

**North Yorkshire Council**

**Community Development Services**

**Richmond (Yorks) Area Planning Committee**

**10<sup>th</sup> April 2025**

**ZB24/01785/REM- [As Amended] Application for reserved matters approval (appearance, landscaping, layout and scale) for the erection of 109no. dwellings, drainage infrastructure, landscaping and ancillary works (outline permission 20/01687/OUT granted 20.07.2023) [amended/additional plans & documents received by the Local Planning Authority on 03.10.2024, 15.01.2025 & March 2025]**

**At: Land North Of Mowbray Road East Side Of Stokesley Road Northallerton**

**On Behalf Of: Mr Andrew Wall (Miller Homes Teesside)**

**Report Of The Assistant Director Planning – Community Development Services**

**1.0 PURPOSE OF THE REPORT**

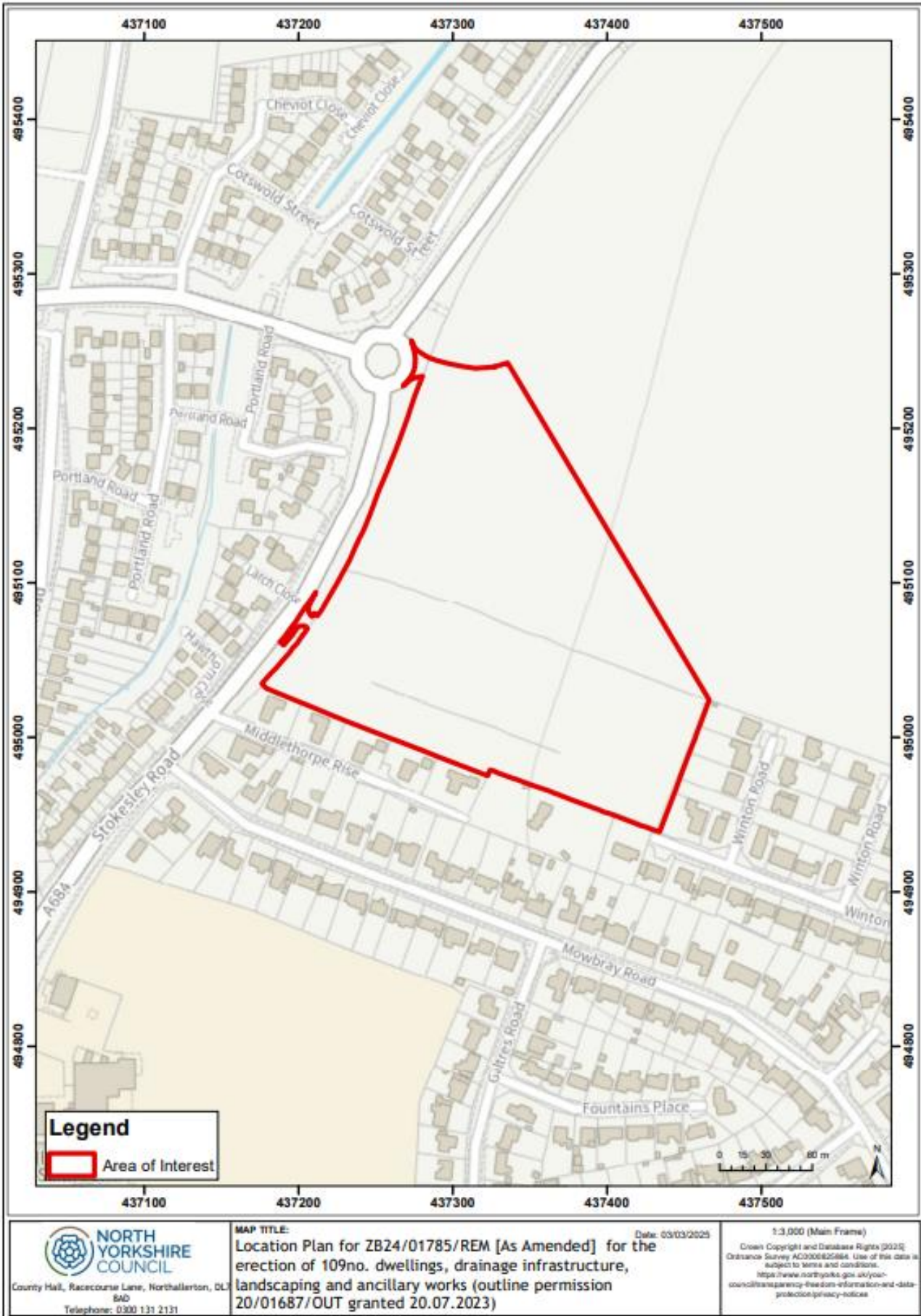
- 1.1 To determine an (as amended) application for Reserved Matters (Appearance, Scale, Layout and Landscaping) for 109 dwellings and associated infrastructure, landscaping and ancillary works on land north of Mowbray Road / east side of Stokesley Road, Northallerton.
- 1.2 This application is brought to the Planning Committee at the request of the Chair and Vice Chair of the Richmond (Yorks) Planning Committee.

**2.0 SUMMARY**

**RECOMMENDATION:** 'Minded to grant' the Reserved Matters.

- 2.1 This (as amended) application is seeking the approval of the reserved matters (appearance, landscaping, layout and scale) of outline permission ref.20/01687/OUT granted by North Yorkshire Council on 20th July, 2023 for residential development of up to 145 homes, engineering and site works, car parking, access, landscaping, drainage and other associated infrastructure. Although a Reserved Matter, detailed access arrangements were considered and approved as part of the earlier outline permission.
- 2.2 The site is located approximately 1.3km to the northeast of Northallerton Town Centre on the eastern side of Stokesley Road. The site covers approximately 4.8ha and is currently used for agriculture and grazing. The site is bordered to the west by a mature hedgerow and intermittent trees, to the north and east by open fields and to the south by hedgerow and residential properties. Access to the site would be from a single access via a spur off the existing Great moor Road/Stokesley Road roundabout.

- 2.3 The proposals (as amended) would provide 109 residential properties. Approximately 1 ha of land in the southern part of the site would be utilised to accommodate a SuDS basin and associated drainage infrastructure (including pumping station) as well as a large swathe of public open space, which would include a row of retained mature trees. A designated play area (LAP) would be created within the eastern part of the site
- 2.4 The application (as amended) has provided sufficient information (including plans and supporting documents) to demonstrate that the proposed layout, scale, landscaping and appearance of the residential development will result in a high quality proposal that will assimilate well with both the existing built form and the semi-rural, edge-of-settlement character of North Northallerton, that is in accordance with the relevant policies and expectations of the Hambleton Local Plan, the National Planning Policy Framework and national Planning Practice Guidance.
- 2.5 The recommendation is '**minded to grant**' subject to:
- (1) Receiving confirmation from the Local Highway Authority that the submitted amendments/additions to the proposals have addressed the specific technical highways matters raised in their original consultation response, and
  - (2) The imposition of the recommended planning conditions at Section 12.0 of this report.



### 3.0 PRELIMINARY MATTERS

- 3.1 Access to the application documents (via Public Access) can be found here:-  
[Planning Documents](#)

*Details of Amendments and Reconsultation:*

- 3.2 During the course of the application, substantial amended and additional plans and documents have been submitted. Amongst other changes, these additional/amended plans and documents have resulted in changes to proposed layout, including an increase in the number of units (from 90 to 109) as well as proposed changes to the proposed housing layout and housing mix.
- 3.3 A 21 day reconsultation exercise was duly undertaken in January 2024 (expired on 27<sup>th</sup> January 2024) representations received in respect of this reconsultation exercise are included within section 7 ('Consultation Responses') below, along with the comments/representations received in relation to the original 21 day consultation.

