

Committee Report

Application No:	DC/19/01048/REM
Applicant	Mr Peter Harding
Date Application Valid	29 October 2019
Site:	Dunston Hill Hospital Whickham Highway Whickham NE11 9QT
Ward:	Dunston Hill And Whickham East
Proposal:	Application for the approval of reserved matters relating to the appearance, landscaping, layout and scale for the demolition of the existing Dunston Hill Hospital and the erection of 35 dwellinghouses and associated works pursuant to outline planning approval DC/13/00195/OUT (amended 20/11/20).
Recommendation:	GRANT SUBJECT TO A SECTION 106A AGREEMENT
Application Type	Approval of Reserved Matters

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

The site is located on land to the north of Whickham Highway (B6317) which includes the former Dunston Hill Hospital and associated buildings. The site lies to the east of Whickham and to the west of Dunston Hill urban centre.

1.2 The modern Mansion Heights residential estate, built circa 2004, lies to the immediate east which also contains Grade II* Listed Dunston Hill Hospital, and Grade II Listed Dunston Hill Hospital Outpatients Department and Stables North of Dunston Hill Hospital. There are no Listed Buildings within the application boundary itself, however it does fall within Whickham Conservation Area.

1.3 The application site consists largely of previously used buildings associated with Dunston Hill Hospital; all hospital uses previously present on-site have now been relocated, leaving the site vacant. To the north of the existing buildings is a grass field of semi-improved grassland, there is also a small parcel of greenspace between Whickham Highway and the existing buildings to the south of the site. Within this area there is also a small balancing pond. The site is bound by timber boundary fencing and temporary heras security fencing.

1.4 There is a walled garden at the centre of the site which contains a former day care centre. The walled garden and former day care centre are subject to a separate planning application (a separate agenda item) and are not to be considered as part of current application.

1.5 The entirety of the application site is located within the Green Belt and the northern part of the application site is also allocated for housing under Policy MSGP9 of the MSGP Local Plan Document (MSGP).

1.6 DESCRIPTION OF APPLICATION

Outline planning permission was granted in November 2016 following consideration by Planning and Development Committee (DC/13/00195/OUT). The application granted outline planning approval for the erection of 35 dwellings, with all matters other than access reserved. The application showed access being taken from the adopted Mansion Heights highway, off Whickham Highway.

1.7 Consequently, this application is for the approval of reserved matters relating to appearance, landscaping, layout and scale for the erection of 35 dwellings and associated works.

1.8 The outline planning approval included an indicative layout and a design code. The reserved matters application does not deviate significantly from the indicative layout and fully complies with the approved design code.

1.9 Areas of landscaping and open space are provided within the site, following the design parameters set in the approved design code. Further, a landscape corridor will also be provided along the western boundary acting as a buffer to the existing Site of Nature Conservation Importance. Further public open space is proposed along the southern frontage bounding the Whickham Highway, and some ecological mitigation is proposed to the north west. A SuDS feature is proposed in the south east corner of the site, in the general location of an existing balancing pond. A children's play area is proposed as part of the open space.

1.10 It is the view of officers that the current application should be considered in the context of and viewed alongside the detailed walled garden application (DC/20/01061/FUL). The entirety of the site is intended to be brought forward as a single development and the walled garden application includes an ecological mitigation area and affordable housing which also provides for the current application.

1.11 The following documents have been submitted by the applicant in support of the application:

- Phase II Contaminated Land Risk Assessment & Remediation Strategy;
- Heritage Impact Assessment;
- Flood Risk Assessment & Drainage Strategy;
- Design & Access Statement;
- Planning Statement;
- Arboricultural Impact Assessment, Tree Protection Plan & Method Statement;
- Landscaping Details;
- Interim Travel Plan;

1.12 RELEVANT PLANNING HISTORY

The relevant planning history associated with the application site is summarised as follows;

