

Committee Report

Application No:	DC/19/01250/FUL
Case Officer	Joanne Munton
Date Application Valid	7 January 2020
Applicant	Persimmon Homes (North East)
Site:	Land South Of Blackfell Way North Side Birtley Gateshead
Ward:	Lamesley
Proposal:	Erection of 22 residential dwellings with associated infrastructure and landscaping (amended plans and additional information received 14/05/20, 01/07/20, 16/07/20, 11/10/20, 11/08/21, 15/09/21, 29/09/21, 15/12/21, 26/01/2022, 21/03/2022, 26/05/2022, 16/06/2022, 29/07/2022, 22/08/2022, 01/09/2022, 12/10/2022 and 13/10/22).
Recommendation:	GRANT
Application Type	Full Application

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

The application site is located to the east of Birtley and within the wider Northside estate. The surrounding land has been developed over time since the approval of development in this location in the late 1990s. The site is bound by Blackfell Way to the north, east and west, which forms the spine road running through the wider Northside development. To the south, land with planning permission for residential development is currently under construction ('Birtley Phases 2 and 3'), the land immediately south of the application site benefitting from planning permission DC/21/00774/FUL for 73 dwellings.

1.2 The application site and the land immediately to the south are allocated for housing under local plan policy MSGP9.

1.3 The site is a long thin parcel of land that is mainly vegetated. It abuts the tree/planting belt around the west, north and eastern boundaries (following the route of Blackfell Way), which is not within the red line boundary of this planning application. There is an existing vehicle access linking with Blackfell Way in the centre of the northern boundary/part of the site.

1.4 Land levels fall across the site, with the land at the eastern end sitting at a higher level than the western end.

1.5 RELEVANT PLANNING HISTORY

Outline planning approval (ref. 610/92) was granted on 12th September 1994 for the development of 41 Acres of land for residential purposes, primary school, shopping and community uses, public open space and a new spine road at Northside, Birtley, Gateshead.

- 1.6 The consent was renewed on 5th October 1998 (ref. 400/97).
- 1.7 A full application (ref. DC/03/01528/FUL) was later submitted on 2nd October 2003 seeking a variation of conditions 2, 3, 4, 6 and 7 attached to the initial permission to allow the submission of the Reserved Matters applications over an extended time period. This application was subject to appeal and was approved by the Secretary of State in 2006 to allow continued development.
- 1.8 The proposed development site formed part of the outline planning approval detailed above and was shown as Cell C within the approved documents, and the other Cells are now constructed. The above outline consent has now lapsed and this full detailed application is seeking the development of part of the site previously shown as Cell C in the above application.
- 1.9 Also of note is permission DC/21/00774/FUL for 73 dwellings immediately south of this application site.
- 1.10 **DESCRIPTION OF APPLICATION**
The application proposes the construction of 22 dwellings on site. The layout shows these in a mainly linear form, with an access road running east to west, 18 units facing north onto the access road, and 4 further dwellings facing west at the western end of the access road.
- 1.11 The following house types proposed:
- 4no. 3 bed 4 person
 - 12no. 3 bed 4 person
 - 2no. 4 bed 5 person
 - 4no. 4 bed 6 person
- 1.12 The far western part of the site is also proposed to include a SuDS detention basin and toddler play area.
- 1.13 Each plot would have a dedicated parking space, and there are 7 visitor parking bays proposed in layby form on the northern side of the access road. The submission also proposes provision of a cycle path running north to south between units 9 and 10, which would link with the path location approved under DC/21/00774/FUL at the site immediately south.

