving sustainable development (not criteria against which every decision can or should be judged – take into account local circumstances)
010	Achieving sustainable development (presumption in favour of sustainable development)
011	The presumption in favour of sustainable development
012	The presumption in favour of sustainable development (presumption does not change statutory status of the development plan as the starting point for decision making)
038	Decision making
047	Determining applications
054	Use of conditions or planning obligations
055	Use of conditions
056	Statutory tests for planning obligations
057	Development viability
059	Significantly boost the supply of homes
091	Promoting healthy and safe communities
124	Achieving well-designed places
127	Achieving well-designed places
130	Permission should be refused for development of poor design

150	New development should address climate change
153	New development should address climate change

HBC Planning Policy comments (summarised) - The principle of this proposal for 81 dwellings is acceptable subject to the identified conditions and obligations and the consideration of all other relevant material planning considerations.

With regards to renewables on the site, we would encourage the use of photovoltaic panels to go towards meeting the 10% renewable target. If meeting this target in full isn't possible for viability reasons, as it's appreciated that it's an affordable housing scheme, then we would accept provision on some but not all houses.

Similarly with electric vehicle charging points. Policy CC1 requires major development to provide opportunities for these points, and we would encourage these be incorporated.

PLANNING CONSIDERATIONS

2.20 The main issues for consideration in this instance are the appropriateness of the proposal in terms of the policies and proposals held within the Development Plan and in particular the impact on the visual amenity of the application site and the character and appearance of the surrounding area, the amenity and privacy of existing and future occupiers, highway and pedestrian safety, flood risk and drainage, landscaping and tree protection and ecology and nature conservation. These and all other planning and residual matters are considered in detail below.

PRINCIPLE OF DEVELOPMENT

Development Limits and Site Allocations

2.21 The Hartlepool Local Plan (2018) sets development limits, beyond which there is a presumption against development. The application site sits firmly within the development limits of Hartlepool, adjacent to established residential areas and in relative proximity to transport and amenities.

2.22 Notwithstanding this, the application site has no formal designation or allocation on the Local Plan Policies Map. As above, the site has previously been developed and therefore in policy terms constitutes brownfield land. Outline planning permission (with all matters reserved) was granted on this site for the erection of 107 dwellings in 2014 (by virtue of planning permission H/2013/0311) but no reserved matters scheme for this site was subsequently submitted and thus this permission has now lapsed.

2.23 In view of the above, the Council's Planning Policy section has confirmed that the principle of residential development in this location is acceptable.

Affordable Housing Provision and Housing Need

2.24 Local Plan policy HSG9 (Affordable Housing) advises that the Council will seek an affordable housing target of 18% on all sites above the 15 dwelling threshold.

2.25 The proposed development would deliver all 81 dwellings as affordable homes. The provision of affordable housing at this site would have a positive impact upon meeting the Council's overall affordable housing targets.

2.26 Within the Strategic Housing Market Assessment (SHMA), there is a recognised need for bungalows within the majority of wards in Hartlepool (the Headland & Harbour ward being the only exception to this) and so the proposal would diversify the provision for older persons within the Borough.

Impact on Playing Fields

2.27 Whilst the site is no longer allocated as playing field within the adopted Hartlepool Local Plan (2018), Sport England were consulted on the previous outline planning application due to the impact on the former school's playing field at that time, and have been consulted again on the current application.

2.28 Sport England has confirmed that the site has been used as a playing field in the last five years, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595), and therefore the consultation with Sport England is a statutory requirement.

2.29 Sport England has considered the application in light of the National Planning Policy Framework (in particular Para. 97), and against its own playing fields policy, and has advised that the proposal will involve the loss of 1.8Ha of playing field that was formerly part of the Brierton School's playing field provision. However, Sport England has confirmed that, as planning approval H/2013/0311 allowed the development of a new floodlit artificial grass pitch and other playing field areas, and as the red line boundary of the current application site is consistent with that of the previous outline approval, Sport England accept that replacement playing field has been created and that residential development on the current application site would be covered by Sport England's playing field policy exception E4, pertaining to replacement provision.

2.30 Sport England has therefore confirmed that they have no objections to the application and therefore the application is considered to be acceptable with respect to the impact on the former playing field.

Energy Efficiency and Renewable Energy

2.31 NPPF section 14 (Meeting the challenge of climate change, flooding and coastal change) sets out how the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change.

2.32 Local Plan policy CC1 (Minimising and adapting to climate change) requires that for major developments, 10% of the energy supply should be from decentralised and renewable or low carbon sources. Where it can be demonstrated that this is not feasible, the provision of the equivalent energy saving should be made by improving the building fabric or a combination of energy provision and energy saving measures that equates to the equivalent of 10%. Policy CC1 also requires that major developments provide opportunities for charging electric and hybrid vehicles.

2.33 Where the design and layout of the development, construction methods and green infrastructure provision does not ensure greater energy efficiency through solar gain, passive heating and cooling, natural light and natural ventilation, dwellings are encouraged to be 10% more efficient than that required by the building regulations through building fabric improvements, in accordance with Local Plan policy QP7 (Energy Efficiency).

2.34 The application is accompanied by a sustainability statement, which details the energy saving measures that have been incorporated into the development design and also that photovoltaic units are being considered. The Council's Planning Policy section has advised that these would ensure the development meets the criteria of policy CC1 and so are greatly encouraged.

2.35 In view of the above, a planning condition is recommended to ensure the development is carried out in accordance with the measures set out in the submitted sustainability statement, with the final Building Regulations compliance report (confirming energy efficiency savings) to be submitted to and agreed in writing with the Local Planning Authority prior to the occupation of the dwellings. Furthermore, conditions are recommended requiring schemes for the provision of photovoltaic panels and electric vehicle charging apparatus within the site to be submitted and agreed prior to occupation of the dwellings.

Planning Obligations

2.36 In the interests of providing sustainable development and in ensuring that the proposal is acceptable in planning terms, and in accordance with Local Plan policy QP1 (Planning Obligations) and the adopted Planning Obligations SPD, the Council's Planning Policy section has confirmed that developer contributions will be required based on the current submission, as set out below.

2.37 The Planning Obligations SPD advises that the provision of or contributions towards outdoor sports facilities should be made on developments of five or more dwellings. In this instance, it is likely that the residents are to use the tennis/bowling facilities in the Borough. Playing pitch contributions are not required due to previous agreements associated with the sale of the land to contribute a 3G pitch and associated drainage at Brierton School. A contribution of £57.02 per dwelling is required towards tennis courts; this would be directed towards the tennis courts at Brierton. A contribution of £4.97 per dwelling is required towards bowling greens; this would be directed towards Blakelock Gardens.

2.38 The Planning Obligations SPD also advises that the provision of or contributions towards children's play facilities should be made on developments of

five or more dwellings. The development would likely be home to a number of residents who may have visitors who would use local facilities and therefore a contribution towards play at Owton Manor, between Holyrood and Jarvis Walk is recommended.

2.39 The following financial contributions are therefore required to be secured by virtue of a Section 106 legal agreement, and these have been agreed with the applicant;

- Proposed contribution towards tennis courts: 81 x £57.02 = £4,618.62
- Proposed contribution towards bowling greens: 81 x £4.97 = £402.57
- Proposed contribution towards play facilities: 81 x £250 = £20,250

Conclusion

2.40 In view of the above, the proposals are considered to be acceptable in principles subject to the conditions and obligations identified above and the consideration of all other relevant material planning considerations, as set out in detail below.

VISUAL AMENITY OF THE APPLICATION SITE AND THE CHARACTER AND APPEARANCE OF THE SURROUNDING AREA.

2.41 Concerns have been raised by objectors with respect to the appearance of the proposed development and impact on views / outlook from neighbouring properties.

