

Committee Report

Application No:	DC/19/00279/OUT
Case Officer	David Morton
Date Application Valid	12 May 2019
Applicant	DAMF (NE) LTD
Site:	Land at Highfield Road Rowlands Gill
Ward:	Chopwell And Rowlands Gill
Proposal:	Proposed erection of thirteen dwellings.
Recommendation:	GRANT SUBJECT TO A SECTION 106 AGREEMENT
Application Type	Outline Application

1.0 The Application:**1.1 DESCRIPTION OF SITE**

The application site is located to the north of Wellfield Road, Rowlands Gill. The application site was formally occupied by Highfield School and is now vacant. Highfield Road itself bounds the site to the west, Smailes Lane is to the north and to the east there are the gardens of the neighbouring properties.

1.2 The site is uneven, a clear slope can be seen to be directed from the north east corner down to the south east of the site; this is slope is also reflected in the surrounding streets.

1.3 The site is located within an established residential area with the majority of the surrounding streets being characterised by private residential dwellings.

1.4 DESCRIPTION OF APPLICATION

This application has been submitted in outline form as the developer is seeking agreement "in principle" to the erection of 13 dwellings.

1.5 Whilst indicative information has been submitted with the application, all matters - access, appearance, landscaping, layout and scale are to be considered at reserved matters stage. However, in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 the areas where access points to the site are proposed have been provided with this outline application. The combined vehicular and pedestrian access into the site is shown to be taken from Highfield Road to the north of the application site.

1.6 The applicant has also submitted indicative plans for the layout of the site as well as elevations and plans for the proposed dwellings. The indicative plans show the majority of properties organised around a single access road which features a turning facility at its head; the two most westerly properties are accessed via a private drive.

- 1.7 The indicative layout shows a mix of three (5no.) and four (8no.) bedroomed properties. All of the properties have two storeys.
- 1.8 The following documents have been submitted by the applicant in support of the application:
- Design and Access Statement;
 - Phase I Ecology Assessment;
 - Preliminary Risk Assessment; and
 - Arboricultural Impact Assessment & Method Statement.
- 1.9 **RELEVANT PLANNING HISTORY**
The relevant planning history associated with the application site is summarised as follows;
- DC/04/00622/GB0; Outline planning permission granted for 'Development of 1.08 ha of land for residential purposes.' Date; 16 July 2004.
 - DC/07/00958/REM; Planning permission granted for 'Erection of 33 semi-detached and town houses and 56 flats in a 4 storey block with associated car parking and landscaping (amended 12/10/07, 7/11/07, 21/11/07 and 5/12/07).' Date; 20 December 2007.

2.0 Consultation Responses:

Tyne and Wear Archaeology Officer	No objection.
Northumbria Police	No objection.
Northumbrian Water	No objection, subject to condition.

3.0 Representations:

- 3.1 Neighbour notifications were carried out in accordance with formal procedures introduced in the Town and Country Planning (Development Management Procedure) Order 2015.
- 3.2 A total of four letter of objection have been received and are summarised as follows:
- The proposal would impact on residential amenity;
 - The proposed development would impact on existing retaining structure;
 - The proposed development would impact on biodiversity;
 - The location of the houses would result in a loss of view;
 - The proposal would impact on property values; and
 - The development should not move existing boundary treatments.
- 3.3 A total of three letters of support have been received and are summarised as follows:
- The proposal represents an improvement compared to previous schemes.