2.0 Consultation Responses:

Coal Authority

No objection subject to condition

Northumbria Police

Advice provided

Northumbrian Water No objection subject to condition

Tyne And Wear Archaeology
Officer No work required

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 7 objections have been received, raising the following concerns:

- Impact on highway safety as a result of dangerous access, blind bend and high vehicle speeds on Blackfell Way
- Other development sites are not yet complete
- Poor build quality

4.0 Policies:

NPPG National Planning Practice Guidance

NPPF National Planning Policy Framework

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

MSGP8 Digital Infrastructure

MSGP9 Housing Sites Allocation

MSGP10 Accessible and Adaptable Dwellings

MSGP12 Housing Space Standards

MSGP14 Mitigating Impact on Transport Network

MSGP15 Transport Aspects of Design of Dev

MSGP17 Residential Amenity

MSGP18 Noise

MSGP20 Land Contamination/Stability

MSGP24 Design Quality

MSGP29 Flood Risk Management

MSGP30 Water Quality/River Environments

MSGP36 Woodland, Trees and Hedgerows

MSGP37 Biodiversity and Geodiversity

MSGP40 Provide/Enhance Open Space/Sport/Rec

GPGSPD Gateshead Placemaking Guide SPG

5.0 Assessment of the Proposal:

5.1 The key considerations to be taken into account when assessing this planning application are: housing policy, visual and residential amenity, highway safety and parking, ground conditions, flood risk, open space and play provision, trees and ecology.

5.2 **HOUSING POLICY**
The site is allocated for housing under Local Plan policy MSGP9.

5.3 The latest results of the Housing Delivery Test (HDT) show that 87% of homes required are being delivered in the Borough. The proposed development would provide additional dwellings in the borough, which would be a positive factor.

5.4 Policy MSGP10 sets out that 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 or equivalent successor standards. This would mean that at least 6 out of a total of 22 homes would need to meet this standard, and it is recommended that a condition be imposed requiring this.

5.5 Policy CS11 requires adequate space inside and outside the home to meet the needs of residents and policy MSGP12 sets out that new homes should be built in accordance with the Nationally Described Space Standards

(NDSS). The applicant has confirmed in the application that all dwellings proposed would comply with the NDSS.

- 5.6 Policy CS11 also 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). All 22 homes would meet this standard and would therefore exceed the policy requirement.
- 5.7 Policy CS11 requires 15% affordable homes on all developments of 15 or more dwellings subject to development viability. An affordable housing statement and a Viability Assessment have been submitted. Qualified officers have considered the Viability Assessment and consider that this does demonstrate that the development would be unviable with the provision of affordable homes in this case.
- 5.8 **OPEN SPACE AND PLAY**
The site is within the Lamesley ward, which is not deficient in open space, therefore, there is no policy requirement for this proposal to provide public open space.
- 5.9 Within the Lamesley ward there is a deficiency of play space, MSGP40.1b requires the provision of play facilities to the equivalent of 0.07ha per 1,000 residents therefore there is a requirement for 46.2sqm of play space when calculated using the play space standard.
- 5.10 A toddler play area meeting this requirement is indicated on proposed plans, and it is recommended that final details be secured by conditions, including precise location and extent.
- 5.11 **HIGHWAY SAFETY AND PARKING**
There is an existing vehicular junction with Blackfell Way in situ and outside of the red line boundary for this application, and an appropriate visibility splay is shown on submitted drawings for the avoidance of doubt. Give way markings would need to be installed at the junction and this is recommended to be secured by condition.
- 5.12 The proposal shows that each plot would have a dedicated parking space, and there would be 7 visitor parking bays in layby form on the northern side of the access road. This is considered to be acceptable, and in compliance with relevant standards. The proposed longitudinal gradients for the internal roads are also considered to be appropriate from a highway safety perspective.
- 5.13 The development is required to be a self-enforcing 20mph zone with appropriate signage. A raised table/plateau is required and shown on plans in front of plot 9 through to plot 13, and extending approximately halfway between plot 10 and the junction with Black Fell Way. The plateau would need be 100mm high with 1:10 on/off ramps, and it is important to ensure that this traffic calming feature is effective and appropriately designed for this site. It is recommended that conditions be imposed requiring final details of the raised

table/plateau to be submitted to the LPA for consideration, and implementation of the approved scheme.