- DC/13/00195/OUT; Outline application for demolition of the existing Dunston Hill Hospital and redevelopment of 35 dwellings (use class C3) with associated access, parking and landscaping (amended 29/04/13 and 14/06/13 and additional info received 30/04/13 and 20/06/13) - Approved 04 November 2016.
- DC/13/00196/CON; Conservation Area Consent: Demolition of former hospital buildings at Dunston Hill Hospital (additional info received 23/03/13) - Withdrawn 04 November 2016.
- DC/17/00009/OHL; Diversion of existing overhead line - No Observations 20 March 2017.
- DC/20/00803/NMA; Non-Material Amendment: proposed amendment to wording of Conditions 1, 6, 15 and deletion of Conditions 5, 7 and 39 of planning approval DC/13/00195/OUT - Approved 02 October 2020.
- DC/20/01082/NMA; Non-Material Amendment: proposed amendment to wording of Condition 6 of planning approval DC/13/00195/OUT (as previously amended by DC/20/00803/NMA) - Approved 18 December 2020.
- DC/20/01061/FUL - Full planning application for the demolition of the walled garden and former Woodside Centre Day Care, and proposed development of 11 residential dwellings (C3), with associated new walled garden, parking and landscaping - Still under consideration.

2.0 Consultation Responses:

Northumbrian Water	No objection subject to condition(s)
Coal Authority	No objection.

3.0 Representations:

3.1 Neighbour notifications were carried out in accordance with the formal procedures introduced in the Town and Country Planning (Development Management Procedure) Order 2015. One letter of objection has been received. The objection is summarised as follows;

- The proposal would harm the conservation area, the neighbouring estate and field; and
- The proposal will result in highway implications i.e. traffic and parking issues.

4.0 Policies:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

CS1 Spatial Strategy for Sustainable Growth

CS10 Delivering New Homes

CS11 Providing a range and choice of housing

CS13 Transport

CS14 Wellbeing and Health

CS15 Place Making

CS16 Climate Change

CS17 Flood Risk and Waste Management

CS18 Green Infrastructure/Natural Environment

CS19 Green Belt

MSGP9 Housing Sites Allocation

MSGP10 Accessible and Adaptable Dwellings

MSGP11 Housing for Specific Groups

MSGP12 Housing Space Standards

MSGP15 Transport Aspects of Design of Dev

MSGP17 Residential Amenity

MSGP20 Land Contamination/Stability

MSGP24 Design Quality

MSGP25 Conservation/Enhancement Heritage Assets

MSGP27 Archaeology

MSGP32 Maintain/Protect/Enhance Green Infrast.

MSGP33 Countryside/Landscape Protection

MSGP36 Woodland, Trees and Hedgerows

MSGP37 Biodiversity and Geodiversity

MSGP29 Flood Risk Management

MSGP40 Provide/Enhance Open Space/Sport/Rec

GPGSPD Gateshead Placemaking Guide SPG

5.0 Assessment:

- 5.1 The key considerations to be taken into account when assessing this application are the impact the proposal will have on the Green Belt, landscape, heritage assets, visual amenity, residential amenity, highways, trees, ecology, ground conditions, flood risk/drainage, open space/play provision, CIL and any other matter arising.
- 5.2 **GREEN BELT**
The principle of redeveloping the site for residential purposes was considered at outline stage, it was concluded that subject to compliance with the approved design code that the proposal's impact on the Green Belt was acceptable. Officers consider that the submitted reserved matters application accords with the approved design code and as such remains acceptable. The proposed development is considered to comply fully with the requirements of the NPPF, Policy of the Local Plan for Gateshead and the conditions attached to the outline approval.
- 5.3 **PRINCIPLE**
- 5.4 **Housing Allocation**
The northern part of the application site is allocated for housing under Policy MSGP9 of the MSGP Local Plan Document (MSGP). Further, the principle of developing the site for housing was established by the outline approval (DC/13/00195/OUT).
- 5.5 **Housing Mix**
Policy CS11 of the Core Strategy (CSUCP) sets out the mix of housing and aims to promote lifetime neighbourhoods with a good range and choice of accommodation. Additionally, Policy MSGP10 of MSGP requires on housing developments of 15 or more dwellings, 25% of dwellings will be constructed to meet the Building Regulation M4(2) Category 2: Accessible and Adaptable Dwellings standard.
- 5.6 It is considered by officers that the current application ought to be considered in the context of the wider site and the proposed application within the walled garden (DC/20/01061/FUL).
- 5.7 Therefore, while the current application does trigger Policy MSGP11 the delivery of 11 M4(2) compliant dwellings would take place within the Walled Garden, providing accessible and adaptable dwellings in lieu of them being provided on the current application site.
- 5.8 Based on the above, it is considered that the wider development site and as such the proposed development would comply with the requirements of Policies CS11 and MSGP11 of the Local Plan for Gateshead and the conditions attached to the outline approval.
- 5.9 **Family Homes**
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 proposed layout is comprised entirely of