4.0 Policies:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

ENV3 The Built Environment - Character/Design

ENV47 Wildlife Habitats

ENV54 Dev on Land Affected by Contamination

ENV61 New Noise-Generating Developments

H3 Sites for New Housing

H13 Local Open Space in Housing Developments

H15 Play Areas in Housing Developments

DC1D Protected Species

DC1J Substrata Drainage-Water Quality

DC1P Contamination, derelict land, stability

DC2 Residential Amenity

H3 Sites for New Housing

H5 Housing Choice

H13 Local Open Space in Housing Developments

H15 Play Areas in Housing Developments

CFR20 Local Open Space

CFR21 Neighbourhood Open Spaces

CFR28 Toddlers' Play Areas

CFR29 Juniors' Play Areas

CFR30 Teenagers' Recreation Areas

CS11 Providing a range and choice of housing

CS13 Transport

CS14 Wellbeing and Health

CS15 Place Making

CS18 Green Infrastructure/Natural Environment

GPGSPD Gateshead Placemaking Guide SPG

5.0 Assessment:

- 5.1 The key considerations to be taken into account when assessing this planning application are the principle of the development and the impact the proposal will have on visual amenity, residential amenity, ecology, highway safety and parking, ground conditions and flood risk.
- 5.2 **PRINCIPLE**
The entirety of the application site is allocated for housing under saved UDP Policy H3; the application site forms part of a wider housing allocation which includes land to the north.
- 5.3 Policy H3 suggests a capacity of 34 units for the housing allocation within the supporting text. The application area is smaller than that of the policy H3 housing allocation as it fails to include land to the north of the application site. The application proposes a relatively low density of 15.4 dwellings per hectare.
- 5.4 Therefore, subject to satisfying other material considerations, the principle of erecting 13 housing on the site is considered to be acceptable.
- 5.5 **Housing Mix**
Policy CS11 of the CSUCP sets out the mix of housing and aims to promote lifetime neighbourhoods with a good range and choice of accommodation. Additionally, saved Policy H5 of the UDP requires developments to offer a range of housing in terms of sizes and types for different groups. It is considered that the indicative proposed mix provides a good range and choice of accommodation in accordance with policy CS11 of the CSUCP and saved UDP policy H5.
- 5.6 **Family Homes**
Core Strategy and Urban Core Plan (CSUCP) policy CS11(1) requires that a minimum of 60% of new private housing across the plan area is suitable and attractive for families (i.e. homes with three or more bedrooms). The indicative layout comprises entirely of family homes, with a mix of three and four bedroomed properties. Therefore, the indicative layout complies with policy CS11(1).
- 5.7 **Residential space standards**
Policy CS11(4) requires that new residential development provides "adequate space inside and outside of the home to meet the needs of residents". It is

considered that the indicative layout and house types meet this requirement providing adequate space both internally and externally.

5.8 VISUAL AMENITY

Saved policy ENV3 of the UDP requires that new development should make a positive contribution to the established character and identity of its locality; policy CS15 of the CSUCP requires that development should contribute to good place-making through the delivery of high quality and sustainable design by responding positively to local distinctiveness and character.

5.9 It is considered that the indicative layout plan submitted in support of the application demonstrates an appropriate design. Further, the indicative scale and appearance of the proposed dwellinghouses is considered appropriate when considered alongside dwelling immediately adjacent to the application site.

5.10 It should be noted that details of appearance, landscaping, layout and scale will be required at the reserved matters stage where further consideration can be given to design and the impact the development will have on visual amenity but generally the proposed layout reinforces the character of the wider area and with complementary landscaping is considered to be acceptable.

5.11 The proposal at outline stage would comply with the aims and requirements of the Gateshead Placemaking SPD, saved policy ENV3 of the UDP, policy CS15 of the CSUCP and the NPPF.

5.12 RESIDENTIAL AMENITY

Given the separation distances afforded between the existing adjacent houses and the proposed development it is considered that the development would not cause any significant harm to the living conditions of adjacent residents through loss of light, overshadowing or visual intrusion.

5.13 The indicative internal layout is considered to be acceptable and would allow future residents to experience acceptable living conditions.

5.14 Officers consider that the construction works associated with the development could impact on the living conditions of adjacent neighbours. It is recommended that conditions be imposed that would require the submission and approval of appropriate details in regard to hours of operation, location of the site compound (including locations for site vehicles and materials) and controls over dust and noise (Conditions 3 and 4).

5.15 Officers are therefore of the opinion that subject to the above conditions, the proposed development would not harm the living conditions of adjacent residential properties and the living conditions of the future occupiers of the proposed houses. It is therefore considered that the development is acceptable from a residential amenity point of view and accords with the aims and objectives of the NPPF, saved policy DC2 of the Council's UDP and policy CS14 of the Council's CSUCP.

5.16 HIGHWAY SAFETY AND PARKING

It is considered that the location of the indicated site access is appropriate. This said, the final design (including visibility splays) will need to be considered further at reserved matters stage; officers consider the creation of an appropriate site access is achievable.

5.17 In terms of parking for the site the requirement will be one space per dwelling and one per three dwellings for visitor parking (max) , the indicative layout would indicate that such a provision is achievable at reserved matters stage.

5.18 It is considered that details of weatherproof cycle storage and facilities for electric charging for each property should be secured via planning condition (Conditions 5 to 8).

5.19 Subject to conditions, the proposal would comply with the aims and requirements of policy CS13 of the CSUCP and the NPPF.