- 5.14 A strategic pedestrian and cycle link is proposed between units 9 and 10, to link with the path approved under DC/21/00774/FUL at the site immediately south. This path would be a shared footway/cycleway with a bitumen path width of 3.0m and a minimum 1.0m mowing strip to both sides, and this is considered to be appropriate.
- 5.15 It is understood that respective engineers have liaised to confirm that the cycle links for each site would meet at an appropriate point and that the levels at the joining point would also be acceptable. Final engineering details (including final levels for the cycle link/route) would be confirmed as part of the highways adoption technical approvals process and are recommended to be required by planning conditions to be submitted to the LPA for consideration and the approved scheme implemented within appropriate timescales.
- 5.16 The cycle route would continue through the site and out alongside the eastern side of the vehicular junction with Blackfell Way. Once cyclists are crossed onto the northern side of Blackfell Way, the cycle route continues through cells A and B of Derwent View, Northside.
- 5.17 In terms of providing a crossing on Blackfell Way that would be appropriate/wide enough for cycles, it is considered that the most effective approach would be to remove the existing refuge and provide a pinch-point/build-out on the road that would act both as a traffic calming device and a cycle crossing point. These works would also need to include footway widening to the north and south sides of Blackfell Way to provide a complete cycle route linking existing/approved sites to the north and south of this application site. As such, it is recommended that conditions be imposed requiring final details of this cycle crossing scheme to be submitted of the LPA for consideration, and implementation of the approved details.
- 5.18 It is recommended that conditions also be imposed requiring final details of cycle parking and electric vehicle charging be submitted to the LPA for consideration, and implementation of the approved schemes.
- 5.19 It is also recommended that a condition be imposed requiring the following:
 - All kerbing throughout the development to have a face/upstand of 100mm, only reducing to near flush at driveways and pedestrian crossing points; and
 - Channel drains where any driveway falls towards a public footway or carriageway
- 5.20 In terms of sustainability/Travel Plan, it is considered appropriate in this case for conditions to be imposed requiring the developer to provide a welcome pack for residents detailing sustainable travel options and local amenities and including a pre-loaded travel 'POP' card to every new dwelling.

- 5.21 Additionally, with reference to the resident concerns raised regarding highway safety and traffic speeds on Blackfell Way, it is noted that permission DC/21/00774/FUL at the site immediately south of this application site requires that developer to deliver a scheme to create an extended 20mph zone on Blackfell Way.
- 5.22 Subject to conditions, it is considered that the proposal for 22 dwellings would not result in an unacceptable impact on highway safety, and would comply with the aims and requirements of the NPPF and policies CS13, MSGP14 and MSGP15 of the Local Plan.
- 5.23 DESIGN
It is considered that the proposed layout is appropriate, particularly in the context of the constraints of the site. Additionally, submitted plans show proposed materials, but the applicant has since confirmed that the position on this has changed, and as such, it is recommended that conditions be imposed requiring final details of materials to be submitted to the LPA for consideration, and implementation of the approved scheme.
- 5.24 In terms of specific plots, whilst feature house types are proposed, it is considered that the design of plot 19 would need to be enhanced to more positively address both its main frontages (i.e. to act as a corner turner). A condition is proposed to secure this detail.
- 5.25 The orientation of the development faces north, creating a positive and visually interesting street frontage that faces out onto Blackfell Way (albeit sitting behind the retained trees). Plots 19-22 face west, at the western end of the site (at the bend of Blackfell Way), which is not in itself a concern. However, it is considered that the north/side elevation of plot 19 would not be sufficiently active or include enough detail of interest in relation to the overall site addressing the visual emphasis facing north. The northern elevation of plot 19 would need to provide a similar amount of activity and visual interest as the rest of the front elevations on the site.
- 5.26 Ideally this would be achieved using a single corner turning unit, but plot 19 is part of a pair of semi-detached houses, and it is considered that concerns could be adequately addressed through conditions rather than potential reduction of units on site. As such, it is recommended that conditions be imposed requiring final details of the northern elevation of unit 19 be submitted to the LPA for consideration, and implementation of the approved scheme.
- 5.27 Additionally, there is concern regarding the amount, mix and location of boundary treatments proposed at the north western corner in the location of plot 19 and the proposed play area. It is recommended that conditions be imposed requiring final details of boundary treatments be submitted to the LPA for consideration, including the below measures, and implementation of the approved scheme:

- removal of excess fencing/railings around landscaping to the north of plot 19 (as a minimum, removal of the 500mm High 'Race course' style timber fencing around that landscaping area)
- providing improved access to the play area for units 19-22 (eg. a gate/gap at the north west corner of the footpath around these plots)
- final details of measures to provide a more secure environment for the toddler play area in relation to the detention basin/SuDS feature