*Relevant Planning History:*

- 3.4 The corresponding outline planning permission (20/01687/OUT) was granted on 20<sup>th</sup> July 2023 by North Yorkshire Council following the now decommissioned Hambleton District Council Planning Committee's resolution (on 4<sup>th</sup> August 2022) to grant outline planning permission, subject to conditions. This preceded the HDC Planning Committee's resolution at the 10<sup>th</sup> March 2022 meeting to defer the application to allow for further investigation into alternative drainage solutions, and to allow the developer to provide further details of who will be the responsible body for the management and maintenance of the proposed pumping station (should it remain part of the proposed drainage scheme).
- 3.5 The following the granting of outline planning permission (20/01687/OUT), a related non material amendment application (ZB24/01786/NMC) was approved on 22 November 2024 to amend the wording of conditions 6, 7 and 18.
- 3.6 A discharge of conditions application (ZB20/01687/DCN) has recently been submitted, seeking the discharge of conditions 3, 4, 6, 8, 9, 11, 12, 13, 14, 15, 21 and 22 of outline planning permission 20/01687/OUT, and is yet to be determined by the Council.
- 3.7 The above applications were preceded Hambleton District's Council's determination ('EIA Not Required') on 13<sup>th</sup> February 2020 of a Request for an Environmental Impact Assessment screening opinion for confirmation that the site is not of the scale or type to necessitate the need for an Environmental Impact Assessment (EIA).

#### **4.0 SITE AND SURROUNDINGS**

- 4.1 The site is located approximately 1.3km to the northeast of Northallerton Town Centre on the eastern side of Stokesley Road. The site covers approximately 4.8ha and is currently used for agriculture and grazing. The site is bordered to the west by a mature hedgerow and intermittent trees, to the north and east by open fields and to the south by hedgerow

and residential properties. A further hedgerow and treeline transects the site. The site slopes generally down from north-east to south-west towards Stokesley Road.

- 4.2 The surrounding area can be characterised as edge-of-settlement with established residential development to the south and newer residential development to the west. To the west is Stokesley Road which forms one of the main routes in and out of Northallerton and leads to the A19. A roundabout leads to the new link road which will bridge the railway line and link the west of Northallerton to the east.

## **5.0 DESCRIPTION OF PROPOSAL**

- 5.1 This (as amended) application is seeking the approval of the reserved matters (appearance, landscaping, layout and scale) of outline permission ref.20/01687/OUT granted by North Yorkshire Council on 20th July, 2023 for residential development of up to 145 homes, engineering and site works, car parking, access, landscaping, drainage and other associated infrastructure. Although a Reserved Matter, detailed access arrangements were considered and approved as part of the earlier outline permission.
- 5.2 The proposals (as amended) would provide 109 residential properties based around an internal road which would be accessed via a spur off the existing Great Moor Road/Stokesley Road roundabout. Approximately 1 ha of land in the southern part of the site would be utilised to accommodate a SuDS basin and associated drainage infrastructure (including pumping station) as well as a large swathe of public open space, which would include a row of retained mature trees. A designated play area (LAP) would be created within the eastern part of the site. The proposed layout has incorporated footway connections to Stokesley Road, as well as a potential connection to the existing development to the east. The layout also shows an indicative road connection/spur from the road at the north eastern corner of the site in order to provide a potential road/footway connection to the larger NOR1 site.
- 5.3 For context, the application site forms part of a larger site allocation within the Hambleton Local Plan (NOR1: Winton Road, Northallerton) With a total size of 31.4ha the NOR1 allocation is expected to provide approximately 485 homes (650 gross), and land for a primary school, open space, green infrastructure and an internal link road linking Stokesley Road and Bullamoor Road. No planning application for the remaining NOR1 allocation has yet to be submitted to the Council.

## **6.0 PLANNING POLICY AND GUIDANCE**

- 6.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning authorities must determine each application under the Planning Acts in accordance with Development Plan so far as material to the application unless material considerations indicate otherwise.

Adopted Development Plan

6.2. The Adopted Development Plan for this site is:

Hambleton Local Plan, February 2022, and  
North Yorkshire Joint Waste and Minerals Plan, February 2022.

Emerging Development Plan – Material Consideration

6.3. The Emerging Development Plan for this site is listed below. It is considered to carry no weight due to the current early stage of plan preparation.

Guidance - Material Considerations

6.4. Relevant guidance for this application is:

- National Planning Policy Framework December 2024 (NPPF)
- National Planning Practice Guidance (PPG)

6.5 Environmental Impact Regulations

The proposed development is not considered to fall within Schedule 1 or 2 of the Environmental Impact Regulations and as such an Environmental Statement is not required in this case.

## 7.0 CONSULTATION RESPONSES

7.1 In addition to the original consultation (September, 2024), a 21 day reconsultation exercise was undertaken in January, 2024 (expired on 27<sup>th</sup> January 2024). All representations summarised below are available to view via Public Access using the weblink within paragraph 3.1 above.

**Brompton Parish Council (BTC):** In response to the 21 day reconsultation, BTC have raised no objections to the proposals.

In respect to the original consultation, BTC strongly recommended refusal for the five reasons summarised below:

- Any new highway access onto Stokesley Road is not acceptable due to current high level of traffic converging on the new roundabout from all directions. No additional traffic movements should be permitted.
- Previous concerns remain regarding the need for a new pumping station (for site drainage)...development should not take place until this matter is properly resolved.
- Current drainage issues in the locale have not been satisfactorily resolved...any [new] development would be very detrimental to Stokesley Road and nearby properties with regards to standing [surface] water.
- A Transport Plan is essential for any new development...has no faith in the content of any S106 Agreement being adhered to.
- Development would seriously adversely affect all residents with regards to access to doctors, with the capacity of local doctor surgeries already saturated.

**Northallerton Town Council:** No representations received.

**Division Member:** No representations received.

**NYC Ecology:** The Council's Principal Ecologist submitted detailed comments following the 21 day reconsultation, summarised as follows:

- A Construction Environment Management Plan (Ecology) (CEMP) should be submitted prior to commencement, incorporating recommendations within the Ecological Assessment (EA) submitted with the outline permission and based on updated site visits and the EA-recommended species checks.
- Lighting arrangement should be reviewed to ensure they need the recommendations within the aforementioned EA.
- The CEMP should also specify the details of the bat and bird boxes recommended in the EA.
- As the outline application pre-dated mandatory BNG procedures, there is no statutory requirement for a Biodiversity Gain Plan & Habitat Monitoring and Management Plan to be produced, however Landscape & Ecological Management Plan (LEMP) should instead be submitted for approval prior to commencement, setting out how new and retained habitats would be established, managed and monitored and incorporating relevant recommendations from the EA.
- Delivery of BNG relies, in part, in establishing significant areas of 'Other Neutral Grassland' in Moderate or Good condition. This will require monitoring at regular intervals and the capacity to adjust management accordingly.
- The BNG Assessment predicts uplifts of 11.8% for area-based habitats and 17.3% for hedgerows, to be delivered via on-site landscaping. This would comply with relevant planning policy.

Following detailed discussions with the applicant and agent, the Principal Ecology has subsequently been able to confirm that he is satisfied the pertinent matters previously raised regarding ecology can be addressed through the information to be submitted for the aforementioned discharge of conditions application relating to the conditions on the outline permission.