family homes, with a mix of four and five bedroomed properties. Therefore, the application complies with policy CS11(1).

5.10 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". Further, Policy MSGP12 requires all new homes to be built in accordance with Nationally Described Space Standards (NDSS), however supporting text is clear that;

"These standards will be introduced one year after the adoption of the Plan [plan adopted 01 February 2021] to allow for a period of transition in accordance with national planning guidance."

5.11 It is considered that all proposed dwellinghouses provide a generous gross internal area (GIA) in excess of NDSS standards, and it is on this basis that all properties are considered to provide adequate space both internally and externally in accordance with Policies CS11(4) and MSGP12 of the Local Plan for Gateshead.

5.12 Affordable Housing

Policy CS11 of the CSUCP requires housing developments of 15 dwellings or over to provide 15% affordable housing. There are no affordable homes proposed through this application as the Section 106 Agreement for the Outline states a financial contribution towards an off-site provision of affordable homes was to be provided.

5.13 However, instead of this financial contribution, the applicant is now proposing that the 15% affordable homes provision is provided within the wider site, through the walled garden application (DC/20/01061/FUL). As with 'housing mix' above, this is considered to be a pragmatic solution and also provides betterment when considered against the offer of a commuted sum, this can be secured via an amended S106 agreement.

5.14 Based on the above, it is considered that the wider development site, and as such the proposed development, would comply with the requirements of Policy CS11 of the Local Plan for Gateshead.

5.15 LANDSCAPE IMPACT

Like Green Belt, landscape was considered in detail at outline stage and it was concluded that subject to compliance with the approved design code that the proposal's impact on the wider landscape was acceptable. Officers consider that the submitted reserved matters application accords with the approved design code and as such remains acceptable in terms of landscape impact.

5.16 The proposed development is considered to comply fully with the requirements of the NPPF, Policy MSGP33 of the Local Plan for Gateshead and the conditions attached to the outline approval.

5.17 VISUAL AMENITY

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. Further, Policy MSGP24 of MSGP requires that all new development ought to be considered against the following criteria; the development compatibility with the surrounding area, layout and access, spacing and public realm, detailing and materials and landscaping.

5.18 The proposed site layout largely mirrors that of the outline planning approval and is considered to be acceptable. Further, the scale and appearance of the proposed dwellinghouses is considered appropriate when considered in the context of the application site and the wider area.

5.19 Subject to conditions attached to the outline approval (pertaining to materials), it is considered that the development is acceptable in regard to its appearance, landscaping, layout and scale and the development is considered to comply with the aims and objectives of the NPPF, Policies CS15 and MSGP24 of the Local Plan for Gateshead, and the Gateshead Placemaking SPD.

5.20 HERITAGE ASSETS

The site lies within the Whickham Conservation Area, and the Dunston Hill locally listed Park and Garden. It lies within the former historic estate of Dunston Hill Mansion House, which remains and has recently been converted to apartments (Grade II* listed). Adjacent to the Mansion House are the former billiard room (Grade II listed) and the former stable block (Grade II listed). Also of historic interest is the locally listed former boiler house to the north west of the Mansion House. These properties have also been recently converted into dwellings. To the rear of the site lie a range of stone cottages.

5.21 In assessing the outline application it was concluded that;
"... the lower density of the proposed housing scheme would permit a greater range of views through the site to re-establish links with the rural setting. This is considered to be a positive benefit."