- 5.28 It is also recommended that conditions be imposed requiring final details of the appearance of hard surfacing on site to be submitted the LPA for consideration, and implementation of the approved scheme.
- 5.29 Subject to conditions, the proposal would not result in an unacceptable impact on visual amenity and would comply with the aims and requirements of the NPPF and policies CS15 and MSGP24 of the Local Plan.
- 5.30 **RESIDENTIAL AMENITY**
 In terms of existing residents, the nearest are to the north side of Blackfell Way on the Derwent View estate, the proposal would provide appropriate distances between proposed and existing dwellings, and it is considered that it would not result in an unacceptable loss of privacy, loss of light, loss of outlook or overbearing impact at neighbouring residential properties. The same is considered in terms of the approved layout of the development site to the south, under permission DC/21/00774/FUL.
- 5.31 Given the location of the proposed development site near to a number of existing residential properties, it is recommended that a condition be imposed specifying/restricting hours of construction on site to minimise disturbance to neighbours. It is also recommended that the conditions be imposed requiring a construction management plan, and implementation of the approved scheme.
- 5.32 In terms of potential future occupiers, it is considered that the proposal would provide adequate internal and external space, and it is recommended that a condition be imposed requiring windows serving WCs, bathrooms and en-suites to be obscurely glazed.
- 5.33 Details submitted with the application indicate that there would be a change in levels across the site, whereby properties at the eastern parts of the site would be at a higher level. Levels plans have been submitted with the application, which show the changes in levels across the site, where the easternmost dwelling would have finished floor levels at 11.2m higher than those of the westernmost unit. However, this change would be graduated over the 179m distance on the site, and retaining walls between plots are not shown on plans to exceed 1m.
- 5.34 The relationship between properties proposed on this site and those approved under DC/21/00774/FUL on the separate site to the south was considered as part of the determination of that previous application, which was ultimately granted.

- 5.35 In particular, it was considered, and maintained in the assessment of this application, that plot 1 at this proposal site could be provided without resulting in an unacceptable overbearing impact at the dwelling approved at plot 22 at the site to the south. These properties would have similar finished floor levels (ie. 0.275m difference) and the side of approved plot 22 to the south would be approximately 12m away from the rear of plot 1 proposed in this current application. Despite the similar finished floor levels of dwellings, approved and proposed plans show there would be a retaining wall on the northern boundary of approved unit 22 around 2m high (with land to the north being higher), and the garden on the northern side of this wall, serving proposed unit 1 on this application site, would have a sloping garden back down towards the property. Whilst not an ideal arrangement in terms of garden levels/retaining walls, it is considered that the proposal would not result in unacceptable harm to amenity for occupiers of these properties.
- 5.36 Further, and conversely, there would also be retaining walls on the separating boundary along the rear of plots 8-21 as approved under DC/21/00774/FUL, whereby land to the south (approved) would be higher than land to the north (proposed). However, these retaining walls would be less than 2m high, and less than 1m high in places, and it is considered that respective properties would not be compromised in an unacceptable way.
- 5.37 In terms of finished floor levels of those already approved and those proposed in this application, the dwellings at plots 8-21 of the approved scheme to the south would have higher finished floor levels than those proposed in this planning application at land to the north. These do not appear on plans to be in excess of 3m higher, and at properties at the western end (shown on plan to be closer to each other), the finished floor levels would be similar (difference of less than 0.2m). It is considered that the proposals would not result in unacceptable harm to residential amenity.
- 5.38 In terms of the potential for noise at the new dwellings from traffic on the A1, and any other potential sources of noise in the area, it is recommended that a condition be imposed limiting the internal noise levels in habitable rooms at new dwellings.
- 5.39 Subject to conditions, the proposal would not result in an unacceptable impact on residential amenity, and would comply with the aims and requirements of the NPPF and policies CS14, MSGP17 and MSGP18 of the Local Plan.
- 5.40 **ECOLOGY**
The proposed development site is not located within or immediately adjacent a designated nature conservation site or wildlife corridor, and no significant direct or indirect adverse impact is anticipated on any such features.
- 5.41 The proposed development comprises a mosaic of principally common and widespread habitats of generally low nature conservation value. However, habitats and features both within and immediately adjacent the site have the potential to support a limited suite of statutorily protected and priority species.