5.20 TREES

An Arboricultural Impact Assessment (AIA) and an Arboricultural Method Statement (AMS) have been submitted as part of this planning application. The trees to be retained would be protected through the use of the protective fencing, to this end a tree protection plan has been submitted as part of the application. It is considered subject to works being undertaken with the submitted AIA and AMS and subject to the submission of a final tree protection scheme the proposed development would not have any unacceptable impact on any retained trees, this can be secured via planning conditions (Conditions 9 and 10).

5.21 Subject to this condition, it is considered that the proposed development is acceptable in terms of impact on the existing trees and accords with the aims and objectives of the NPPF, saved policies ENV44 of the Council's UDP and policy CS18 of the CSUCP.

5.22 ECOLOGY

The application has been supported by an updated Preliminary Ecology Appraisal. Sufficient information is available to determine the likely impacts of the development on biodiversity, including priority habitats and species. Further, it is possible to for an appropriate/proportionate scheme of on and offsite mitigation and compensation measures to be provided by way of planning conditions and obligations (S106).

5.23 It is considered that conditions pertaining to the production of a biodiversity method statement (Conditions 11 and 12) should be attached. It is considered that the proposed landscaping scheme submitted at reserved matters stage should have appropriate regard to wildlife both in its design and implementation.

5.24 Further to the above conditions, it is considered necessary for an appropriate/proportionate scheme of offsite ecological compensatory measures to be provided. These works would comprise the creation of circa

0.35ha of species rich early successional brownfield habitat and the restoration/enhancement of circa 0.08ha of early successional brownfield habitat/species poor semi-improved grassland on land to the south east of Derwenthaugh Road, Swalwell. These works would be provided through a commuted sum secured via a S106 agreement.

- 5.25 Subject to the above, it is considered that the proposed development can be undertaken within acceptable ecological limits and in accordance with national and local planning policies. The proposal would comply with the aims and requirements of saved policies DC1(d) and ENV46 of the UDP, policy CS18 of the CSUCP and the NPPF.

5.26 GROUND CONDITIONS

The site has been assessed as being potentially contaminated. A preliminary risk assessment has been submitted with the application it is considered following on from this that a Phase II site investigation is required to investigate potential contamination issues at the site. It is recommended that conditions be imposed requiring details of further site investigations, phase II risk assessment and remediation measures where required, to be submitted to the LPA for consideration, and implementation of the approved remediation (Conditions 13 to 18).

- 5.27 The proposal would comply with the aims and requirements of saved policies DC1(p) and ENV54 of the UDP and policy CS14 of the CSUCP.

5.28 FLOOD RISK

To prevent the increased risk of flooding from the development, conditions are recommended requiring final details of the proposed drainage scheme for the site (Conditions 19 to 20).

- 5.29 The proposal would comply with the aims and requirements of policy CS17 of the CSUCP.

5.30 OPEN SPACE

The neighbourhood area to which the application site belongs is identified as having an adequate level of open space according to the standard set by policy CFR20. This would mean that the development would not result in a deficiency, so there is no requirement to provide any open space as part of this development proposal. It is considered that this meets the requirements of saved UDP policies CFR20, CFR21, CFR22.

5.31 PLAY SPACE

With regards to the Play Space contribution, the legislation has very recently changed to mean that the pooling restriction has now been lifted and therefore, in theory, we could seek either on or off site play provision. As this application is in outline, as per the approach taken with the open space assessment, it is considered that at reserved matters stage, it would be possible for the layout to incorporate play features to satisfy this policy requirement.

5.32 It is considered that the development accords with saved UDP policies CFR28, CFR29 and CFR30.

5.33 **COMMUNITY INFRASTRUCTURE LEVY**

On 1st January 2017 Gateshead Council became a Community Infrastructure Levy (CIL) Charging Authority. This application has been assessed against the Council's CIL charging schedule and the development is CIL chargeable development as it is housing related. The development is located within Charging Zone C, with a levy of £0 per square metre for this type of development. Therefore, this proposal would not be charged.

5.34 **OTHER MATTERS**

The impact of the proposal on existing retaining structures, the loss of existing views and the impact on property values are not material planning considerations. As such, these matters have not been afforded any weight in the assessment of the application.

5.35 All other matters have been addressed within the main body of the report.

6.0 CONCLUSION

6.1 The proposal would result in the redevelopment of previously developed land that would contribute to the Borough's housing stock.