5.22 In reaching this conclusion, significant weight was afforded to the submitted indicative layout and design code and masterplan, officers concluded;
"... the details to be submitted with any reserved matters must have regard to the impact on the historic environment. In particular, the scale and density of buildings, materials, boundary treatments, ancillary buildings, etc. are critical to whether or not this development ultimately has a positive or negative impact on the significance of the historic environment. Therefore, in addition to conditions already noted above relating to design code, landscaping, boundary treatment and materials, it is recommended that a condition 4 is imposed on any outline approval, restricting the layout and ratio of built form to landscape to that set out in the DAS and masterplan."

5.23 Further to the above, it is considered necessary to attach a number of conditions to the planning application;

- Building recording; the archaeological desk-based assessment recommends that the gardener's cottage and Anderson shelter are subject to a programme of archaeological recording (Conditions 3 and 4); and
- Archaeological Watching Brief; the submitted assessment recommends that archaeological monitoring is conducted during groundworks associated with the development in the open areas in the north-western and southern parts of the site (Conditions 5 and 6).

5.24 It is the view of officers that the proposed development complies with the requirements of the design code and conditions imposed on the outline approval. On this basis, it is considered that the proposed development would have a positive impact on Whickham Conservation Area, a neutral impact on adjacent listed buildings and the walled garden. The proposal complies with the requirements of the NPPF, Policies CS15 and MSGP25 of the Local Plan for Gateshead.

5.25 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.

5.26 Further, it is considered that the internal separation distances within the site (including when considering application DC/20/01061/FUL) strike an appropriate balance between ensuring an acceptable level of residential amenity and encouraging an appropriate design solution. On this basis, the internal layout is considered to be acceptable and would not cause any unacceptable harm to the living conditions of future occupiers.

5.27 Conditions were attached to the outline approval requiring 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. A condition was also attached which seeks to remove permitted development rights from the proposed dwellings.

5.28 Officers are therefore of the opinion that subject to the conditions attached to the outline and based upon the above assessment, 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 and Policies CS14 and MSGP17 of the Local Plan for Gateshead.

5.29 HIGHWAYS

The location of the proposed site access was particularised at outline stage and was considered to be acceptable. The proposed layout largely follows that tabled at outline stage, the layout is considered to be generally good from a highways perspective and provides for an appropriate level of parking and would allow the turning of large vehicles i.e. refuse collection vehicles.

- 5.30 There are, however, some elements which need to be finalised through the imposition of planning conditions;
- Final details of traffic calming (Conditions 7 and 8);
 - Final details of cycle parking provision (Conditions 9 and 10);
 - A final Travel Plan (Conditions 11 and 12);
 - Final surface materials (Conditions 17 and 18); and
 - Final details of the pedestrian/cycle access onto Whickham Highway (Conditions 19 and 20).

5.31 Subject to the conditions set out above, the proposal would comply with the aims and requirements of the NPPF and Policies CS13 and MSGP15 of the Local Plan for Gateshead.

5.32 TREES

An Arboricultural Impact Assessment, Tree Protection Scheme and Method Statement were submitted in support of the application. Officers largely agree with the contents/conclusions of these documents, however it is considered that a more detailed tree protection scheme is required (this requirement is covered by conditions on the outline approval). It is considered that the scheme strikes an acceptable balance between protecting retained trees within and adjacent to the site while also enabling development to take place.

5.33 It is considered that the proposed development is acceptable in terms of impact on trees and accords with the aims and objectives of the NPPF and Policies CS18 and MSGP36 of the Local Plan for Gateshead.

5.34 ECOLOGY

The impact of the proposed development on ecology was considered in detail at outline stage, a number of planning conditions pertaining to ecology were attached to the planning approval. Further, a S106 agreement was secured which required;

"A detailed management plan for the adjacent Dunston Hill Pond Local Wildlife Site, covering an appropriate period, to be submitted to and approved in writing by the Council prior to the commencement of works on site. The approved plan should then be implemented in full by suitably qualified persons to enhance the biodiversity value and ecological integrity of the site."

5.35 However, the S106 will be amended to reflect that an area of land to the north of the Dunston Hill Hospital site will be given over for ecological mitigation (via the full application).