2.42 The National Planning Policy Framework 2019 (NPPF) sets out the Government's commitment to good design. Paragraph 124 states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Paragraph 127 of the NPPF stipulates that planning decisions should ensure development will add to the overall quality of the area for the lifetime of the development, be visually attractive as a result of good architecture, layout and appropriate and effective landscaping, be sympathetic to local character and history (whilst not preventing or discouraging appropriate innovation or change), establish a strong sense of place and optimise the potential to accommodate and sustain an appropriate amount and mix of development.

2.43 Paragraph 130 of the NPPF states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.

2.44 Policy QP4 (Layout and Design of Development) of the Hartlepool Local Plan 2018 requires that development should be of an appropriate layout, scale and form that positively contributes to the Borough and reflects and enhances the distinctive features, character and history of the local area. Furthermore, development should respect surrounding buildings, structures and environment, be aesthetically pleasing,

using a variety of design elements relevant to the location and type of development, and should use an appropriate mix of materials and colour.

2.45 The application site is currently vacant, with part of the site having been formerly developed. The site is currently overgrown with grass and other vegetation in parts and featuring sporadic tree and shrub planting and residual areas of hard standing. The site is enclosed on all sides by wire mesh fencing.

2.46 The immediate area is characterised by mid to late 20th century former council housing estates, with residential areas to the south of Brierton Lane dating from the 1960s (approx.) and those to the north and west of the site from the 1970s (approx.). The residential areas adjacent primarily comprise terraces of two storey dwellings set out in a geometric format, though terraces of bungalows with open plan (not substantially enclosed) front and rear gardens can be found in the wider area. Formal parking areas and garages are typically not in-curtilage but instead located in the street to the rear or side of dwellings with areas of green open space to the front in places (albeit this has been replaced with hard standing/tarmac in areas to the immediate west of the site). More contemporary housing developments can be found further west along Brierton Lane, comprising primarily semi-detached and detached dwellings.

2.47 As above, the proposed bungalows are all single storey only (there are no dormer bungalows) and relatively contemporary in appearance, featuring a variety of 2 and 3 bedroom layouts, in a combination of detached, semi-detached and short terrace arrangements.

2.48 The submitted Design & Access Statement advises that the street scenes have been designed to contextually reflect the surrounding built environment, integrating details and characteristics of the adjacent buildings that give the area its unique sense of place whilst subtly adapting proportions and elements of modern architectural practice to the design of the dwellings.

2.49 It is considered that this approach is ultimately successful, with the incorporation of design elements such as large windows, projecting feature gables, and contemporary building materials (powder coated metal cladding, dark grey Cedral cladding) in places, making for a unique and attractive yet sympathetic development, with the scheme as a whole remaining of an appropriate density, and the proposed bungalows maintaining a scale and form that is largely traditional and in keeping with the area, predominantly featuring a mixture of dark and light brick types and grey roof tiles.

2.50 Furthermore, it is considered that the arrangement of dwellings and the proposed high quality hard and soft landscaping scheme and boundary enclosures (including the use of different species and colours of trees, shrubs and other planting), as well as a variety of hard standing materials and colours (including block paving / setts, flag paving and bitmac), to differentiate different parts of the site, will create character areas within the scheme, improving legibility for future occupants and visitors to the development, and instilling the development with its own sense of place and attractiveness.

2.51 It is therefore considered that the proposals will positively contribute to the Borough and take the opportunities available for improving the character and quality of the area. The application is therefore considered to be acceptable with respect to the impact of the proposals on the visual amenity of the application site and the character and appearance of the surrounding area, in accordance with the relevant paragraphs of the NPPF (2019) and the relevant policies of the Hartlepool Local Plan (2018) and the Hartlepool Residential Design SPD (2019).

AMENITY AND PRIVACY OF EXISTING AND FUTURE OCCUPIERS

2.52 Concerns have been raised by objectors with respect to the impact of the proposal on the outlook from neighbouring properties.

Policy Context

2.53 Paragraph 127 of the NPPF stipulates that planning decisions should ensure developments create places that have a high standard of amenity for existing and future users.

2.54 Policy QP4 (Layout and Design of Development) of the Hartlepool Local Plan (2018) stipulates that the Borough Council will seek to ensure all developments are designed to a high quality and that development should not negatively impact upon the relationship with existing and proposed neighbouring land uses and the amenity of occupiers of adjoining or nearby properties by way of general disturbance, overlooking and loss of privacy, overshadowing and visual intrusion particularly relating to poor outlook. Proposals should also ensure that the provision of private amenity space is commensurate to the size of the development.

2.55 As above, policy QP4 also stipulates that, to ensure the privacy of residents and visitors is not significantly negatively impacted in new housing development, the Borough Council seeks to ensure adequate space is provided between houses. The following minimum separation distances must therefore be adhered to:

- Principal elevation (habitable room window) to principal elevation (habitable room window) - 20 metres.
- Gable (blank or non-habitable room window) to principal elevation (habitable room window) - 10 metres.

2.56 The above requirements are reiterated in the Council's recently adopted Residential Design SPD (2019).

Amenity and Privacy of Neighbouring Land Users

2.57 The submitted Planning Statement considers the design of the dwellings in the context of local and national planning policy and concludes that, whilst there are dwellings in the immediate vicinity of the site, the proposed works and development would not adversely affect any of these dwellings.

2.58 To the north, the proposed dwellings maintain satisfactory separation distances of approximately 26-28 metres from the principal north facing elevations of the

bungalows along the northern boundary of the site, and the principal south facing elevations of the existing dwellings on Sitwell Walk, with the proposals including a row of tree planting along the northern boundary of the site. In view of the abovementioned separation distances and landscaping proposals, it is considered there would be no significant detrimental impact on the amenity or privacy of neighbouring land users to the north in terms of loss of outlook, overbearing, overshadowing and overlooking.

2.59 To the west, the proposed dwellings maintain adequate separation distances in line with the above requirements in most instances, however it is noted there are 4 exceptions to this along the western boundary. Namely, plots 26 and 36 both feature a ground floor principal bedroom window and secondary kitchen/dining window and door, with separation distances of approximately 15 metres and 17 metres respectively, to the rear elevations of the existing dwellings along Longfellow Way, whilst plots 16 and 17 both feature secondary kitchen/dining room windows in their gable elevation with separation distances of approximately 11 metres to the rear elevations of the existing dwellings along Longfellow Way.

2.60 Notwithstanding this, it is noted that the existing dwellings along Longfellow Way all feature high rear boundary enclosures (approx. 1.8 - 2 metres) and single storey rear offshoots with blank east facing gables. It is also acknowledged that the site is brownfield land, in the urban area and surrounded by relatively high density residential estates (approx. 35 dwellings per hectare adjacent) with reduced separation distances characteristic of this area (including between bungalows and houses).

2.61 In view of the abovementioned existing relationships and characteristics of this area (which provide local context), the existing high boundary enclosures of the dwellings along Longfellow Walk (which provide screening of views between the proposed and existing dwellings), and as the proposed dwellings are single storey only with dual pitched roofs that slope away from the western boundary in most instances (which assist in limiting overbearing effects or poor outlook for existing dwellings), it is considered on balance that the proposed relationships described above, would not have such a significant detrimental impact on the amenity and privacy of neighbouring land users to the west in terms of loss of outlook, overbearing, overshadowing and overlooking to warrant refusal of the application.

2.62 To the south, the proposed dwellings maintain satisfactory separation distances of approximately 22-58 metres between the south facing elevations of the bungalows to the south of the site, and the principal north facing elevations of the existing dwellings on Brierton Lane, with the proposals including a SuDS pond and significant landscaping adjacent to and along the southern boundary of the site, between the existing and proposed dwellings. In view of the abovementioned separation distances and landscaping proposals, it is considered there would be no significant detrimental impact on the amenity or privacy of neighbouring land users to the south in terms of loss of outlook, overbearing, overshadowing and overlooking.