6.2 Taking all the relevant issues into account, it is considered that the proposal for outline permission with all matters reserved is acceptable in principle and in terms of visual and residential amenity, highway safety and parking, ecology, flood risk, ground conditions, trees, and open space/play provision, and would comply with the aims and objectives of the NPPF, and the relevant policies of the UDP and the CSUCP.

7.0 Recommendation:

GRANT SUBJECT TO CONDITIONS AND A SECTION 106 AGREEMENT:

1) The agreement shall include the following obligations:

- Offsite ecological mitigation

2) That the Strategic Director of Corporate Services and Governance be authorised to conclude the agreement.

3) That the Service Director of Development, Transport and Public Protection be authorised to add, delete, vary and amend the planning conditions as necessary.

4) And that the conditions shall include;

1

Application for approval of the reserved matters (access, appearance, landscaping, layout and scale) shall be made to the Local Planning Authority within three years of the date of this permission.

Reason

This condition is imposed pursuant to the requirements of section 92 of the Town and Country Planning Act 1990.

2

The development to which this permission relates must be begun not later than the expiration of two years from the final approval of the reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason

This condition is imposed pursuant to the requirements of section 92 of the Town and Country Planning Act 1990.

3

No development shall commence (except for the installation of tree protection measures) until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority.

The CMP shall include:

- a dust management plan
- a noise management plan
- contractor parking
- details of delivery arrangements

All external works and ancillary operations in connection with the construction of the development, including deliveries to the site, shall be carried out only between 0800 hours and 1700 hours on Mondays to Saturdays and at no time on Sundays, Bank Holidays or Public Holidays, unless otherwise approved in writing by the Local Planning Authority.

Reason

In order to avoid nuisance to the occupiers of adjacent properties during the construction of the development in accordance with the NPPF, saved policies DC1(h) and DC2 of the Unitary Development Plan and policy CS14 of the Core Strategy and Urban Core Plan.

Reason for Pre-commencement Condition

This pre commencement condition is required to satisfy the Local Planning Authority that the construction phases of the development can be carried out in a manner which minimises nuisance to surrounding residents and businesses. This information is fundamental to the development and requires approval prior to development starting on the site as the commencement of construction works and the manner in which they are undertaken could affect adjacent occupiers.

4

The development shall be implemented in accordance with Construction Management Plan (CMP) measures approved at condition 3.

Reason

In order to avoid nuisance to the occupiers of adjacent properties during the construction phases of the development in accordance with the NPPF, saved policies DC1(h) and DC2 of the Unitary Development Plan and policy CS14 of the Core Strategy and Urban Core Plan.

5

Prior to the first occupation of any dwelling hereby approved final details of cycle storage for each house including details of the locking mechanism and anchor point shall be submitted to and approved in writing by the Local Planning Authority.

Reason

In the interests of sustainable development and in order to accord with policy CS13 of the CSUCP and the Gateshead Cycling Strategy.

6

The cycle storage provision approved at condition 5 shall be provided for each house prior to each house being occupied.

Reason

In the interests of sustainable development and in order to accord with policy CS13 of the CSUCP and the Gateshead Cycling Strategy.

7

Prior to first occupation of any dwellinghouse hereby permitted details of electric vehicle charging points to be provided including details of the number, location and specification of the charging points have been submitted to and approved in writing by the Local Planning Authority.

Reason

To promote sustainable travel choices in accordance with the NPPF and policies CS13 of the Council's Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

8

The electric vehicle charging units/points approved at condition 7 shall be provided for each house prior to each house being occupied.

Reason

In the interests of sustainable development and in order to accord with policy CS13 of the CSUCP.

9

Notwithstanding the submitted information, no development shall commence until a scheme for the protection of the retained trees (as identified by Plan 0009027/P1) has been submitted to and approved in

writing by the Local Planning Authority. The scheme must include a plan clearly showing the location and specification of the protective fencing to be used.

Reason

To ensure the satisfactory protection of trees in accordance with the NPPF, policy CS18 of the Core Strategy and Urban Core Plan and saved policies DC1, ENV3, ENV44 and ENV47 of the Unitary Development Plan.

Reason for Pre-commencement Condition

This pre-commencement condition is required to satisfy the Local Planning Authority that the development can be carried out in a manner that protects existing trees that are to be retained. This information is fundamental to the development and requires approval prior to development starting on the site.

10

The tree protective fencing approved at condition 9 must be installed prior to the commencement of development and thereafter retained intact for the full duration of the construction works (unless an alternative is agreed in writing by the LPA) and there shall be no access, storage, ground disturbance or contamination within the fenced area without the prior written approval of the Local Planning Authority.