- 5.42 The application is also supported by a biodiversity net gain assessment, which provides a baseline value for the site. In accordance with the mitigation hierarchy, recommendations are made to avoid adverse impacts on biodiversity, where possible. Where unavoidable, recommendations are made to mitigate/reduce such impacts. Where residual impacts occur, proposals are made to provide on-site compensation and, where necessary, offsite ecological compensation.
- 5.43 All of the existing habitats on site including three trees would be permanently lost. The proposed layout allows for the creation of areas of amenity tree and shrub planting, a dry detention basin (SuDS) that would attenuate surface water during extreme rainfall events and small private gardens. These measures would deliver on-site post enhancement habitat units.
- 5.44 Based on the detail submitted, it is considered that the proposed development results in a residual net loss habitat units (which would equate to an equivalent net loss of biodiversity). As such, it is considered that it would be necessary to provide habitat units to be delivered offsite/remote to the development site to achieve measurable biodiversity net gain in accordance with national and local planning policy. The submission indicates that this would have been through a financial contribution for biodiversity 'credits'.
- 5.45 However, the applicant has submitted a Viability Assessment and officers consider that this demonstrates that the development would be unviable with the provision of a financial contribution in this case. As such, the LPA are not in a position to insist that payments towards off site provision be made by the applicant.
- 5.46 Conditions are recommended to be imposed requiring the following details to be submitted to the LPA for consideration, and implementation of the approved details:
- Biodiversity Method Statement
 - Soft landscaping and on-site habitat creation
 - Management, maintenance and monitoring plan for landscaping and on-site habitat creation
- 5.47 Contrary to the aims and requirements of the NPPF and policies CS18, MSGP36 and MSGP37 of the Local Plan, the proposal would result in a loss of ecological value on site and would not achieve measurable biodiversity net gain. However, the Viability Assessment submitted by the applicant demonstrates that that the development would be unviable with the provision of a financial contribution in this case. Therefore, conditions are recommended in relation to ecology and biodiversity on-site, but this application is not recommended to be subject to an obligation for further financial contribution.
- 5.48 TREES

The application is supported by a Tree Survey and Arboricultural Impact Assessment reports. The proposal would result in the loss of three trees on site. As above, it is recommended that conditions be imposed requiring final details of a landscaping scheme to be submitted to the LPA for consideration, and implementation of the approved scheme.

- 5.49 In terms of the trees to be retained outside of the application site, it is recommended that conditions be imposed requiring the submission of an Arboricultural Method Statement and Tree Protection Plan to the LPA for consideration, and implementation of the approved details.
- 5.50 Subject to conditions, it is considered that the proposal would not cause unacceptable harm to trees and would comply with the aims and requirements of the NPPF and policies CS18 and MSGP36 of the Local Plan.
- 5.51 **FLOOD RISK AND DRAINAGE**
A Flood Risk Assessment and Drainage Strategy have been submitted with the application and a SuDS detention basin is proposed the western end of the site and all private driveways are proposed to be permeable block paved.
- 5.52 Northumbrian Water have confirmed no objection to the proposal, provided it is carried out in accordance with the confirmed points of connection.
- 5.53 Submitted details show that no properties would be flooded and the depth of water where accumulation could occur is limited and so would not pose a significant hazard.
- 5.54 However, the information submitted to date for the basin does not adequately demonstrate it would comply with the hydraulics and treatment set out in relevant guidance. It follows that in terms of water quality, other than the private permeable paved driveways, the treatment of runoff from the site would rely on the use of a downstream defender. To provide adequate evidence that this approach would be appropriate based on the catchment (not flow rate) that would pass through the defender, conditions are recommended to require submission of final details of the downstream defender specification (ie. size and model) to the LPA for consideration, and implementation of the approved details.
- 5.55 Further clarification is also required in respect of the SuDS basin stability. The submitted report states that a constant head of water was assumed to be present within the basin, and the drawing provided in the report has a dark blue horizontal line which is understood to illustrate this water level. However, confirmation of the factor of safety available when the basin is full is required, and recommended to be secured by condition.
- 5.56 Confirmation of the form of headwall for adoption by Northumbrian Water (ie. gabion construction or otherwise) is also recommended to be required by conditions, to be submitted to the LPA for consideration, and implementation of the approved details.