2.63 To the east, there are no sensitive land users or residential properties, with significant separation distances in excess of 100 metres to Brierton Sports Centre adjacent, with playing fields in between. It is therefore considered that there would

be no appreciable impact on the amenity or privacy of neighbouring land users to the east.

2.64 The Council's Public Protection section has been consulted and has confirmed that they have no objections to the application, subject to conditions requiring sound insulation to the properties in line with the recommendations of the submitted noise assessment, the submission of a Construction Management Plan (CMP) to be approved by the Local Planning Authority, and restrictions on hours of construction to between 08.00 hrs and 18.00 hrs Mondays to Friday and 09.00 hrs and 13.00 hrs on a Saturday, with no construction works to take place on Sundays or Bank Holidays, and these conditions are recommended accordingly.

Amenity and Privacy of Future Occupiers

2.65 The submitted Planning Statement states that the dwellings have been designed to provide ample amenity space for residents, and that an attractive public realm is proposed which allows for natural surveillance. The Planning Statement also states that the layout has been designed to create an appropriate sense of enclosure, whilst also having large rear gardens to preserve privacy, concluding that this is in accordance with Policy QP4.

2.66 With respect to the internal layout of the site, to the front and sides of the proposed dwellings, there are typically satisfactory separation distances across the site in line with the requirements of policy QP4, however it is noted there are 6 exceptions to this between plots 9 and 77, 11 and 69, 13 and 19, 14/15 and 18, 16 and 17 and 39 and 48. Separation distances are reduced to approx. 14 metres for plots 39 and 48, however it is noted that this is between two gable elevations that feature secondary (albeit habitable) kitchen/dining room ground floor windows (only), across the adopted highway from one another and significantly screened by the proposed 1.8 metre high (approx.) brick piers with fence infill panels enclosing the side boundary of plot 48. With respect to the other plots listed above, separation distances are reduced to approx. 17-19 metres, however it is noted that all of these examples are across the adopted highway or private driveways from one another, are at ground floor only and to the front of the properties (which by their nature already overlook/are overlooked from public areas adjacent), and this constitutes a relatively minor reduction in separation distance requirements (approx. 15%). Taking into account these considerations and as the proposed house types are single storey in nature and scale only, it is considered on balance that the proposed relationships described above would not have such a significant detrimental impact on the amenity and privacy of future occupiers, through overshadowing, any overbearing effect, poor outlook or overlooking, to warrant refusal of the application.

2.67 With respect to separation distances to the rear of the proposed dwellings, again these fall short of the above requirements between those bungalows that face back to back, with separation distances of approximately 18-19 metres between rear elevations (where principal habitable room windows/doors face one another) in these instances. It is noted however that the rear boundaries of these properties are screened by a 1.8 metre high (approx.) timber fence, which will ensure adequate privacy for future occupants.

2.68 Notwithstanding this, it is noted that the semi-detached bungalows at plots 20-21, 30-31 and 58-59 (house type B4) feature patio doors in the side elevation of their respective rear living room offshoots facing one another at a distance of approximately 5 metres. However, at the request of the case officer, the applicant has amended the boundary treatment plans to include a 2.0 metre high close boarded fence to the boundaries between these plots to overcome any potential issues with respect to loss of privacy. It also noted that this offshoot is single storey only, is set off the shared boundary by approximately 2.5 metres and features a dual pitched roof that slopes away from the adjacent neighbour, therefore reducing any potential significant impact on future occupiers from overshadowing, any overbearing effect or poor outlook.

2.69 Furthermore, and as set out above, it is acknowledged that the site is brownfield land, in the urban area and surrounded by relatively high density residential estates, with reduced separation distances characteristic of this area, and in particular between bungalows in the adjacent residential areas (e.g. Sinclair Road, Gulliver Road, Dryden Road/Homer Grove), where separation distances are as low as 12 metres between principal elevations.

2.70 Whilst this in itself is not sufficient justification for allowing separation distances lower than the minimum requirements set out in policy QP4, in view of the existing relationships and characteristics of this area (which provide local context); the proposed boundary enclosures (which provide screening of views between the dwellings); the nature of the proposed dwellings as single storey (only), with dual pitched roofs that slope away from shared boundaries to the rear in most instances (which limits overbearing effects or poor outlook for future occupiers), and as these constitute a relatively minor reduction in separation distance requirements between principal rear elevations (approx. 10% max), it is considered on balance that the proposed relationships described above would not have such a significant detrimental impact on the amenity and privacy of future occupiers, through overshadowing, any overbearing effect, poor outlook or overlooking, to warrant refusal of the application.

2.71 As referred to above, it is also noted that along the western boundary of the site there are 4 plots that also fall short of the separation distance requirements (with respect to their relationships to existing dwellings on Longfellow Walk), at plots 16, 17, 26 and 36. Whilst it is concluded above that this would not have a significant detrimental impact on the amenity and privacy of neighbouring land users, it is also considered on balance for similar reasons, including the local context and existing screening, that this would not have such a significant detrimental impact on the amenity and privacy of the future occupiers of these plots as to warrant refusal of the application. Furthermore, it is noted that the windows located in the west facing elevations of the bungalows along the western boundary of the site provide a positive contribution towards the natural surveillance of the existing public footpath that runs adjacent to this boundary, and this somewhat constrains/dictates the site layout and the orientation of dwellings.

2.72 All other proposed separation distances between dwellings within the site are considered to fully comply with the requirements of policy QP4, with the exception of plots 5-6, 13-14 and 40-41, however these affect secondary or non-habitable room

windows only, and it is therefore considered that these can be addressed through the appropriate treatment (i.e. obscure glazing and restricted opening) of the affected windows, and a planning condition is recommended to secure this accordingly.

2.73 With respect to the provision of private amenity space, it is noted that there are 6 examples of plots on the site that do not feature any private (substantially enclosed) amenity/garden space, namely plots 23-25 and 33-35. Policy QP4 of the local plan requires new development to provide commensurate private amenity space for future occupants.

2.74 The submitted Design & Access Statement however notes that whilst many of the properties in the development have private amenity space, dwellings along the western boundary will be more open in order to actively encourage passive surveillance which was a primary concern for residents at the consultation event.

2.75 The applicant has advised that, by encouraging passive surveillance along the western boundary, it is hoped that residents will take ownership of the site to encourage positive social behaviour and interaction in the community. The Design & Access Statement goes on to state that lower level boundary treatments encourage neighbours to interact with each other as they will be able to see other residents enjoying the outdoor space the development will provide. Furthermore, it states that at present, existing dwellings adjacent to the western boundary are unable to provide adequate surveillance due to high boundary treatments, and the current boundary treatment along this route is not attractive, concluding that the heavily landscaped proposals should encourage more existing residents to walk along this more pleasant route, which should be seen as a benefit to the local area.

2.76 It is also observed that this arrangement is somewhat characteristic of the area, with bungalows in the neighbouring residential areas (e.g. Sinclair Road, Gulliver Road, Dryden Road/Homer Grove) featuring similar low boundaries to private gardens (both front and back), with no substantially enclosed private amenity space.

2.77 In view of the local context and the justification provided by the applicant set out above, and as this affects less than 8% of the dwellings on site, it is considered on balance that this would not have such a significant detrimental impact on the amenity and privacy of future occupiers to warrant refusal of the application.

Conclusion

2.78 It is considered on balance that the proposals would not have such a significant detrimental impact on the amenity and privacy of existing and future occupiers of the proposed development and neighbouring properties to warrant refusal of the application, subject to the identified conditions. The application is therefore considered to be acceptable with respect to the impact on the amenity and privacy of existing and future occupiers.