5.36 In addition to this, the current application has been supplemented by an Ecological Impact Assessment Report, Breeding Birds Survey and Bat Survey. Further, the scheme has also been supplemented by scheme of landscaping and ecological mitigation. It is, however, considered that a further condition requiring the submission of a landscape and ecological management plan and an amphibian method statement ought to be attached to the application (Conditions 13 to 16).

5.37 On the basis of the above and subject to the conditions attached to the outlined approval, the proposal is considered to comply with the aims and requirements of the NPPF, Policies CS18, MSGP36 and MSGP37 of the Local Plan for Gateshead.

5.38 **GROUND CONDITIONS**

The application has been supplemented by further contaminated land information in the form of site investigation work, a remediation strategy, gas monitoring work and coal mining legacy mitigation measures. While the information is considered to be broadly acceptable the information submitted cannot be approved, as further investigative work needs to take place upon demolition of the buildings on site.

5.39 Subject to the conditions attached to the outline approval, the development is considered to comply with the requirements of Policies CS14 and MSGP20 of the Local Plan for Gateshead.

5.40 **FLOOD RISK/DRAINAGE**

To prevent the increased risk of flooding from the site, conditions pertaining to drainage were attached to the original outline application. While NWL have requested a planning condition pertaining to drainage, this is covered by the outline approval. Further information has been provided by the applicant at reserved matters stage and officers are of the view that the development would not prejudice the delivery of a suitable drainage design the final design of which will be dealt via conditions attached to the outline approval.

5.41 The proposal would comply with the aims and requirements of Policy CS17 and MSGP29 of the Local Plan for Gateshead.

5.42 **OPEN SPACE/PLAY SPACE**

It is considered that the proposed development would provide for an appropriate amount of onsite play/recreation space within the application site in accordance with Policy MSGP40 of the Local Plan for Gateshead.

5.43 **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 A, with a levy of £60 per square metre for this type of development. However, as the outline approval was granted prior to the CIL coming into force, the development is not CIL liable.

5.44 **OTHER MATTERS**

It is considered that the issues raised by the objectors have been addressed within the main body of the report.

6.0 CONCLUSION

6.1 The proposed development would result in the sensitive redevelopment of previously developed land, partially on an allocated housing site. Taking all

the relevant issues into account, it is considered that the proposal is acceptable in terms of Green Belt, landscape, heritage assets, visual amenity, residential amenity, highways, trees, ecology, ground conditions, flood risk/drainage, open space/play provision, and would comply with the aims and objectives of the NPPF, and the relevant policies of the Local Plan for Gateshead.

7.0 Recommendation:

GRANT SUBJECT TO A SECTION 106A AGREEMENT:

1) The agreement shall include the following obligations to secure:

- Provision of affordable housing;
- Creation of offsite ecology mitigation/compensation to be linked with DC/20/01061/FUL

2) That the Service Director of Development, Transport and Public Protection 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

The development shall be carried out in complete accordance with the approved plan(s) as detailed below -

PLN1. Site Location Plan Rev B
PLN2. General Arrangement 1 Rev F
PLN2. General Arrangement 2 Rev F
PLN3. Boundary Treatment Plan Rev F
PLN4. Surface Treatment Plan Rev F
PLN5. Elevation Treatment Plan Rev F
PLN6. Management Company Plan Rev E
PLN7. Site Execution Plan Rev F
PLN8. Noise Attenuation Plan Rev D
PLN9. Ecology Mitigation Plan Rev D
PLN10. Basic Arrangement Plan Rev F
30050 SH DHH PCSP Rev B Swept Path and Visibility Splay
D001 Engineering Layout Rev 10
D100 Proposed Levels Rev 6
D200 Impermeable Areas Rev 4
D202 Flood Routing Plan Rev 4
D204 Proposed Drainage Rev 8
D205 Basin Sections Detail Rev 3
Proposed Longsections 1of2 Rev 6
Proposed Longsections 2of2 Rev 6
D500 Kerbs Surfacing Plan Rev 3
D800 S38 Plan Rev 3