**Swale & Ure Internal Drainage Board (IDB):** Following the 21 day reconsultation the IDB confirmed that their previous comments remain valid.

In respect to the original consultation, the IDB noted that the application lacked a FRA or Drainage Strategy, also noting that surface water drainage is proposed to be designed into the Yorkshire Water system, and questioning what were the outcomes of discharging via soakaway or open watercourse?

**NYC Environmental Health (EH):** The following comments/recommendation were received following the 21 day reconsultation: "The revised acoustic assessment, undertaken by NJD in December 2024, has identified that the plots identified in figures 4 and 5 of the report will require mitigation if the requirements of condition 18 of 20/01687/OUT are to be met. The

report provides a summary of mitigation measures in Table 7. I am satisfied that the suggested mitigation measures will ensure that the internal and external noise levels are met. I am satisfied with the findings of the report and have no objection to the discharge of condition 18, provided the applicant can demonstrate that the installation of the mitigation measures is in accordance with the recommended mitigation measures in Table 7 and Figures 4 and 5 of the report.”

**North Yorkshire Designing Out Crime Officer (DOCO):** The following comments/recommendation were received following the 21 day reconsultation (as summarised:

- It is encouraging to see that the revised layout has improved the distribution of affordable units which will assist in creating a cohesive community.
- Acknowledged that the revised landscape drawings have included his previous recommendation to include hedgerow planting between plot 84 and the POS in order to improve security.
- Appropriate demarcation of the public and private realm has now been provided.
- ‘In general’ the proposed parking provision is considered to be appropriate.
- Acknowledge that secure cycle storage has been provided in the form of sheds associated with specific plots.

In respect to the original consultation, the DOCO provided a detailed ‘Designing out Crime Report Addendum’ (dated 10.10.2024) mentioning some positive elements of the reserved matters submission from a Designing Out Crime perspective, but also raising several points (summarised below) that the DOCO recommends should be addressed prior to permission being granted ‘in order to ensure that the development provides a safe and secure environment for all users’:

- Affordable housing grouped together;
- Supplementary defensive planting to the rear of Plot 74;
- Lack of appropriate demarcation to some house frontages to create ‘defensible space’; and
- Requirement for secure cycle storage for Plots 64-71.

**NYC Local Highway Authority (LHA):** In respect to the original consultation, the LHA made the following comments/observations (as summarised):

- The layout of the highway/footways generally complies with current NYC design guidance, with appropriate road width and turning heads provided.
- The proposed parking provision would meet the current requirements as set out in the NYC design guide.
- The landscaping plans are satisfactory with proposed new trees set back an appropriate distance from the roads and footways.
- Recommendations made regarding: the introduction of traffic calming measures on the relatively straight elements of the internal road layout; alterations to the proposed road gradient where the proposed access road meets the roundabout (in order to meet the standards set out in the Design Manual for Roads and Bridges); suggested



amendment to the width, gradient and priority of the proposed cycle route within the site (to meet latest national guidance on cycle provision)

Following the latest amendments to the application, the LHA have been reconsulted. A response is awaited, but any subsequent representation received from LHA will be reported to Members either as part of the 'Update List' or at the Planning Committee meeting itself.

**NYC Environmental Health (EH):** The following comments/recommendation were received in relation to the 21 day reconsultation: *“The revised acoustic assessment, undertaken by NJD in December 2024, has identified that the plots identified in figures 4 and 5 of the report will require mitigation if the requirements of condition 18 of 20/01687/OUT are to be met. The report provides a summary of mitigation measures in Table 7. I am satisfied that the suggested mitigation measures will ensure that the internal and external noise levels are met. I am satisfied with the findings of the report and have no objection to the discharge of condition 18, provided the applicant can demonstrate that the installation of the mitigation measures is in accordance with the recommended mitigation measures in Table 7 and Figures 4 and 5 of the report.”*

**Yorkshire Water Services (YWS):** In response to the 21 day reconsultation, YWS have raised no objections to the approval of reserved matters.

**NYC Housing Team:** The following comments/recommendation were received in relation to the 21 day reconsultation:

- There is a need for one and two-bed bungalows...The Council is particularly keen to address the need for one-bedroom affordable housing accommodation given that this represents the highest proportion of need types on the Housing Register. Whilst the increase in single bed (affordable) units is welcomed, the proposed affordable housing mix does not reflect need as per current housing register data [which shows a higher proportionate need for affordable single bed units and a lower proportionate need for 2 and 3 bed than the target ranges set out in table 3.1 of the SPD]
- The proposals confirms a 1/3 split in terms of the affordable housing tenure between social rent, affordable rent and shared ownership, confirming that this is 'policy compliant' (i.e. criterion c. of Local Plan Policy HG3) although may need to be changed when an specific housing mix is established.
- Concerns expressed regarding the lack of pepper-potting of affordable housing throughout the scheme and of the provision of four-unit 'blocks' to provide the single storey affordable housing provision which would be identifiable as affordable units due to the lack of corresponding market blocks.

With respect to the original consultation, the Housing Team raised points/issues with regards to various aspects of the proposals, including: the proposed affordable housing provision; housing (type) mix and tenure, distribution of affordable housing, NDSS and transfer prices.

**NYC Lead Local Flood Authority (LLFA):** In respect to the original consultation, the LLFA submitted a detailed response, which is summarised below:

- Confirmed that the drainage/flood risk-related conditions (9-12) of the corresponding outline permission (20/01687/OUT) are sufficient to secure the detailed drainage design for the site.
- In accordance with the Council's SuDS Design Guide, it would be preferable that all information is submitted as early as possible to reduce the risk of the relevant conditions being unable to be discharged by the Council.
- The LLFA also recommend that as the flood-risk and drainage documents submitted with the Reserved Matters application are 'limited', they would expect further information be provided, including: a Flood Risk Assessment; infiltration testing (for potential soakaway use); hydraulic calculations (to demonstrate suitable sizing of the attenuation features and how the peak flow control value has been decided); and an exceedance flow plan.

The LLFA has also raised concerns separately with the Case Officer during the course of the application that the proposed drainage design details (submitted as part of the Reserved Matters application) do not reflect current climate change and urban creep allowances.

#### Local Representations

7.2 No observations have been received in relation to the 21 day reconsultation exercise undertaken in January, 2025.

7.3 The local representations received and summarised below were all received in relation to the original consultation exercise: A total of 11 separate local representations were received, all objecting to the proposals (as originally submitted):

- The level of detail required in relation to the drainage-related conditions of the outline permission has not been included with this application; discrepancies on the plans regarding some elements of the drainage scheme (e.g. road gullies omitted)
- Risk of flooding on Stokesley Road if surface water allowed to flow from the site westwards without attenuation.
- Concerns regarding increased surface water flood risk in relation to existing properties.
- Drainage should be considered by the Council more holistically [with regards to the wider NOR1 allocation], rather than a 'piecemeal' approach.
- No details provide to satisfy conditions 3, 6 or 20 [of the outline permission]
- Concerns about the capacity of the existing sewerage systems to receive foul and surface water discharges from the development...the use of soakaways should be considered instead.