HIGHWAYS AND PEDESTRIAN SAFETY

2.79 Concerns have been raised by objectors with respect to the impact of the proposal on traffic / congestion and highway safety.

2.80 Local Plan policy QP3 (Location, Accessibility, Highway Safety and Parking) seeks to ensure that development is safe and accessible along with being in a sustainable location or has the potential to be well connected with opportunities for sustainable travel.

2.81 With respect to car parking standards, the Tees Valley Design Guide and Specification advises two spaces should be provided for one to three bedroom dwellings. However, the applicant has highlighted that the development is primarily for over 55s, and that there is likely to be a reduced need for car travel and the development has been designed to support this.

2.82 The Council's Planning Policy section notes that due to the fairly central location of the development, there are opportunities for alternatives to private transport in the forms of walking to local conveniences or alternatively by public transport.

2.83 The Council's Highways, Traffic & Transport section has been consulted and has advised that with respect to the impact on the local highway network, these properties have been included in the 350 properties that are permitted to be constructed before the signalisation of the Brierton Lane / Catcote Road junction. There are therefore no offsite highway requirements in this instance.

2.84 A number of recommendations have been provided to the applicant by the Council's Highways, Traffic & Transport section with respect to the internal road layout, which the applicant has sought to address through the submission of amended plans. The Council's Highways, Traffic and Transport team has been re-consulted on the amended scheme and has advised that the amended layout is acceptable.

2.85 Notwithstanding this, the Council's Highways, Traffic & Transport section has advised that a commuted sum of £55,000 will be required to be paid by the applicant for maintenance of the proposed block paved areas within the adopted highway. The applicant has agreed to this, and this can be secured by virtue of a Section 38 highways agreement. The Council's Highways, Traffic & Transport section has also requested that details to show how the block paved areas will be constructed and managed throughout the duration of the works, including ensuring continued site access for site vehicles as well as potential residents, should be secured by condition, and this shall be secured by virtue of the Construction Management Plan condition referred to above.

2.86 In addition, the Council's Sustainable Transport Officer has advised that the proposed development will require the submission and agreement of a travel plan, which the applicant has agreed to. This can be secured by virtue of a Section 106 legal agreement.

2.87 In view of the above, the application is considered to be acceptable with respect to matters of highway and pedestrian safety, subject to the identified planning obligations.

FLOOD RISK AND DRAINAGE

2.88 The application site sits within Flood Zone 1 (low probability of flooding), with a very low risk of flooding from rivers, albeit a low to high risk of flooding from surface water in areas toward the south and east of the site.

2.89 The submission includes a flood risk assessment and drainage strategy, including details of an attenuation pond adjacent to the southern boundary of the site, forming part of the Sustainable Drainage System (SuDS). Notwithstanding this, whilst the Council's Flood Risk Officer has not raised any objections, they have requested a planning condition requiring a detailed design and associated management and maintenance plan of surface water drainage for the site be submitted to and approved in writing by the local planning authority, prior to the commencement of the development, and this is recommended accordingly.

2.90 In addition, a scheme for the maintenance and long term management of surface water drainage including SUDS shall be secured by virtue of the Section 106 legal agreement, which the applicant has agreed to.

2.91 Northumbrian Water has been consulted and has confirmed that they are satisfied with the submitted drainage proposals, however have requested a condition to ensure the works are carried out in accordance with the submitted drainage scheme, and this is recommended accordingly.

2.92 The Environment Agency has confirmed that the application falls outside of their remit and therefore they do not have any comments. No comments or objections have been received from Hartlepool/Anglian Water.

2.93 In view of the above, the application is considered to be acceptable with respect to matters of flood risk and drainage, subject to the identified planning conditions and obligations.

LANDSCAPING AND TREE PROTECTION

2.94 As above, a comprehensive landscaping scheme is proposed that uses different species and colours of trees, shrubs and other planting, to help differentiate the sequence of open spaces that characterise the site. This includes a landscaped area of open space adjacent to the site entrance to accommodate the abovementioned SuDS basin, two 'courtyard' areas that generate public space in the centre of the site, open (low boundary) landscaped private garden areas along the western boundary adjacent to the existing public footpath and tree planting along the north edge of the site adjacent to the existing area of open space at Sitwell Walk (which is to be retained).

2.95 The Council's Planning Policy section has commented that in order to ensure appropriate on-site green infrastructure, a landscaping scheme is proposed that would include tree planting and open green spaces, which is considered to improve the visual amenity of the site. The Council's Landscape Architect has advised that they have no landscape or visual objections to the proposed development.

2.96 The application is also supported by an Arboricultural Impact Assessment (AIA) and Arboricultural Method Statement (AMS). The Council's Arboricultural Officer has confirmed that they have no objections, advising that the landscape layout is detailed and those trees that are to be removed will be more than compensated by the planting around that area and elsewhere on this site.

2.97 Notwithstanding the above, a planning condition is recommended to ensure the proposed landscaping scheme is carried out in the first planting season following the completion of the development or occupation of the dwellings(s), whichever is the sooner. A planning condition is also recommended to secure the proposed tree protection measures, in line with the submitted Arboricultural Impact Assessment and Method Statement.

2.98 Finally, a scheme for the provision, maintenance and long term management of all open spaces and landscaping shall be secured by virtue of the Section 106 legal agreement, which the applicant has agreed to.

2.99 In view of the above, the application is considered to be acceptable with respect to matters of landscaping and tree protection, subject to the identified planning conditions and obligations.

ECOLOGY AND NATURE CONSERVATION

2.100 The application is supported by a Preliminary Ecological Appraisal (PEA) and a Habitats Regulations Assessment (HRA).

2.101 Increases in residential dwellings can lead to an increase in recreational activity, particularly in coastal locations, which can indirectly result in an increase to disturbance of designated sites.

2.102 The Council's Ecologist has advised that the Habitats Regulations Assessment (HRA) identifies Likely Significant Effects (LSE) through disturbance to species (SPA birds) from increased recreational pressure, and therefore requires a financial contribution to the Hartlepool HRA Mitigation Strategy and Delivery Plan of £250/dwelling = £20,250, towards managing the Teesmouth and Cleveland Coast SPA, to mitigate the LSE. This can be secured via a legal agreement, which the applicant has agreed to. All other LSE issues are screened out and all other European Sites will not be significantly affected.

2.103 Natural England has also advised that without appropriate mitigation the application would have an adverse effect on the integrity of Teesmouth and Cleveland Coast Special Protection Area (SPA) and proposed SPA and damage or destroy the interest features for which the Teesmouth and Cleveland Coast Site of Special Scientific Interest (SSSI) has been notified. In order to mitigate these adverse effects and make the development acceptable, Natural England has advised that a suitable contribution to the Hartlepool Borough Council coastal mitigation strategy should be secured.

2.104 The Council's Ecologist also notes that the site supports hedgehogs and the existing habitat that they favour will be lost, however, the proposed soft landscaping adequately mitigates for this loss. Notwithstanding this, a condition is recommended to facilitate hedgehogs moving into and through the estate by requiring the proposed boundary enclosures (where necessary) include 9x9 cm holes at ground level.

2.105 Conditions are also recommended to secure responsible removal of invasive plant species (buddleia and cotoneaster) on site to prevent further spread, and to secure the provision of bat roost bricks and bird nest box bricks across the site, in accordance with the submitted details to provide biodiversity enhancement measures in accordance with the NPPF.

2.106 The Council's Ecologist has confirmed that they are satisfied with the proposed conditions and have no further Ecology concerns, subject to the identified HRA contributions/obligations.

2.107 In view of the above, the application is considered to be acceptable with respect to matters of ecology and nature conservation, subject to the identified planning conditions and obligations.

OTHER PLANNING MATTERS

Heritage Assets and Archaeology

2.108 The application site is not within a conservation area and is not in proximity to any listed or locally listed buildings or other such heritage assets.