Reason

To ensure the satisfactory protection of trees, shrubs and hedges in accordance with the NPPF, policies GV6 and CS18 of the Core Strategy and Urban Core Plan and saved policies DC1, ENV3, ENV44 and ENV47 of the Unitary Development Plan.

Reason for Pre-commencement Condition

This pre-commencement condition is required to satisfy the Local Planning Authority that the development can be carried out in a manner that protects existing trees that are to be retained. This information is fundamental to the development and requires approval prior to development starting on the site.

11

Notwithstanding the information submitted, no development shall take place until a Biodiversity Method Statement has been submitted to and approved in writing by the Local Planning Authority. The content of the Biodiversity Method Statement shall include details of the following:

- Measures to be undertaken to avoid/minimise the residual risk of harm to breeding birds and hedgehog during the site clearance and construction phases of the development: timing of works; checking surveys of suitable habitats/features immediately prior to the commencement of works on site and the progressive removal of vegetation to encourage the natural dispersal of species away from working areas.

- The provision of integral and tree mounted bat and bird boxes, including: number, type (specification) and precise location.
- Persons responsible for implementing the works/ecological mitigation measures.

Reason

To avoid/minimise harm to retained habitats, ecological features and protected/priority species during the site clearance and construction phases of the development in accordance with the NPPF, saved policies DC1(d) and ENV44, ENV46 and ENV47 of the Unitary Development Plan and policy CS18 of the Core Strategy and Urban Core Plan.

Reason for Pre-commencement Condition

This pre-commencement condition is required to satisfy the Local Planning Authority that the site clearance and construction phases of the development can be carried out in a manner which avoids or minimises harm to ecology. This information is fundamental to the development and requires approval prior to development starting on the site as the commencement of site clearance and construction works and the manner in which they are undertaken could harm existing ecology on the site.

12

The development shall be undertaken and maintained in full accordance with the Biodiversity Method Statement approved under condition 11.

Reason

To avoid/minimise harm to retained habitats, ecological features and protected/priority species during the site clearance and construction phases of the development in accordance with the NPPF, saved policies DC1(d) and ENV44, ENV46 and ENV47 of the Unitary Development Plan and policy CS18 of the Core Strategy and Urban Core Plan.

13

No development shall commence until an intrusive site investigation is undertaken, and a Phase 2 Risk Assessment report of the findings submitted to the Local Authority for written approval.

The site investigation will consist of a series of boreholes / trial pits, soil sampling, chemical laboratory testing, to assess potential contamination issues.

The site investigation and Phase 2 Risk Assessment report shall identify potential contamination, and possible areas which may require remedial works in order to make the site suitable for its proposed end use to ensure that no contamination is present that poses a risk to the environment, future users of the site and construction workers. Reference should be made to CLR 11 - Model Procedures for the Management of Land Contamination and BS 10175:2011 - Investigation of Potentially Contaminated Sites - Code of Practice.

The Risk Assessment should confirm possible pollutant linkages and should provide recommendations with regard to an appropriate remediation scheme, which will ensure safe redevelopment.

Reason

In order to ensure the land is suitable for its sensitive end use in accordance with the National Planning Policy Framework, policy CS14 of the Core Strategy and Urban Core Plan and saved policy DC1(p) of the Unitary Development Plan.

14

The recommendations of the intrusive site investigation and the Phase 2 Risk Assessment Report approved under condition 13 shall be implemented prior to commencement of the development hereby permitted.

Reason

In order to ensure the land is suitable for its sensitive end use in accordance with the National Planning Policy Framework, policy CS14 of the Core Strategy and Urban Core Plan and saved policy DC1(p) of the Unitary Development Plan.

15

Prior to commencement of the development hereby permitted, where required, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and submitted for the written approval of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason

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 in accordance with the National Planning Policy Framework, policy CS14 of the Core Strategy and Urban Core Plan and saved policy DC1(p) of the Unitary Development Plan.

16

The details of remediation measures approved under condition 15 shall be implemented in full prior to the commencement of the development hereby permitted and maintained for the life of the development.

Reason

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 in accordance with the National Planning Policy Framework, policy CS14 of the Core Strategy and Urban Core Plan and saved policy DC1(p) of the Unitary Development Plan.

17

Following completion of the remediation measures approved under condition 16 a verification report that demonstrates the effectiveness of the remediation carried out must be submitted for the written approval of the Local Planning Authority prior to first occupation of the development hereby permitted.