D801 S104 Plan Rev 3
D900 Vehicle Tracking Rev 4
9177 Flood Risk Assessment and Drainage Strategy V2
Dunston 1-2-30-100 Year Calculations
Dunston 100 Year + 40% Calculations
Dunston 100 Year + 40% + 10% Creep Calculations
30050 SH DHH TCM Proposed Traffic Calming Measures
Topographical Survey TS01 1of2
Topographical Survey TS01 2of2
Dunston Arboricultural Impact assessment V5
PLN12. Tree Protection Plan Rev B
Dunston Hill Archaeological Desk Based Assessment
Dunston Hill Heritage Statement
Design and Access Statement
Dunston Hill Hospital Ecological Impact Appraisal R05
Dunston Hill Hospital Bat Report R04
Dunston Hill Hospital Breeding Birds Survey R02
C8641 Geoenvironmental Appraisal
C8641 Ground Gas Risk Assessment
Charlton A04 PD House Type
Hewson A04 PD House Type
Lawson A04 PD House Type
Masterton A04 PD House Type
Sanderson A03 PD House Type
Wilson A05 PD House Type
3714 101X Landscape Layout
3714 201X Planting Plan (1 of 3)
3714 201X Planting Plan (2 of 3)
3714 201X Planting Plan (3 of 3)
Landscape Impact Statement of Compliance
Reserved Matters Compliance Statement
Interim Travel Plan

Any material change to the approved plans will require a formal planning application to vary this condition and any non-material change to the plans will require the submission of details and the agreement in writing by the Local Planning Authority prior to any non-material change being made.

Reason

In order to ensure that the development is carried out in complete accordance with the approved plans and any material and non-material alterations to the scheme are properly considered.

2

The development to which this permission relates must be commenced not later than 2 years from the date of this approval of the reserved matters.

(N.B. if the reserved matters are approved on different dates, the two-year period is calculated from the 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 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

3

No demolition of the gardener's cottage and Anderson shelter (to the south of the site) shall take place until the scoping of programme of archaeological building recording has been submitted to and approved in writing by the Local Planning Authority.

Reason

To provide an archive record of the historic building or structure and to accord with the NPPF and policies CS15 and MSGP25 of the Local Plan for Gateshead.

4

The archaeological building recording approved under Condition 3 shall be completed in full and a report of the result shall be submitted to the Local Planning Authority, prior to the demolition of the gardener's cottage and Anderson shelter buildings on site.

Reason

To provide an archive record of the historic building or structure and to accord with NPPF and policies CS15 and MSGP25 of the Local Plan for Gateshead.

5

No groundworks shall take place within the open areas in the north-western and southern parts of the site, until the specification for a programme of archaeological groundwork monitoring has been submitted to an approved in writing.

Reason

To ensure that any archaeological remains on the site can be preserved wherever possible and recorded, and, if necessary, emergency salvage undertaken in accordance with the NPPF and policies CS15 and MSGP25 of the Local Plan for Gateshead.

6

The development shall be undertaken in full accordance with the programme of archaeological groundwork monitoring approved at condition 5. Thereafter, no dwellinghouse hereby approved shall be occupied until the report of the results of the observation of groundworks shall be submitted to and subsequently approved in writing by the Local Planning Authority.

Reason

To ensure that any archaeological remains on the site can be preserved wherever possible and recorded, and, if necessary, emergency salvage undertaken in accordance with the NPPF and policies CS15 and MSGP25 of the Local Plan for Gateshead.

7

No dwellinghouse hereby approved shall be occupied until the final details of traffic calming measures within the application site, to secure a 20mph speed limit have been submitted to and approved in writing by the Local Planning Authority. The details shall include a timetable for their implementation.

Reason

In the interests of highway safety and in order to accord with NPPF and policies CS13 and MSGP15 of the Local Plan for Gateshead.

8

The traffic calming measures approved under Condition 7 shall be completed in full accordance with the approved details and the timetable for implementation.

Reason

In the interests of highway safety and in order to accord with NPPF and policies CS13 and MSGP15 of the Local Plan for Gateshead.