2.109 The application is accompanied by an Archaeological Desk Based Assessment. Tees Archaeology has been consulted and notes that the submitted report advises that archaeological trial trenching should take place. Tees Archaeology have advised that, whilst there is not enough evidence to warrant an archaeological condition requiring trial trenching, they would be happy to see this trial trenching go ahead.

2.110 The application is therefore considered to be acceptable in this respect.

Public Footpaths and Rights of Way

2.111 The application site is bounded by a public footpath to the west, however the Council's Countryside Access Officer has been consulted and has advised that there is no information to imply that there is any data relating to any recorded or unrecorded public rights of way and/or permissive paths running through, abutting to or being affected by the proposed development of this site.

2.112 The Countryside Access Officer has however advised that they would like to see access integration between the development and the northern boundary to the rest of the residential properties. Through the submission of further details, including details of public and private pedestrian accesses around the site boundaries, it is clear from the submitted plans that the proposed layout includes public footpath links to the existing footpath to the north at Sitwell Walk, as well as private pedestrian access to the individual dwellings and a public footpath link to the existing footpath to

the west at Longfellow Way, providing adequate pedestrian access integration between the development and neighbouring areas. A planning condition is recommended to secure a scheme and timetable for the phased construction of the pedestrian accesses connecting the proposed development to the public footpaths to the north and west, to ensure these are provided.

2.113 The application is therefore considered to be acceptable in this respect.

Waste Management

2.114 The proposals include sufficient storage for bins for each dwelling, including for those dwellings without direct access to the rear garden (other than through the bungalow) which are served by a bin store at the front, the final details of which are to be secured by virtue of a planning condition, recommended accordingly.

2.115 The application was also accompanied by a Waste Audit. The Council's Planning Policy section has reviewed this and has confirmed that this document details how waste is to be managed and minimised and is in compliance with the policy.

2.116 No comments or concerns have been received from the Council's Waste Management section.

2.117 The application is therefore considered to be acceptable in this respect.

Safety and Security

2.118 Local Plan policy QP5 (Safety and Security) requires all developments to be designed to be safe and secure, being developed in a way that minimises crime and the fear of crime.

2.119 The Council's Planning Policy section notes that consideration has been given by the developer to ensure that the site has been designed in a way which would alleviate any potential anti-social behaviour concerns that may arise at the western edge of the site.

2.120 Cleveland Police has not raised any objections to the application however has provided advice for the applicant on a number of matters with respect to physical security, boundaries and lighting and has requested that elements of the scheme be reviewed (including raising the height of the fencing along the western boundary, and removing footpath accesses).

2.121 The applicant has responded advising that raising the boundary treatment in this area would void the ethos of the proposals and be contrary to comments from local ward councillors and residents during a previous consultation where a higher fence was proposed. The applicant maintains therefore that the lower level boundary treatment plan will act as an aid for passive surveillance and therefore would be reluctant to increase this.

2.122 Notwithstanding this, the applicant has amended the western boundary enclosures, changing these to vertical railings (of similar height) with thorny / defensive planting beyond, which it is considered will deter crime and antisocial behaviour.

2.123 It is considered that the proposed boundary enclosures and landscaping strike an acceptable balance between designing out crime for, and protecting the privacy of, future occupiers whilst also ensuring natural surveillance of public areas adjacent. Furthermore, given the requests of the Countryside Access Officer above, it is considered that the benefits of the proposed footpath accesses and connections to the adjacent area outweigh the potential concerns with respect to safety and security, particularly as the footpaths are substantially overlooked in most instances.

2.124 It is noted Cleveland Police has also commented on a small part of the boundary to the adjacent Brierton Sport Centre site, adjacent to plot 47 (which features a low railing with defensive / thorny planting to the side), and how this may allow access to/from the playing field, however it is understood that the existing boundary fencing (high mesh fence) enclosing the playing fields is outside the application site and therefore should not be affected by this application.

2.125 An informative is recommended to make the applicant aware of the advice of Cleveland Police pertaining to matters beyond the remit of this application (i.e. physical security, lighting).

2.126 In view of the above considerations, the application is considered to be acceptable in this respect.

RESIDUAL MATTERS

Land Ownership

2.127 The Council's Property Services section has confirmed that the application site is currently Council owned.

Fire Safety and Emergency Access

2.128 Cleveland Fire Brigade has confirmed that they are satisfied with the proposals, however have offered advice to the application with respect to building regulations requirements, and an informative is recommended to make the applicant aware of this.

Gas and Electricity Infrastructure

2.129 Northern Gas Networks has confirmed that they have no objection to the application, however have advised that there may be apparatus in the area that may be at risk during construction works and, should the planning application be approved, then they require the promoter of the works to contact them directly to discuss their requirements in detail. A suitable informative is recommended to make the applicant aware of this.

2.130 No comments or objections have been received from the Northern Powergrid.

Non-Material Objections

2.131 Additional concerns have been raised by a number of objectors that are non-material to this application (i.e. they do not relate to planning, they are not material considerations or they are subject to separate legislative control), namely;

- Loss of view
- Land between proposed dwellings and Sitwell Walk will become prone to dog fouling
- Impact on house price

CONCLUSION

2.132 The application is considered to be acceptable with respect to the abovementioned relevant material planning considerations and is considered to be in general conformity with the relevant policies of the adopted Hartlepool Local Plan (2018), the Hartlepool Residential Design SPD (2019) and relevant paragraphs of the NPPF (2019). The development is recommended for approval subject to the planning conditions set out below.

EQUALITY AND DIVERSITY CONSIDERATIONS

2.133 There is no evidence of equality or diversity implications.

SECTION 17 OF THE CRIME AND DISORDER ACT 1998 CONSIDERATIONS

2.134 The Crime and Disorder Act 1998 requires local authorities to consider crime and disorder reduction in the exercise of all their duties, activities and decision-making.

2.135 There are no Section 17 implications.

REASON FOR DECISION

2.136 It is considered by Officers that the proposal in the context of relevant planning policies and material planning considerations is acceptable as set out in the Officer's Report.

RECOMMENDATION – APPROVE subject to the completion of a section 106 legal agreement securing planning obligations/developer contributions for the provision of on-site affordable housing (81 dwellings); financial contributions towards tennis courts (£4,618.62); bowling greens (£402.57); play facilities (£20,250); HRA financial mitigation (£20,250) for indirect adverse impacts on SPA feature birds through recreational disturbance; and obligations securing a Travel Plan; training and employment charter/local labour agreement; the provision, maintenance and long term management of open spaces and landscaping; and maintenance and long term management of surface water drainage; and subject to the following conditions;

1. The development to which this permission relates shall be begun not later than three years from the date of this permission.
To clarify the period for which the permission is valid.
2. The development hereby approved shall be carried out in accordance with the following approved plan(s) and details;