Reason

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 in accordance with the National Planning Policy Framework, policy CS14 of the Core Strategy and Urban Core Plan and saved policy DC1(p) of the Unitary Development Plan.

18

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme shall be submitted to and approved in writing by the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority.

If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until this condition has been complied with in relation to that contamination.

Reason

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 in accordance with Policies DC1, and ENV54 of the Unitary Development Plan and policy CS14 of the Core Strategy and Urban Core Plan and saved policy DC1(p) of the Unitary Development Plan.

19

No development shall commence until a detailed scheme for the disposal of foul and surface water from the development has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall include;

- an assessment of the potential for disposing of surface water by means of a sustainable drainage system
- information about the design storm period and intensity
- the method employed to delay and control the surface water discharged from the site
- the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- a timetable for its implementation; and
- a management and maintenance plan for the lifetime of the development, which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason

To prevent the increased risk of flooding in accordance with the NPPF and policies CS17 and GV4 of the Core Strategy and Urban Core Plan.

Reason for Pre-commencement Condition

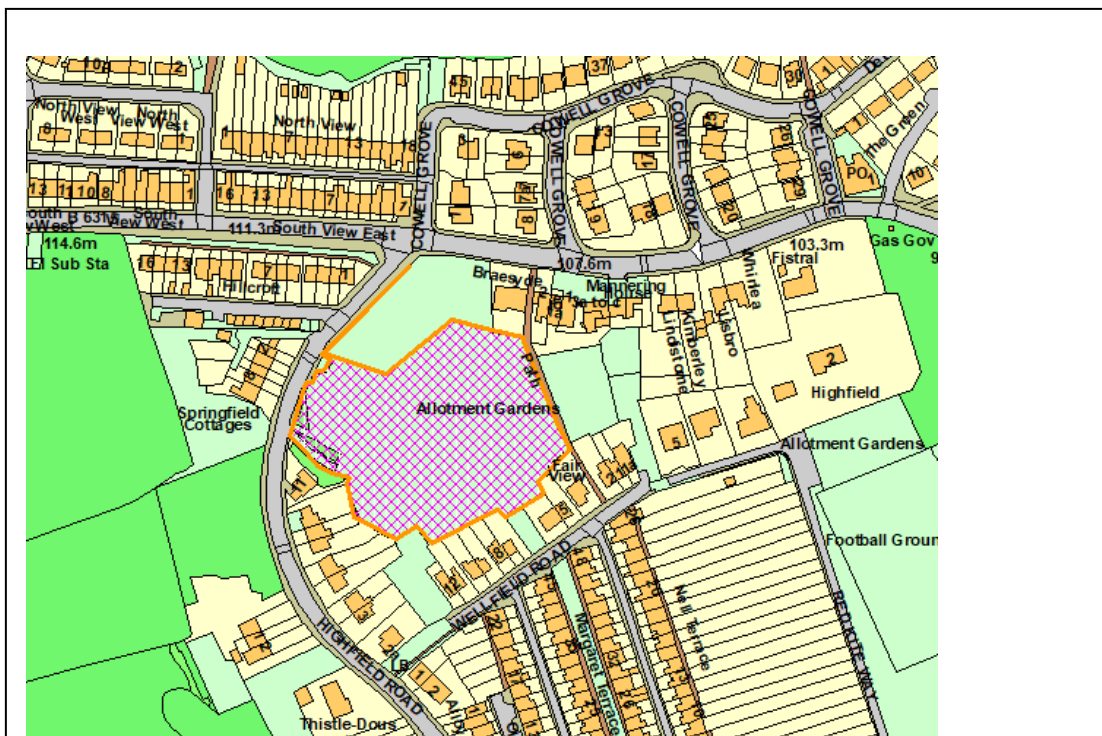
This pre commencement condition is required to satisfy the Local Planning Authority that the development and associated drainage provision is carried out in a comprehensive and co ordinated manner. This information is fundamental to the development and requires approval prior to development starting on the site to prevent the increased risk of flooding.

20

The drainage scheme approved under condition 19 shall be implemented in accordance with the approved timetable and managed and maintained in accordance with the approved details thereafter.

Reason

To prevent the increased risk of flooding in accordance with the NPPF and policies CS17 and GV4 of the Core Strategy and Urban Core Plan.



This map is based upon Ordnance Survey material with the permission of the Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Gateshead Council. Licence Number LA07618X