- Concerns expressed about the proposed pumping of foul sewerage and the impacts for residents and wildlife of any failure; back-up pumps should be considered.
- A footway through the development to Mowbray Road should be considered to aid school access.
- The development will increase traffic volumes in the town, which is 'becoming too busy'...increased volume of traffic will make it even more difficult for crossing pedestrians on Mowbray Road...speed of existing traffic along Stokesley road mentioned.
- Too many houses being proposed adjacent to existing housing, reducing/affecting wildlife, the amount of agricultural land and the aesthetic/scenic qualities of the town and surrounding countryside.
- Concerns regarding the housing mix, including housing types and tenures....new properties should be of a similar type and character to those existing properties adjacent to the site.
- The proposed housing density and two-storey scale of properties is too great along the eastern site boundary, and will adversely affect the outlook, light and privacy of existing residents to the east.
- The proposed single storey properties could be located along the eastern site boundary of the site where the site is more closely situated to existing properties.
- Queries regarding the surfacing of the footpath link through to Winton Road, as well as potential amenity and security concerns (for 83 Winton Road) as a result of passing pedestrians.
- All possible attempts should be made to retain the existing trees on site.
- Low-growing, maintained bushes or hedgerows should be considered along the 'short' eastern site boundary.
- 'Hedgehog highways' should be installed.
- Affordable housing should be better 'pepper-potted' throughout the development (in accordance with the DOCO's advice)
- The town does not require any additional housing.

## **8.0 ENVIRONMENT IMPACT ASSESSMENT (EIA)**

- 8.1. The development proposed does not fall within Schedule 1 or 2 of the Environmental Impact Assessment Regulations 2017 (as amended). No Environment Statement is therefore required.

## **9.0 MAIN ISSUES**

- 9.1 The relevant Reserved Matters to be considered as part of the current application are as follows:
- Layout
  - Appearance
  - Landscaping
  - Scale

- Requirements of Planning Conditions imposed on the Outline Permission (20/01687/OUT)
- Other Matters

## 10.0 ASSESSMENT

### The Reserved Matters (Layout, Scale, Appearance and Landscaping)

#### Layout

##### *Housing Density and the Efficient Use of Land (As Related to the Proposed Layout)*

- 10.1 In accordance with criterion a. of Local Plan Policy S1 (Sustainable Development Principles), criterion h. of E1 (Design) states that a development will be supported where it makes efficient use of a site consistent with achieving a high quality design, particularly in relation to public realm, open space, green corridors and layout, and the protection of local character and amenity. Despite the revised scheme increasing the number of proposed units by 19 (to 109 dwellings) the overall (gross) housing density of approx. 22 dwellings per hectare remains relatively low, however this low housing density is predominantly a result of a relatively large proportion (approx. 1ha) of the southern part of the site being set aside for amenity space and to accommodate the proposed drainage scheme and associated infrastructure, which are important and integral elements of the overall scheme. Overall, given the size and constraints of the site and the requirements for public open space, connectivity and an appropriate surface water drainage scheme (with SuDS basin) within the site, it is considered that the housing density is appropriate and, in the circumstances, makes efficient use of the site, in accordance with the requirements of Local Plan Policy, the NPPF and the PPG.

##### *Design and Connectivity (As Related to the Proposed Layout)*

- 10.2 Local Plan Policy E1 (Design) states that all development should be of a high quality, integrating successfully with its surroundings in terms of form and function, reinforcing local distinctiveness and help to create a strong sense of place, including supporting development that promotes accessibility and permeability for all by creating safe and welcoming places that connect with each other and are easy to move through...(criterion e.), and that contributes to health and well-being by creating or improving existing open spaces that connect well with green infrastructure networks and incorporating nature conservation and biodiversity enhancements...(criterion j.)
- 10.3 As shown on the [Revised] Planning Layout Plan (Rev.F), the siting and orientation of dwellings would be based around the internal road layout, with blocks of units within the northern and central part of the site, and a linear arrangement of units within the south. The majority of units have principal elevations that front the main internal road within the site, while the proposed layout also shows that the majority of units along the western edge of the site would have principal elevations facing onto Stokesley Road akin to the orientation of dwellings on the opposite (western) side of Stokesley Road. In terms of connectivity, the proposed layout has incorporated footway connections to Stokesley Road, as well as a

potential connection to the existing development to the east (as previously requested by Northallerton Town Council) The layout also shows an indicative road connection/spur from the road at the north eastern corner of the site in order to provide a potential road/footway connection to the larger NOR1 site.

*Amenity (As Related to the Proposed Layout)*

- 10.4 Local Plan Policy E2 states that all proposals will be expected to provide and maintain a high standard of amenity for all users and occupiers, including both future occupants and users of the proposed development as well as existing occupants and users of neighbouring land and buildings, in particular those in residential use.
- 10.5 The [Revised] Planning Layout Plan (Rev.F) shows appropriate separation distances between the east-facing elevations of the dwellings within Plots 62-70, and the corresponding west-facing elevations of existing properties 44, 79, 81, 83 and 87 Winton Road that are sited to the eastern and southern boundaries of the site. The proposed four unit block (74-77) would be sited approximately 3.5m from the curtilage boundary of the residential property of The Warrens, however the established and mature boundary planting would prevent any significant or unacceptable privacy issues in relation to southern facing windows within the block.
- 10.6 The properties of Middlethorpe Rise (also sited adjacent to the southern site boundary of the application site) would be located opposite to the proposed SuDS and public open space of the proposed development, however the proposed layout plan shows that the pumping station and electricity substation would be sited over 45m from the southern boundary, and thus sufficient distance not to raise any significant or unacceptable noise or vibration issues with regards to the residents. of Middlethorpe Rise, particularly when the boundary definition along the southern site boundary is also taken into consideration. There is also sufficient separation distances accommodated within the proposed layout between the dwellings and the remaining NOR1 allocation not to raise any future privacy or amenity concerns with regards any future residential development on the wider NOR1 allocated site.
- 10.7 Overall, the proposed layout and the positioning/orientation of properties is not considered to raise any unacceptable amenity issues and thus is considered to accord with the requirements of Local Plan Policy, the NPPF and the PPG in this regard.

*Siting and 'Pepper-Potting' of the Affordable Housing Units (As Related to the Proposed Layout)*

- 10.8 Concerns have been expressed by the Council's Housing Officer regarding the lack of 'pepper-potting' of affordable housing throughout the scheme and of the provision of four-unit 'blocks' to provide the single storey affordable housing provision which would be identifiable as affordable units due to the lack of corresponding market blocks. This matter of a lack of distribution (or 'pepper-potting') of the affordable housing across the site was also an issue raised by the Designing Out Crime Officer in his response to the original consultation, although in his response to the reconsultation exercise he has acknowledged the 'improved distribution' within the amended layout which he describes as encouraging as it will help to create a cohesive community.

10.9 While it remains the case that the two blocks accommodating the single bed units are situated adjacent to each other within the southern eastern corner of the proposed layout, as highlighted by the DOCO Officer, there has been a marked improvement overall in terms of better distributing the remainder of the affordable units throughout the amended layout. Overall, the proposed distribution of affordable units is considered acceptable, particularly as the affordable blocks would utilise the same materials and be of a similar (2 storey) scale of many of the proposed market housetypes.

*Internal Road, Footway and Parking Layouts (As Related to the Proposed Layout)*

10.10 Local Plan Policy IC2 (Transport and Accessibility) states that the Council will seek to secure a safe and efficient transport system...accessible to all and that supports a sustainable pattern of development. As such, development will only be supported where it is demonstrated (amongst other less relevant considerations) that:

- The development is located where it can be satisfactorily accommodated on the highway network, including where it can be well integrated with footpaths, cycle networks and public transport (criterion a.);
- Highway safety would not be compromised and that safe physical access to be provided to the proposed development from footpath and highway networks (criterion e.)
- Adequate provision for servicing and emergency access is to be incorporated (criterion f.), and,
- Appropriate provision for parking is incorporated...(criterion g.)