9

Prior to the first occupation of any dwellinghouse hereby approved final details of weatherproof cycle storage for each dwellinghouse 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 NPPF, policies CS13 and MSGP15 of the Local Plan for Gateshead, and the Gateshead Cycling Strategy.

10

The cycle storage provision approved at Condition 9 shall be provided for each dwellinghouse prior to the respective dwellinghouse being occupied.

Reason

In the interests of sustainable development and in order to accord with NPPF, Policy CS13 of the CSUCP, Policy MSGP15 of MSGP and the Gateshead Cycling Strategy.

11

No dwelling hereby approved shall be occupied until a final Travel Plan has been submitted to and approved in writing by the Local Planning Authority.

Evidence of the implementation of the approved Travel Plan over a minimum period of 12 months shall be submitted to and approved in writing by the Local Planning Authority prior to formally discharging the condition.

Reason

In the interests of sustainable development and in order to accord with NPPF, policies CS13 and MSGP15 of the Local Plan for Gateshead.

12

The Travel Plan approved under condition 11 shall be wholly implemented in accordance with the approved details.

Reason

In the interests of sustainable development and in order to accord with NPPF, policies CS13 and MSGP15 of the Local Plan for Gateshead.

13

A landscape and ecological management plan (LEMP) for all retained landscaping features and proposed landscaping shall be submitted to, and be approved in writing by, the Local Planning Authority prior to the first occupation of any dwellinghouse hereby approved.

The content of the LEMP shall include the following;

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organization responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

Reason

To avoid/minimise harm to retained habitats, ecological features and protected/priority species in accordance with the NPPF, policies CS18, MSGP36 and MSGP37 of the Local Plan for Gateshead.

14

All retained and proposed landscape features shall be managed in full accordance with the LEMP approved under condition 13.

Reason

To avoid/minimise harm to retained habitats, ecological features and protected/priority species in accordance with the NPPF, policies CS18, MSGP36 and MSGP37 of the Local Plan for Gateshead.

15

No development (including demolition) shall commence until an Amphibian Method Statement (AMS) has been submitted to and approved in writing by the Local Planning Authority.

The AMS shall include the following measures and a timetable for their provision, implementation and retention:

- (a) details of onsite measures to avoid impacts on habitats and species
- (b) the timing of works
- (c) proposed working methods
- (d) details of how excavations will be covered during construction

Reason

To prevent/minimise harm to ecological features during the construction phases of the development in accordance with the NPPF and Policies CS18, MSGP36 and MSGP37 of the Local Plan for Gateshead.

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.

16

The development shall be undertaken in full accordance with the AMS approved under condition 15.

Reason

To prevent/minimise harm to ecological features during the construction phases of the development in accordance with the NPPF and Policies CS18, MSGP36 and MSGP37 of the Local Plan for Gateshead.

17

No individual hard landscaping material shall be used on site until a detailed hard landscaping plan (including a timescale of implementation) has been submitted to and subsequently approved in writing by the Local Planning Authority.

Reason

To safeguard the visual amenities of the area and in the interests of highway safety, in accordance with the NPPF, policies CS13, CS15, MSGP15 and MSGP24 of the Local Plan for Gateshead, and the Gateshead Placemaking SPD.

18

All hard landscaping shall be completed in full accordance with the details approved at Condition 17 (including timescales for implementation) and retained as such in accordance with the approved details thereafter.

Reason

To safeguard the visual amenities of the area and in the interests of highway safety, in accordance with the NPPF, policies CS13, CS15, MSGP15 and MSGP24 of the Local Plan for Gateshead, and the Gateshead Placemaking SPD.

19

No dwellinghouse hereby permitted until the final details of the pedestrian/cycle route to the south of site onto Whickham Highway has been submitted to and approved in writing by the Local Planning Authority. The detail shall include a timetable for implementation, as well as details of gradients, materials and any highways works e.g. signage, dropped kerbs or lining required to create a cycle connection onto Whickham Highway.