18059-EArch-PL-EL-DR-B1A-0130-P01 (Front Elevation),
 18059-EArch-PL-EL-DR-B1A-0131-P01 (Rear Elevation),
 18059-EArch-PL-EL-DR-B1A-0132-P01 (Side Elevation),
 18059-EArch-PL-EL-DR-B1A-0133-P01 (Side Elevation 2),
 18059-EArch-PL-EL-DR-B1B-0130-P02 (Front Elevation),
 18059-EArch-PL-EL-DR-B1B-0131-P01 (Rear Elevation),
 18059-EArch-PL-EL-DR-B1B-0132-P01 (Side Elevation),
 18059-EArch-PL-EL-DR-B1B-0133-P01 (Side Elevation 2),
 18059-EArch-PL-GF-DR-B2A-0120-P02 (Ground Floor Plan),
 18059-EArch-PL-EL-DR-B2A-0130-P02 (Front Elevation),
 18059-EArch-PL-EL-DR-B2A-0131-P02 (Rear Elevation),
 18059-EArch-PL-EL-DR-B2A-0132-P02 (Side Elevation),
 18059-EArch-PL-EL-DR-B2A-0133-P02 (Side Elevation 2),
 18059-EArch-PL-GF-DR-B4A-0120 (Ground Floor Plan),
 18059-EArch-PL-EL-DR-B4A-0130-P01 (Front Elevation),
 18059-EArch-PL-EL-DR-B4A-0131-P01 (Rear Elevation),
 18059-EArch-PL-EL-DR-B4A-0132-P01 (Side Elevation),
 18059-EArch-PL-EL-DR-B4A-0133-P01 (Side Elevation 2),
 18059-EArch-PL-GF-DR-B4B-0120-P01 (Ground Floor Plan),
 18059-EArch-PL-EL-DR-B4B-0130-P02 (Front Elevation),
 18059-EArch-PL-EL-DR-B4B-0131-P01 (Rear Elevation),
 18059-EArch-PL-EL-DR-B4B-0132-P01 (Side Elevation),
 18059-EArch-PL-EL-DR-B4B-0133-P01 (Side Elevation 2),
 18059-EArch-PL-GF-DR-B5A-0120-P01 (Ground Floor Plan),
 18059-EArch-PL-EL-DR-B5A-0130-P01 (Front Elevation),
 18059-EArch-PL-EL-DR-B5A-0131-P01 (Rear Elevation),
 18059-EArch-PL-EL-DR-B5A-0132-P01 (Side Elevation),
 18059-EArch-PL-EL-DR-B5A-0133-P01 (Side Elevation 2),
 18059-EArch-PL-GF-DR-B5B-0120-P01 (Ground Floor Plan),
 18059-EArch-PL-EL-DR-B5B-0130-P02 (Front Elevation),
 18059-EArch-PL-EL-DR-B5B-0131-P01 (Rear Elevation),
 18059-EArch-PL-EL-DR-B5B-0132-P01 (Side Elevation),
 18059-EArch-PL-EL-DR-B5B-0133-P01 (Side Elevation 2)

received 26 July 2019 by the Local Planning Authority;

18059-EArch-PL-SI-DR-A-0006-P01 (Site Location Plan (Wider Context))
 received 8 August 2019 by the Local Planning Authority;

1165_100 Rev D (Landscape Strategy),
 18059-EArch-CN-SI-DR-A-0110-P013 (Proposed Site Plan),
 18059-EArch-CN-GF-DR-B3AS-0120-P03 (Ground Floor Plan Bungalow B3 Type A Semi),
 18059-EArch-CN-RP-DR-B3AS-0121-P03 (Roof Plan Bungalow B3 Type A Semi),

18059-EArch-CN-EL-DR-B3AS-0130-P03 (Front Elevation Bungalow B3 Type A Semi),
18059-EArch-CN-EL-DR-B3AS-0131-P03 (Rear Elevation Bungalow B3 Type A Semi),
18059-EArch-CN-EL-DR-B3AS-0132-P03 (Gable Elevation Bungalow B3 Type A Semi)

received 22 November 2019 by the Local Planning Authority;

18059-EArch-PL-GF-DR-B1A-0120-P02 (Ground Floor Plan),
18059-EArch-PL-GF-DR-B1B-0120-P02 (Ground Floor Plan)

received 4 December 2019 by the Local Planning Authority;

18059-EArch-CN-SI-DR-A-0111-P08 (Proposed Boundary Treatment Plan)
received 5 December 2019 by the Local Planning Authority;

18059-EArch-PL-ST-DR-A-0130-P03 (Streetscapes),
AMS TPP Revision B (Arboricultural Method Statement Tree Protection Plan - Trees Shown On Proposed Layout),

AIA TPP Revision B (Arboricultural Impact Assessment Tree Protection Plan - Trees Shown on Proposed Layout),

1165_100 Rev D (Landscape Strategy (Colour))

received 11 December 2019 by the Local Planning Authority.

For the avoidance of doubt.

3. Prior to the commencement of development, a Construction Management Plan shall be submitted to and agreed in writing with the Local Planning Authority, to agree the routing of all HGVs movements associated with the construction phases, effectively control dust emissions from the site remediation and construction works, this shall address earth moving activities, control and treatment of stock piles, parking for use during construction and measures to protect any existing footpaths and verges, vehicle movements, wheel cleansing measures to reduce mud on highways, road sheeting of vehicles, offsite dust/odour monitoring, communication with local residents and measures to prevent the queuing of construction vehicles prior to the opening of the site. The Construction Management Plan shall also include a programme to demonstrate how site access for site vehicles as well as potential residents will be maintained during the construction of the road(s), including how the block paved areas will be constructed and managed throughout the duration of the works.
In the interests of the occupiers of adjacent and nearby premises and highway safety.
4. Development shall be implemented in line with the drainage scheme contained within the submitted document entitled "Engineering Layout" dated "04/12/2019". The drainage scheme shall ensure that the foul and surface water flows discharge to the combined sewer slightly upstream of manhole 0301. The surface water discharge rate shall not exceed the available capacity of 5.0l/sec that has been identified in this sewer. The final surface water discharge rate shall be agreed by the Lead Local Flood Authority.
To prevent the increased risk of flooding from any sources in accordance with the NPPF.

5. Notwithstanding the provisions of condition 4, no development shall take place until a scheme for surface water management has been submitted to and approved in writing by the local planning authority. The scheme shall include details of any plant and works required to adequately manage surface water; detailed proposals for the delivery of the surface water management system including a timetable for its implementation; and details of how the surface water management system will be managed and maintained thereafter to secure the operation of the surface water management system. With regard to management and maintenance of the surface water management system, the scheme shall identify parties responsible for carrying out management and maintenance including the arrangements for adoption by any public authority or statutory undertaker or any other arrangements to secure the operation of the surface water management system throughout its lifetime. The scheme shall be fully implemented and subsequently managed and maintained for the lifetime of the development in accordance with the agreed details. To prevent the increased risk of flooding and to ensure the future maintenance of the sustainable drainage system as required by the NPPF.
6. Notwithstanding the submitted details and prior to the commencement of development, a detailed scheme for the disposal of foul water from the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall take place in accordance with the approved details.
To prevent the increased risk of flooding from any sources in accordance with the NPPF.
7. Prior to the commencement of development, details of the existing and proposed levels of the site including the finished floor levels of the buildings to be erected and any proposed mounding and or earth retention measures shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.
8. To take into account the position of the buildings and impact on adjacent properties and their associated gardens in accordance with saved Policy QP4 and LS1 of the Hartlepool Local Plan.
9. Notwithstanding the submitted information and prior to commencement of works above ground level on site, details of all external finishing materials shall be submitted to and approved by the Local Planning Authority, samples of the desired materials being provided for this purpose. Thereafter the development shall be carried out in accordance with the approved details.
In the interests of visual amenity.
10. Prior to the commencement of development above ground level, a scheme for the obscure glazing and restricted opening (max. 30 degrees) of the following proposed windows (plot numbers as identified on plan 18059-EArch-CN-SI-DR-A-0110-P013 (Proposed Site Plan) received 22 November 2019 by the Local Planning Authority.) shall be first submitted to and approved in writing by the Local Planning Authority;

Plot 5: 1no. ground floor side elevation kitchen window,
 Plot 6: 1no. ground floor side elevation kitchen window,
 Plot 13: 1no. ground floor side elevation kitchen window,
 Plot 14: 1no. ground floor side elevation kitchen window,

Plot 41: 1no. ground floor side elevation bathroom window;

The windows shall be glazed with obscure glass to a minimum of level 4 of the 'Pilkington' scale of obscuration or equivalent. Thereafter the windows shall be installed in accordance with the approved details and prior to the occupation of each respective plot and shall remain for the lifetime of the development hereby approved. The application of translucent film to the windows would not satisfy the requirements of this condition.