Policy E1 (Design) reinforces the need for the proposals to be designed to achieve good accessibility and permeability.

10.11 The [Revised] Planning Layout Plan (Rev.F) includes 109 dwellings overall accessed off an internal access road with a single access point off the eastern spur of the existing Great Moor Road/Stokesley Road roundabout, although the layout also includes a bollarded, 3.7m-wide emergency access link into the southern part of the site from Stokesley Road. Block-paved driveways and designated parking bays would be directly accessed off the internal access road for the 109 proposed units. Commenting on the proposed layout and details of the proposals as originally submitted, the Local Highway Authority have confirmed that the proposed internal layout of the highway/footways within the development would generally comply with current NYC design guidance, with appropriate road width and turning heads, while the level of parking provision shown within the proposed layout was also considered by the LHA to meet the current requirements as set out within NYC design guidance.

10.12 A relatively small number of specific technical recommendations were made by the LHA in their response, including: the introduction of traffic calming measures on the relatively straight elements of the internal road layout; alterations to the proposed road gradient where the proposed access road meets the roundabout (in order to meet the standards set out in the Design Manual for Roads and Bridges); suggested amendment to the width, gradient and priority given to the proposed cycle route within the site (to meet latest national guidance on cycle provision).

10.13 Following amendments to the proposed layout and the submission of engineering drawings (which include amendments and additions made on behalf of the applicant to respond to the aforementioned LHA recommendations), the LHA have been reconsulted. A response is awaited from the LHA to confirm that the amendments/additions made now address the technical matters raised, and any subsequent representation received from LHA will be reported to Members either as part of the 'Update List' or at the Planning Committee meeting itself, although it is evident from the LHA response that they have no fundamental concerns regarding the layout of the development.

### Scale

10.14 In terms of the scale of development, criterion b. of Local Plan Policy E1 (Design) states that a proposal will be supported where it respects and contributes positively to local character, identity and distinctiveness in terms of (amongst other factors) its scale. Paragraph 14 of the Local Plan 'NOR1' allocation also states that scale, massing and density considerations in the design and disposition of new housing (within the allocation) will be expected to have regard to the original character of the area. For clarification, 'scale' for the purposes of a Reserved Matters consideration (as defined within General Development Procedural Order) specifically means the height, width and length of each building proposed within the development in relation to the surroundings.

10.15 Some concerns were raised in the representations submitted by some local residents (in relation to the original consultation on the application) with regards to the scale of some of the properties, particularly those located along the eastern side of the site and where the topography of the site is higher in comparison to the western side of the site.

### *Residential Amenity and Local Character (As Related to the Proposed Scale of Buildings)*

10.16 The scale of the proposed dwellings within the scheme are considered be commensurate in relation to existing dwellings within North Northallerton, including adjacent existing properties on Winton Road, Mowbray Rod, Middlethorpe Rise and on the western side of Stokesley Road. The proposed development would consist of a mixture of single and two storey properties, the scale of which (both individually and cumulatively) is considered to be appropriate for the site and its surroundings. While the stated amenity and aesthetic/design concerns of some local residents regarding the scale of some dwellings in the eastern part of the site are acknowledged, it is not considered that the scale of the two storey dwellings to the eastern site boundary, even when the topography of the eastern part of the site is accounted for, would have an excessive or unacceptable overbearing impact on the adjacent properties on Winton Road, or result in any significant additional overshadowing to the rear of these properties. Expressed aesthetic and local character concerns in relation to the scale of the proposed development are noted, however, as explained above, the maximum two storey scale of the buildings within the development, in conjunction with the relatively low density of the scheme (which includes a large area of undeveloped open space) and building design, is unlikely to result in a scale of development that is likely to

appear incongruous within the context and character of its surroundings, even when the topography of the site is taken into account.

*Nationally Described Space Standards (As Related to the Proposed Scale of Buildings)*

- 10.17 Criterion g. of Local Plan Policy HG2 (Delivering the Right Type of Homes) states that a proposal will be supported where all homes meet the (current) National Describe Space Standards. The submitted Housing Schedule confirms that all units would meet current NDSS standards, and thus the scale of the units (in respect of meeting the current NDSS requirements) would comply with Policy HG2 of the Local Plan.
- 10.18 Overall, the proposed scale of the proposed development (both in terms of the individual and cumulative scale of its buildings) would be commensurate in relation to its surroundings, and would not raise any significant or unacceptable residential amenity, design or local character concerns. In this regard, the proposals would accord with the relevant criteria of Local Plan Policy E1, the NOR1 allocation as well as the NPPF and PPG.

Appearance

- 10.19 Criterion b. of Local Plan Policy E1 (Design) states that a proposal will be supported where it respects and contributes positively to local character, identity and distinctiveness in terms of (amongst other factors) its visual appearance and visual relationships.
- 10.20 The [amended] Proposed Layout Plan, [amended] Materials Plan and housetype plans show a mixture of building forms across the site. The aforementioned plans also show a degree of variation in terms of the external materials used, with two types of brick and a reconstructed stone to be used for the construction of the proposed dwellings. A grey-coloured slate would be used on to roof the buildings. The Boundary Treatment Layout Plan shows the proposed use of predominantly fence (acoustic and non acoustic) fence boundaries up to 2 metres in height, although the proposed layout does include 2m and 2.8m brick boundary walling (acoustic and non acoustic) on some of the more prominent property boundaries within the development which would help to provide a more congruous boundary definition in these circumstances. The plans also shows that additional hedge planting would be utilised adjacent to property boundaries where appropriate to do so.
- 10.21 Overall, the proposed building forms and materials would help to create a residential development with a relatively attractive that is complementary to the existing character and appearance of the existing built form within North Northallerton. The proposals are therefore considered to accord with the relevant criteria of Local Plan Policy E1, as well as the NPPF and PPG.

Landscaping



- 10.22 Local Plan Policy E7 (Hambleton's Landscapes) states that the Council will protect and enhance the distinctive landscapes of the Plan Area by supporting proposals where (amongst other considerations) it:
- Considers the degree of openness and special characteristics of the landscape (criterion a.);
  - Conserves and, where possible, enhances any natural or historic landscape features that are identified as contributing to the character of the local area (criterion b.);
  - Protects the landscape setting of individual settlements, helping to maintain their distinct character and separate identity (criterion e.)
  - Is supported by an independent landscape assessment where the proposal is likely to have a detrimental impact on the landscape (criterion f.).
- 10.23 Criterion b. of Policy E1 (Design) of the Local Plan states that a proposal will be supported where it respects and contributes positively to local character, identity and distinctiveness in terms of (inter alia) native tree planting and landscaping. In respect of existing trees and hedgerows, Policy E7 (Hambleton's Landscapes) states that a proposal will be supported where it seeks to conserve and enhance any existing tree and hedge of value that would be affected by the proposed development.
- 10.24 Policy E4 (Green Infrastructure) states that the Council will seek to protect existing green infrastructure and secure green infrastructure net gains by, amongst other things, incorporating green infrastructure features as integral parts of a development's design and landscaping, while also enhancing links and functionality between the site and any surrounding or adjacent areas of green infrastructure. To confirm, the application site is located within an area designated on the Policies Map of the Local Plan as a Green Infrastructure Corridor.
- 10.25 Amended Detailed Landscape Proposals Plans have been submitted with this Reserved Matters application which shows the details of the proposed landscaping scheme for the proposed development. The landscaping proposals include the proposed planting of both 'standard' and 'heavy standard' trees across the site, although the predominance of the proposed tree and native shrub planting would take place in and adjacent to the grassed POS and SuDS within the southern and south-western site boundary, although new proposed tree planting would also take place along the site boundaries, particularly the western and northern boundaries. A smaller number of individual trees and sections of hedgerow would be planted within the curtilages of properties and in smaller areas of grassed POS throughout the development. Longer sections of new proposed hedgerow would be planted within the proposed development, most notably along the southern site boundary. Areas of wild meadow are also proposed within the scheme in addition to the areas of 'general purpose' meadow mix and standard grazed areas.
- 10.26 Overall, the proposed landscaping scheme is considered to be appropriate to the size and nature of the proposed development while relating well and providing good connectivity with regards to the site's surroundings and local landscape/ecological features, while both retaining and protecting the important trees within the site and supplementing the existing