Reason

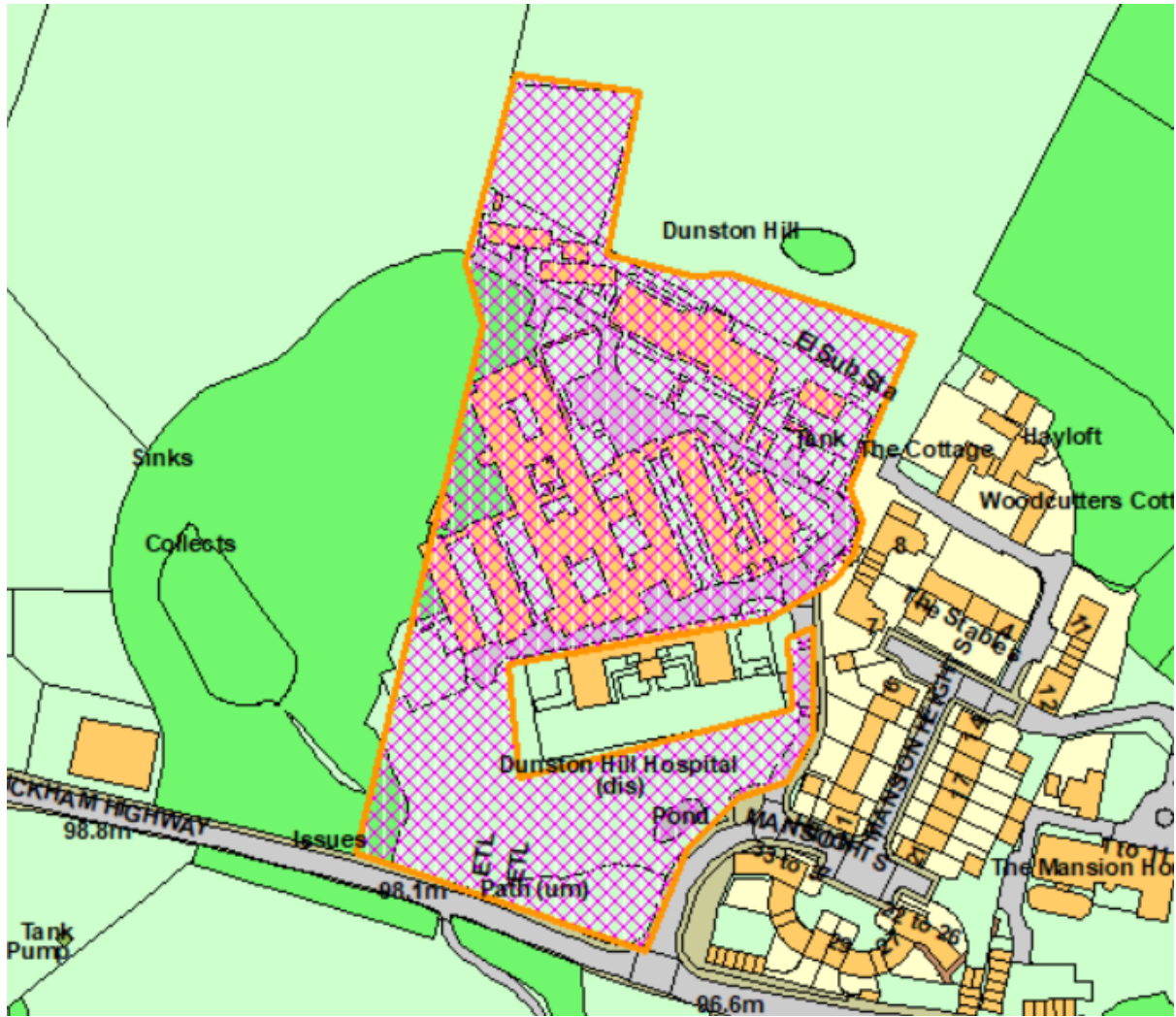
In the interests of highway safety, improving connectivity and in order to accord with NPPF and policies CS13 and MSGP15 of the Local Plan for Gateshead.

20

The pedestrian/cycle route approved under Condition 20 shall be completed in full accordance with the approved details and timetable for implementation.

Reason

In the interests of highway safety, improving connectivity and in order to accord with NPPF and policies CS13 and MSGP15 of the Local Plan for Gateshead.



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