To prevent overlooking.

11. Prior to the occupation of the dwellings hereby approved, bat and bird mitigation features shall be provided in accordance with the details shown on plan 1165_100 Rev D (Landscape Strategy) received 22 November 2019 by the Local Planning Authority. The roosting bricks/tiles/boxes shall be installed strictly in accordance with the details so approved and shall be maintained as such thereafter.

To provide appropriate ecological mitigation measures and to enhance biodiversity in accordance with paragraph 118 of the NPPF.

12. Notwithstanding the submitted information and prior to the occupation of the dwellings hereby approved, details for the storage of refuse, including the size, siting and design of the proposed bin stores (indicatively shown on drawing 18059-EArch-CN-SI-DR-A-0110-P013 (Proposed Site Plan) received 22nd November 2019 by the Local Planning Authority) shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

To ensure a satisfactory form of development.

13. The development hereby approved shall be carried out in accordance with the details provided within the submitted Sustainability Statement (Revision 01) received 26th July 2019 by the Local Planning Authority. Prior to the occupation of the dwellings, the final Building Regulations compliance report shall be submitted to and agreed in writing with the Local Planning Authority and the agreed final scheme shall be implemented thereafter.

In the interests of promoting sustainable development and in accordance with the provisions of Local Plan Policy QP7 and CC1.

14. No part of the residential development shall be occupied until a scheme for the provision of electric vehicle charging apparatus to serve the dwellings hereby approved has been submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be carried out in accordance with the approved details, prior to the occupation of the dwellings.

In the interests of a satisfactory form of development and in accordance with the requirements of Local Plan Policy CC1.

15. No part of the residential development shall be occupied until a scheme for the provision of photovoltaic panels to serve the dwellings hereby approved has been submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be carried out in accordance with the approved details, prior to the occupation of the dwellings.

In the interests of a satisfactory form of development and in accordance with the requirements of Local Plan Policy CC1.

16. Notwithstanding the submitted details and prior to the laying of any hard surfaces, final details of proposed hard landscaping and surface finishes shall

be submitted to and agreed in writing by the Local Planning Authority. This shall include all external finishing materials, finished levels, and all construction details, confirming materials, colours, finishes and fixings. The agreed scheme shall be implemented prior to the occupation of the dwellings or completion of the development, whichever is the sooner. Any defects in materials or workmanship appearing within a period of 12 months from completion of the total development shall be made-good by the owner as soon as practicably possible.

In the interests of visual amenity and to prevent an increase in surface water runoff.

17. Prior to the removal of any vegetation on site, a scheme for the responsible disposal of buddleia and cotoneaster plants growing on the site should be submitted to and approved in writing by the Local Planning Authority. Thereafter the plants shall be disposed of in accordance with approved scheme.
To prevent the further spread of these invasive species.
18. The development hereby approved shall be carried out in accordance with the approved details and particulars as set out in the following supporting plans and details, unless a variation to the scheme is agreed in writing with the Local Planning Authority; Arboricultural Impact Assessment (Revision B), Arboricultural Method Statement (Revision B), AMS TPP Revision B (Arboricultural Method Statement Tree Protection Plan - Trees Shown On Proposed Layout), AIA TPP Revision B (Arboricultural Impact Assessment Tree Protection Plan - Trees Shown on Proposed Layout) received 11 December 2019 by the Local Planning Authority. Nothing shall be stored or placed in any area fenced in accordance with this condition. Nor shall the ground levels within these areas be altered or any excavation be undertaken without the prior written approval of the Local Planning Authority. Any trees which are seriously damaged or die as a result of site works shall be replaced with trees of such size and species as may be specified in writing by the Local Planning Authority in the next available planting season.
In the interests of adequately protecting planting that is worthy of protection and in the interests of visual amenity and to enhance biodiversity in accordance with paragraph 118 of the NPPF.
19. The landscaping, open space and tree and shrub planting hereby approved shall be implemented in accordance with the following plans and details; 1165_100 Rev D (Landscape Strategy) received 22nd November 2019 by the Local Planning Authority; and 1165_100 Rev D (Landscape Strategy (Colour)) received 11 December 2019 by the Local Planning Authority; unless an alternative scheme is otherwise agreed in writing with the Local Planning Authority. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season following the completion of the development or occupation of the dwellings(s), whichever is the sooner. Any trees plants or shrubs which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of the same size and species, unless the Local Planning Authority gives written consent to any variation.
In the interests of visual amenity and to enhance biodiversity in accordance with paragraph 118 of the NPPF.

20. No part of the development shall be occupied until vehicular access connecting the proposed development to the public highway to the south (as shown on drawing 18059-EArch-CN-SI-DR-A-0111-P08 (Proposed Boundary Treatment Plan) received 5 December 2019 by the Local Planning Authority) has been constructed to the satisfaction of the Local Planning Authority.
For the avoidance of doubt and in the interests of highway and pedestrian safety and in the interests of the visual amenity of the surrounding area.
21. No part of the development shall be occupied until a scheme and timetable for the phased construction of the pedestrian accesses connecting the proposed development to the public footpaths to the north and west (as shown on drawing 18059-EArch-CN-SI-DR-A-0111-P08 (Proposed Boundary Treatment Plan) received 5 December 2019 by the Local Planning Authority) has been submitted and approved in writing by the Local Planning Authority. Thereafter the footpath connections shall be provided in accordance with the approved scheme and timetable, to the satisfaction of the Local Planning Authority.
For the avoidance of doubt and in the interests of highway and pedestrian safety and in the interests of the visual amenity of the surrounding area.
22. Prior to the occupation of the dwellings hereby approved, the closed-boarded and open-boarded fencing hereby approved shall include provision of 9x9cm hedgehog access holes at ground level between garden areas and including the eastern perimeter fences, to allow access for hedgehogs between gardens and to areas of greenspace outside of the site and into wildlife corridors, including access to the playing fields adjacent, as set out on drawing 18059-EArch-CN-SI-DR-A-0111-P08 (Proposed Boundary Treatment Plan) received 5 December 2019 by the Local Planning Authority. The hedgehog holes shall thereafter be retained for the lifetime of the development.
To provide appropriate ecological mitigation measures and to enhance biodiversity in accordance with paragraph 118 of the NPPF.
23. The boundary enclosures hereby approved shall be implemented in accordance with the following plans and details; 18059-EArch-CN-SI-DR-A-0111-P08 (Proposed Boundary Treatment Plan, received 5 December 2019 by the Local Planning Authority), prior to the occupation of the dwellings(s) or completion of the development, whichever is the sooner.
For the avoidance of doubt and in the interests of visual amenity and the amenity of neighbouring land users and future occupiers.
24. Prior to the occupation of the dwellings hereby approved, sound insulation measures to the properties and the site shall be provided in accordance with the recommendations set out within the submitted Noise Impact Assessment (Revision A), dated 5th September 2019, and received 3rd October 2019 by the Local Planning Authority. Thereafter the measures shall be retained for the lifetime of the development hereby approved.
In the interests of the amenities of future occupiers.
25. Waste generated during the demolition, construction and operational phases of the development hereby approved shall be managed and disposed of in accordance with the details set out within the submitted Construction Waste Audit received 8th August 2019 by the Local Planning Authority.
To ensure compliance with the requirement for a site specific detailed waste audit in accordance with Policy MWP1 of the Tees Valley Joint Minerals and Waste Development Plan Document 2011.