landscaping with a mixture of predominantly native tree and hedgerows species, both within the public and private realms within the scheme. In addition, the LHA have confirmed that they consider the proposed landscaping plans to be satisfactory (from a highway safety and amenity perspective) with proposed new trees set back an appropriate distance from the roads and footways. The proposals would comply with the relevant parts and criteria of Local Plan Policies E1, E4, E7 and IC2.

### **Requirements of Planning Conditions imposed on the Outline Permission (20/01687/OUT)**

- 10.27 The corresponding outline planning permission (20/01687/OUT) imposed several planning conditions that required information and/or assessments to be submitted 'prior or alongside' any subsequent Reserved Matters application submission in order to allow for a more accurate assessment of the relevant impacts of the scheme once the proposed scale, appearance, layout, and landscaping of the proposed scheme had been 'worked up' in greater detail, rather than as indicative proposals. The agent has duly submitted plans, assessments and other documents as part of this Reserved Matters submission in order to seek to comply with the requirements of the relevant conditions of the outline permission. This subsection will consider the aforementioned plans, assessments and documents and assess their contents for compliance with regard to the requirements and reasons of each individual condition.

#### Condition 17 ('Secured By Design')

- 10.28 Condition 17 of the outline permission states:

*"Prior to or alongside the submission of any relevant reserved matters application, a detailed schedule shall be submitted to and agreed in writing by the Local Planning Authority stating how the development will comply with 'Secured by Design' principles having taken in account the recommendations of the North Yorkshire Police in their consultation response submitted in relation to the this outline planning permission. . The layout, appearance, landscaping and scale of the reserved matters application shall be in accordance with the approved housing schedule. (Reason: To ensure that the development is in accordance with Secured By Design Principles)"*

- 10.29 A sufficient level of detail has been submitted with this [amended] Reserved Matters application regarding Designing Out Crime measures to address the main stated concerns of the Designing Out Crime Officer. It is considered that the amended proposals have addressed the requirements of condition 17 of the outline permission.

#### Condition 18 ('Noise Assessment')

- 10.30 Condition 18 of the outline permission states:

*"Prior to or alongside the submission of any relevant reserved matters application, a noise assessment shall be submitted to and approved in writing by the Local Planning Authority to*

*demonstrate that the dwellings and amenity areas can meet required noise levels (BS 8233:2014) and ensure that: (a) Internal noise levels to be achieved in all habitable areas attributable to external noise sources with windows shut and adequate room ventilation provided. (b) 30dB LAeq, 16hr 07.00 -23.00 (c) 30dB LAeq 8hr 23:00 - 07:00 (d) 45dB LAmax 23:00 and 07:00 (e) External recreational areas and gardens. 50 LAeq,T,dB 16 hrs 07.00 -23.00 Where noise levels cannot be met, designs or noise mitigation either through design or technology will be required to be submitted to and to be approved by the local planning authority prior to the development taking place. All works which form part of the scheme shall be completed before any of the proposed dwellings are occupied. The layout, appearance, landscaping and scale of the reserved matters application shall be in accordance with any recommended mitigation measures within the Noise Impact Assessment.” (Reason: To ensure the amenity of residents.)*

- 10.31 An amended Noise Assessment (December 2024) has been duly submitted alongside this Reserved Matters submission. The NA has modelled noise levels with reference to the BS 8233 'guidance' maximum noise levels and the specified daytime and nighttime internal and external noise levels set out within condition 18.
- 10.32 Paragraph 5.1.2 of the NA states that the noise levels calculated for the daytime period demonstrate that the guidance and conditioned levels can be achieved for the majority of gardens without the need for any additional [mitigation] measures, thus complying with the requirements of condition 18 in this respect, although at 5.1.3 it is confirmed that some exceedances are predicted in the gardens of some plots towards the western site boundary, which will require mitigation (in the form of acoustic fencing) to comply with condition 18.
- 10.33 In relation to the living rooms and bedrooms of proposed dwellings during the daytime period, 5.2.3 confirms that the majority of living rooms and bedrooms towards the western site boundary (facing towards the road) would not achieve the relevant guidance levels without the provision of acoustic ventilation and – in certain cases – enhanced glazing specification.
- 10.34 For property bedrooms during the daytime period, as per the daytime requirements, 5.3.2 confirms that the majority of bedrooms towards the western site boundary will not achieve the relevant guidance levels without 'appropriate mitigation measures'.
- 10.35 In summary, therefore, and as confirmed at 7.2 of the NA, the fact that the majority of gardens are positioned in the screened side of the proposed plots and away from the main road, has resulted in the BS guidance noise levels being met without additional mitigation for most of the proposed dwellings in relation to their external (garden) areas, although mitigation is required for some plots in the form of acoustic fencing and walling, and window glazing/ventilation specifications. Subject to all noise mitigation measures, (including the installation of all acoustic walls and fencing and window glazing and ventilation specifications) being fully implemented as set out in the recommendations of the Noise Assessment and as incorporated within the design and layout of the development as per the

approved plans, (required by condition), the proposals are considered to comply with the requirements of condition 18 of the outline permission.

*Condition 20 (Connection to Town Council Land)*

10.36 Condition 20 of the outline permission states:

*“The precise layout, landscaping, scale and appearance of the approved development (to be approved through any subsequent reserved matters application(s)) shall ensure that a suitable connection remains available and unobstructed between the application site and the Town Council-owned land to the east in order to facilitate a pedestrian and/or cycleway route/link between the application site and any pedestrian and/or cycleway created using Town Council-owned land. (Reason: To ensure that the final layout, landscaping, scale and appearance of the development (to be agreed at reserved matters stage) does not preclude a connection between the site and any future pedestrian/cycleway link on Town Council-owned land to the east of the site, in compliance with criterion (f) of Policy E 1 and criterion (c) of Policy IC2 of the Hambleton Local Plan.)”*

10.37 The [amended] Proposed Layout Plan (Rev.F) shows a clear connection point between the south-east boundary of the site and the Council-owned land to the east, ensuring that condition 20 is complied with.

