

MINOR UPDATE

Application No:	DC/17/00170/FUL
Site:	Land To The South Of Whickham Highway
Proposal:	Hybrid application seeking detailed approval for 352 dwellings (C3 use) inclusive of 30ha of ecological habitat creation, new Park and Ride facility and associated open spaces, drainage and highways infrastructure and partial diversion of Public Right of Way number WH66/2 through public open space and Outline approval for up to 230 dwellings (C3 use) across 8.2ha with associated landscaping, highways and drainage infrastructure all matters reserved with the exception of access (for the avoidance of doubt, access meaning to the site not within the site) (additional information received 08/05/17, 09/08/17, 21/03/18, 18/04/18 08/05/18, 13/08/18 and 22/10/18 and amended 27/07/17, 19/02/18, 07/09/18, 17/09/18, 18/10/18 and 19/11/18).
Ward:	Dunston Hill And Whickham East
Recommendation:	Grant subject to S106
Application Type	Full Application

Reason for Minor Update

The proposal description makes reference to 32ha of ecological habitat creation. This should read 30ha of ecological habitat creation.

Four further representations have been made. The concerns raised reflect the concerns reported in the main report in terms of:

- increase in traffic,
- increase in pollution,
- loss of habitat,
- the land should not have been released from the green belt as government guidelines in letters from Brandon Lewis and Greg Clarke have not been complied with,
- the scale of this development is too large,
- no additional healthcare or educational facilities will place a burden on the existing facilities,
- disturbance of sleep due to traffic going over speed bumps, and
- rat running will put children at increased risk.

Highways

At paragraph 5.50 of the main report reference is made to the need for a road safety audit.

A stage 1 road safety audit has now been undertaken, we await the designers response to this audit, which will need to be agreed prior to the signing of the s106.

At paragraph 5.80 of the main report reference is made to the need for updated analysis of accident data covering Whickham Highway, A692, Dunston Bank, Front Street Dunston, A1, Lobley Hill interchange and the Kingsway North interchange.

Updated accident data has now been provided by the applicant. Officers are satisfied that the incidents that have occurred do not fall into any patterns that raise undue concerns and therefore consider that the findings within the Transport Assessment remain valid.

SEE MAIN AGENDA FOR OFFICERS REPORT.