26. No construction works shall take place outside the hours of 08.00 hrs and 18.00 hrs Mondays to Friday and 09.00 hrs and 13.00 hrs on a Saturday. No construction works shall take place on Sundays or Bank Holidays.
In the interests of the amenities of the occupants of neighbouring properties.
27. In the event that contamination is found at any time when carrying out the approved development, works must be halted on that part of the site affected by the unexpected contamination and it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken to the extent specified by the Local Planning Authority and works shall not be resumed until a remediation scheme to deal with contamination of the site has been carried out in accordance with details first submitted to and approved in writing by the Local Planning Authority. This scheme shall identify and evaluate options for remedial treatment based on risk management objectives. Works shall not resume until the measures approved in the remediation scheme have been implemented on site, following which, a validation report shall be submitted to and approved in writing by the Local Planning Authority. The validation report shall include programmes of monitoring and maintenance, which will be carried out in accordance with the requirements of the report.
To ensure that any site contamination is addressed.
28. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no fences, gates, walls or other means of enclosure, shall be erected on site (other than for the repair or like-for-like replacement of an approved boundary enclosure type as shown on plan 18059-EArch-CN-SI-DR-A-0111-P08 (Proposed Boundary Treatment Plan) received 5 December 2019 by the Local Planning Authority) without the prior written consent of the Local Planning Authority.
To enable the Local Planning Authority to exercise control in the interests of the amenities of future occupiers and to safeguard the visual amenity of the development and the character of the surrounding area.
29. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), the dwelling(s) hereby approved shall not be extended or externally altered in any way without the prior written consent of the Local Planning Authority.
To enable the Local Planning Authority to exercise control in the interests of the amenities of future occupiers and to safeguard the visual amenity of the development and the character of the surrounding area.
30. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any other revoking or re-enacting that Order with or without modification), no garage(s), or other outbuildings (with the exception of garden sheds or other storage building or structures), shall be erected without the prior written consent of the Local Planning Authority.
To enable the Local Planning Authority to exercise control in the interests of the amenities of future occupiers and to safeguard the visual amenity of the development and the character of the surrounding area.
31. Notwithstanding the provisions of condition no. 29, prior to the erection of any garden shed(s) or other storage building(s) or structure(s), details of the siting,

size and design of the proposed structure(s) shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

To enable the Local Planning Authority to exercise control in the interests of the amenities of the occupants of adjacent residential properties.

32. The development hereby approved shall be used as C3 dwellinghouses and not for any other use including any other use within that use class of the schedule of the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that use class in any statutory instrument revoking or re-enacting that order.

To allow the Local Planning Authority to retain control of the development.

BACKGROUND PAPERS

2.137 Background papers used in the compilation of reports relating to planning items are available for inspection in Civic Centre, Victoria Road, Hartlepool during working hours. Copies of the applications are available on-line:

<http://eforms.hartlepool.gov.uk:7777/portal/servlets/ApplicationSearchServlet> except for such documents that contain exempt or confidential information and a paper copy of responses received through publicity are also available in the Members library.

CONTACT OFFICER

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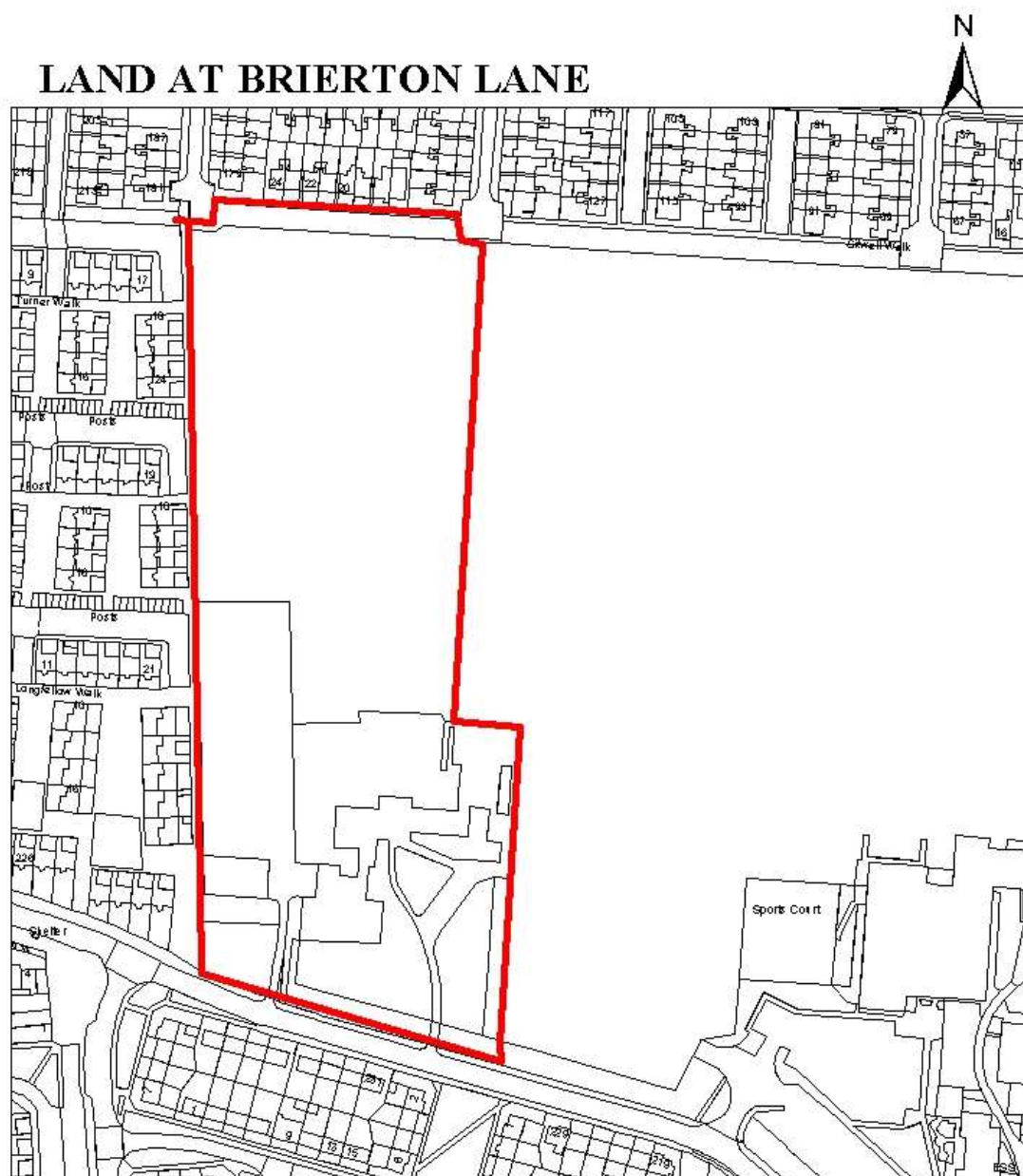
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THIS PLAN IS FOR SITE IDENTIFICATION PURPOSE ONLY

HARTLEPOOL BOROUGH COUNCIL	DRAWN GS	DATE 25/11/2019
	SCALE 1:2000	
Regeneration and Neighbourhoods Level 1 Civic Centre, Victoria Road, Hartlepool TS24 8AY	DRG.NO H/2019/0346	REV

POLICY NOTE

The following details a precis of the overarching policy documents (including relevant policies) referred to in the main agenda. For the full policies please refer to the relevant document, which can be viewed on the web links below;

HARTLEPOOL LOCAL PLAN POLICIES

<https://www.hartlepool.gov.uk/localplan>

HARTLEPOOL RURAL NEIGHBOURHOOD PLAN

https://www.hartlepool.gov.uk/downloads/file/4876/hrnp_2016-2031_-_made_version_-_december_2018

MINERALS & WASTE DPD 2011

https://www.hartlepool.gov.uk/info/20209/local_plan/317/tees_valley_minerals_and_waste_development_plan_documents_for_the_tees_valley

REVISED NATIONAL PLANNING POLICY FRAMEWORK (NPPF) 2019

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>