*Condition 16 (Housing Schedule)*

10.38 Condition 16 of the outline permission states:

*“Prior to or alongside the submission of any relevant reserved matters application, a housing schedule shall be submitted to the Local Planning Authority detailing the housing size, type and tenure in accordance with the Council's current Housing SPD, or otherwise with an identified local need in the Northallerton, which has first been submitted and agreed in writing with the Local Planning Authority. The layout, appearance and scale of the reserved matters application shall thereafter be in accordance with the approved housing schedule. (Reason: To ensure that the proposed development meets local need for housing in accordance with HG2 of the Hambleton Local Plan)”*

10.39 For clarification, the Council's Housing SPD (adopted July 2022) that the Council expect all housing development to provide a mix of dwelling sizes, with expected affordable and market mix target ranges set in table 3.1 of the SPD (and reproduced in the table below) The SPD further states that while the Council wishes to see this target mix delivered across the Plan Area during the plan period, it is recognised that different housing mixes will be appropriate in different locations and across different character areas of large site, with 'other considerations' likely to determine what constitutes an appropriate mix for any individual site. Such 'other considerations' include the following:

- The location and particular physical and environmental characteristics of the site, including its accessibility to local services and transport;
- The characteristics of the existing stock in the locality including age, condition, occupancy and demand;

- Any site-specific guidance contained in adopted planning policy or documents such as design guides/codes;
- Current housing market conditions; and
- Other local housing needs information, for example relating to elderly people or special needs.

The SPD clarifies that any development proposals that do not reflect the target mix will be required to justify the proposed mix on any particular site against this information.

10.40 During the course of the application, several documents have been submitted on behalf of the applicant relating to the proposed housing mix for the development, i.e. the size, type and tenure. This includes a Housing Schedule (based on the amended layout and increased unit numbers), a rebuttal/response to the Housing Officer's comments, and a 'Need and demand for homes at Northallerton' document. Although the aforementioned 'Need and Demand' document was submitted in relation to the original layout/scheme prior to its amendments, many of the conclusions and points made (and evidence these are based on) remain relevant to the revised application. Where considered still relevant and pertinent to the consideration of the proposed housing mix, these parts of the submitted 'Need and Demand document will be referenced.

	<b>Table 3.1 Housing SPD</b>		<b>Proposed Housing Mix (As Amended) – Total of 109 Units</b>	
<u>House Size</u>	<u>Market</u>	<u>Affordable</u>	<u>Market (76) Units</u>	<u>Affordable (33) Units</u>
1 bed	5-10%	20-25%	0% (0)	24.2% (8)
2 bed	40-45%	50-60%	32.9% (25)	48.4% (16)
3 bed	40-45%	10-20%	32.9% (25)	27.3% (9)
4+ bed	0-10%	0-5%	34.2% (26)	0% (0)
<b>TOTAL</b>			<b>100% (76)</b>	<b>100% (33)</b>

10.41 The above amended housing mix as been provided on behalf of the applicant following detailed discussions and negotiations between Officers and the applicant/agent in light of the housing mix concerns raised by the NYC Housing Officer in her initial representation. The increased number of units within the amended scheme has helped to facilitate a housing mix that is markedly much closer to both the recommended market and affordable housing mix ranges as set out in Table 3.1 of the Housing SPD, with the proportion of single bedroom affordable properties actually being within the 'upper end' of the recommended range. This is a type of 'affordable' property that the Housing SPD identifies there being a consistent identified demand for within the Plan Area. The proposed housing mix also includes the provision of five market, 'smaller-sized' (2 bed) properties, something that is again acknowledged (within the Housing SPD) as a housetype where there is a particular low proportion, and shortage of, within the existing housing stock of the Plan Area.

10.42 The aforementioned 'Need and Demand' document seeks to explain and support (with evidence) the approach taken by the applicant with regards to the housing mix, particularly the 'weighing towards more four and five-bedroom homes', concluding that (as summarised below):

- Families and shared households constitute 38% of all households in Northallerton and Brompton (driving a need for larger homes), with half of these households belonging to demographic groups that typically require 'family' housing such as larger semi-detached and detached properties (e.g. younger families)
- Over a quarter of family households in Northallerton and Brompton live in homes that are fully utilized, indicating a potential need for more space. An additional 7% of households are currently overcrowded and would benefit from larger living spaces.
- In the past three years, 26% of homes sold in Northallerton and Brompton had at least four bedrooms (this is stated as evidence to show that there is a steady demand for these homes)
- Buyers in the area are willing to pay the same price per square foot for four-bedroom and five[1]bedroom properties as they do for three-bedroom homes (it is stated that this highlights the high demand for larger properties)
- In Yorkshire and the Humber, buyers are not overextending their finances to purchase homes but could enhance their purchasing power by using higher loan-to-income ratios.
- There has been a strong recent supply of two and three-bedroom homes provided by other schemes within the local area, including in the North Northallerton Development Area. The proposals are therefore seeking to capture an area of the local housing market not considered to have been met by other housebuilders.

10.43 Despite the amended proposals, including revisions to the proposed layout of dwellings and the proposed housing mix, the Council's Housing Officer has retained several specific concerns regarding the proposed development as expressed in her reconsultation response. The Housing Officer's pertinent/relevant points and concerns are summarised in the consultation section above, although her comments regarding the amended housing type, size and tenure mix are summarised again below:

- There is a need for one and two-bed bungalows...The Council is particularly keen to address the need for one-bedroom affordable housing accommodation given that this represents the highest proportion of need types on the Housing Register. Whilst the increase in single bed (affordable) units is welcomed, the proposed affordable housing mix does not reflect need as per current housing register data [which shows a higher proportionate need for affordable single bed units and a lower proportionate need for 2 and 3 bed than the target ranges set out in table 3.1 of the SPD]
- The proposals confirm a 1/3 split in terms of the affordable housing tenure between social rent, affordable rent and shared ownership, confirming that this is 'policy compliant' (i.e. criterion c. of Local Plan Policy HG3) although may need to be changed when a specific housing mix is established.

- Concerns expressed regarding the lack of pepper-potting of affordable housing throughout the scheme and of the provision of four-unit 'blocks' to provide the single storey affordable housing provision which would be identifiable as affordable units due to the lack of corresponding market blocks.

10.44 Bringing this together, and notwithstanding some of the outstanding concerns of the NYC Housing Officer, it is considered that the applicant has provided a compelling, evidence-based justification (based on the characteristics of the existing housing stock, local demographic and current housing market conditions/trends within the Northallerton/Brompton area) The proposals (as amended) and information submitted is therefore considered to meet the requirements of condition 16 of the outline permission.

### **Other Matters**

#### Flood Risk and Surface Water Drainage

- 10.45 The Lead Local Flood Authority (LLFA) were consulted on the application as part of the original consultation. They responded with a detailed representation, confirming that the drainage/flood risk-related conditions (9-12) of the corresponding outline permission (20/01687/OUT) are sufficient to secure the detailed drainage design for the site.
- 10.46 However, the response states that, in accordance with the Council's SuDS Design Guide, it would be preferable that all information is submitted as early as possible to reduce the risk of the relevant conditions being unable to be discharged by the Council, recommending that as the flood-risk and drainage documents submitted with the Reserved Matters application are 'limited', that the LLFA would expect further information is provided, including: a Flood Risk Assessment; infiltration testing (for potential soakaway use); hydraulic calculations (to demonstrate suitable sizing of the attenuation features and how the peak flow control value has been decided); and an exceedance flow plan. The LLFA has also raised concerns with the Case Officer that the proposed drainage design details (submitted as part of the Reserved Matters application) do not reflect current climate change and urban creep allowances.
- 10.47 To clarify, planning permission has already been granted for the erection of up to 145 homes on the site by virtue of the approval of the corresponding outline permission (20/01687/OUT), and there is no scope for the reconsideration of matters which were dealt with, or should have been deal with, at outline stage, despite the acknowledged preference within the Flood risk management goes to the principle of the development and was a matter expressly considered at outline permission stage. It is therefore not a Reserved Matter for reconsideration through this Reserved Matters application, as the principle of which has already been considered at outline stage.
- 10.48 In terms of surface water drainage, it is worth reconfirming that the purpose of this Reserved Matters application is to consider matters of appearance, landscaping, layout and scale, as opposed to the detailed design of the surface water drainage scheme, which was secured at outline stage through condition 9, which requires details of a surface water

drainage scheme (including management and maintenance, details of which are also required by condition 11) to be submitted to and approved in writing by the LPA prior to the commencement of the development. Through the approval of the outline permission (with no objections submitted by the LLFA in relation to that application), the LPA at the time were clearly satisfied that an acceptable surface water drainage scheme was possible in principle for a residential scheme of up to 145 homes. The proposed layout of this Reserved Matters application includes only 109 units, 36 units below what is allowed by the outline permission and the maximum number that was considered acceptable in principle, including in terms of surface water attenuation and discharge.

- 10.49 Overall, conditions 9 and 11 provides control in terms of ensuring that a final surface water drainage scheme, including long term maintenance arrangements, are approved prior to commencement of development, while condition 12 requires the prior approval of an Exceedance Flow Plan, meaning that the LPA will only allow development to commence if final technical details suitably demonstrate that the proposed development would not lead to harm from a surface water drainage, including approving appropriate management and maintenance and flood exceedance (during failure) of the scheme. Any such details would also have to ensure full compliance with approved Reserved Matters details. Although it is acknowledged that the stated allowances for climate change and urban creep specified within the wording of condition 9 have since been updated within the latest version of the Council's SuDS Design Guide, it is considered unreasonable and beyond the scope of the condition's wording to require the detailed drainage scheme to comply with climate change and urban creep allowances greater than those specified in condition 9.
- 10.50 While the acceptability (or otherwise) of the detailed surface water drainage scheme is a matter for consideration of the discharge of conditions application (ZB20/01687/DCN), there is no reason to conclude at this stage that the layout, scale, appearance and landscaping proposed for the development would stymie a sustainable, detailed surface water drainage scheme for this development designed in accordance with the specific requirements as set out in condition 9, and with an appropriate exceedance flow route, should the drainage scheme fail.

#### Ecology and Biodiversity Net Gain (BNG)

- 10.51 Although initially raising a number of ecologically-related points and matters he wished to see addressed as part of the current Reserved Matters application, the Principal Ecology has subsequently been able to confirm that he is satisfied the pertinent matters he raised regarding can be addressed through the information to be submitted for the aforementioned discharge of conditions application relating to the outline permission. Given the nature of the matters raised and the presence of the conditions on the outline permission, this is not a reasonable and acceptable approach to addressing the remaining ecology-related matters associated with the development.

## **11.0 PLANNING BALANCE AND CONCLUSION**



11.1 Subject to receiving confirmation from the Local Highway Authority that the amendments/additions to the proposals have addressed the specific technical highways matters raised in their original consultation response, the application (as amended) is considered to have provided sufficient information (including plans and supporting documents) to demonstrate that the proposed layout, scale, landscaping and appearance of the residential development will result in a high quality proposal that will assimilate well with both the existing built form and the semi-rural, edge-of-settlement character of North Northallerton, that is in accordance with the relevant policies and expectations of the Local Plan, the National Planning Policy Framework and national Planning Practice Guidance.

## 12.0 RECOMMENDATION

12.1 **'Minded to grant'** the Reserved Matters subject to:

(1) Receiving confirmation from the Local Highway Authority that the submitted amendments/additions to the proposals have addressed the specific technical highways matters raised in their original consultation response, and

(2) The imposition of the recommended planning conditions below.

### **Conditions:**

1. The development shall be undertaken in accordance with the following plans:

- a. [Revised] Planning Layout Plan (Rev.F), including a 'colour' version. (dated 15/01/2025)
- b. [Revised] Boundary Treatment Layout Plan (dated 15/01/2025)
- c. Levels Feasibility Plans – Sheets 1 & 2 (dated 12/03/2025)
- d. Longsections Plan (dated 12/03/2025)
- e. Engineering Feasibility Plan (dated 12/03/2025)
- g. Detailed Landscape Proposals Plans x3 (dated 15/01/2025)
- h. [Various] Proposed House Type Plans – Elevations and Floor Plans
- i. [Revised] Proposed Materials Plan
- j. [Revised] Proposed Boundary Definition Plan

Reason: In order that the development is undertaken in a form that is appropriate to, and compatible with, the character and appearance of its surroundings as a whole, in accordance with the Local Plan Policies S1, E1 and E7.

2. The external elevations of buildings, pathways, hardstanding areas and boundary definitions shall be undertaken in accordance with the materials and details as specified within the relevant approved plans as listed within condition 1 above, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the appearance and character of the development is appropriate in relation to the context of its surroundings and edge-of-settlement location, in accordance with Local Plan Policies E1 and E7.

3. The on-site hard and soft landscaping (including all planting and seeding) for the development shall be undertaken in accordance with the landscaping scheme/details as specified within the relevant approved plans as listed within condition 1 above no later than the first planting season following the first occupation of any of the approved dwellings. Any trees or plants which within a period of 5 years of planting die, are removed or become seriously damaged or diseased, shall be replaced with others of similar size and species.

Reason: To ensure that a comprehensive and appropriate landscaping scheme is implemented and maintained for the development, in accordance with Local Plan Policies E1 and E7.

4. No occupation of any dwelling within the development shall take place until a scheme for the management, storage and disposal of waste from the development (such a scheme to confirm the location of waste receptacle storage and associated collection points) is submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and thereafter maintained in accordance with the approved details.

Reason: To ensure that adequate

5. Prior to the commencement of any above ground works on site, the details/specifications and locations of all play equipment and associated surfacing and boundary definitions for the approved Local Area for Play ('LAP') shall be submitted to and agreed in writing by the Local Planning Authority. The LAP shall be completed in accordance with the approved details and ready to use prior to the first occupation of any of the dwellings within the site, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the equipment and associated surfacing/boundaries of the LAP are appropriate to the character of the development and to ensure good levels of amenities of future residents are ensured, in accordance with Local Plan Policies E1 and E2.

6. Upon installation, the sections of 450mm high timber kick rail fence shown on the knee rail fence as shown on [Revised] Proposed Boundary Definition Plan at Plots 28 and 109 shall be designed to taper down to ground level where it adjoins the 2m high fencing to prevent the kick rail fence being used as a climbing aid . Once installed, the timber kick rails at these plots shall be retained with the tapered design.

Reason: To ensure that the boundary treatments meet Designing Out Crime principles, in accordance with Local Plan Policy E1.

7. Prior to the occupation of the dwellings hereby approved, all noise mitigation measures, (including the installation of all acoustic walls and fencing and window glazing and ventilation specifications) shall be fully implemented as set out in the recommendations of the Noise Assessment and as incorporated within the design and layout of the development s per the approved plans. Once installed, the measures shall be retained, replaced or repaired as per the approved details for the lifetime of the development.

Reason: To ensure that good levels of residential amenity for the occupants of the approved dwellings is established and maintained for the lifetime of the development, in accordance with Local Plan Policy E2.

**Target Determination Date:** 10<sup>th</sup> April 2025

**Case Officer:** Ian Nesbit – [ian.nesbit@northyorks.gov.uk](mailto:ian.nesbit@northyorks.gov.uk)