5.57 Subject to conditions, based on the updated drainage information, it is considered that the proposal would be acceptable in terms of drainage and would comply with the aims and requirements of the NPPF and policy CS17 of the Local Plan.

5.58 GROUND CONDITIONS

The application site falls within the Coal Authority defined Development High Risk Area. Details have been submitted relating to coal mining legacy risk, including results of intrusive ground investigations. The Coal Authority agree with the recommendations of the submitted information and considers that the applicant has demonstrated that the site can be made safe, stable and suitable for the development proposed. It is recommended that conditions be imposed requiring implementation of the stabilisation works, and submission to the LPA of a verification report demonstrating the effectiveness of the remediation.

5.59 The application site is also situated on potentially contaminated land based on previous historic uses. Details have been submitted relating to land contamination risk, and conditions are recommended to be imposed requiring final details of a report of intrusive site investigations with a Phase II Detailed Risk Assessment, and where required, remediation measures where required, the implementation of approved remediation measures and the submission of verification report(s) demonstrating their effectiveness.

5.60 Subject to conditions, the proposal would not result in an unacceptable impact on ground conditions, and would comply with the aims and requirements of the NPPF and policies CS14 and MSGP20 of the Local Plan.

5.61 SUSTAINABILITY

Local Plan policy CS16 states:

Development will be sustainable, able to function effectively in a changing climate and address impacts on climate change emissions. Development will be required to:

- 1. Use a good standard of building fabric, passive design, and landscaping measures to minimise energy demand,*
- 2. Be flexible from the outset to allow adaptation to alternative uses,*
- 3. Deliver a good level of sustainability required by relevant government schemes/guidance,*
- 4. Minimise its contributions and provide resilience to the ongoing and predicted impacts of climate change,*
- 5. Reduce its whole-life CO2 equivalent emissions impact, and*
- 6. Optimise the use of local renewable or low carbon energy in accordance with the following hierarchy:*
 - i. Connection to an existing, or make provision for future connection, to a committed wider decentralised energy scheme within a specified timeframe,*

- ii. Development of a decentralised energy scheme for the whole or significant portion of a development from the outset, including joint schemes with significant adjacent external energy loads,*
- iii. Incorporation of other renewable energy solutions,*
- iv. Incorporation of other low carbon energy solutions in accordance with current government guidelines.*

5.62 The National Design Guide also states that well design places:

They make use of potential for renewable energy infrastructures at neighbourhood and building level. These include photovoltaic arrays, heat pumps and district heating systems, to reduce demand for non-sustainable energy sources. (paragraph 140).

5.63 A Sustainability Statement has been submitted within the Design and Access Statement for the application and states that the proposed dwellings would incorporate a built fabric that would meet national building regulation standards, and that standard product specification would seek to reduce energy demand and water consumption across the development. Reduction of energy consumption through building fabric is welcomed.

5.64 Exploration of other low carbon sources of heat and energy are not included in the statement, and no confirmation/justification is provided as to why these have been discounted/are not proposed.

5.65 However, in the current absence of further guidance on a clear approach in instances such as in this case, it is considered that a condition requiring additional evaluation of potential low carbon sources of heat and energy would not be reasonable.

5.66 Although the proposal would not fully comply with the aims and requirements of the NPPF and policy CS16 of the Local Plan, as more detailed guidance is not yet available, conditions relating to this matter are not recommended, and, on balance, it is considered that this would not warrant refusal of the application in this instance.

5.67 DIGITAL INFRASTRUCTURE

MSGP8 states that 'The necessary physical infrastructure to enable access to information and digital communication networks will be integrated into all appropriate new developments.' The supporting text clarifies that all proposals for new dwellings and new business premises will be required to demonstrate that engagement has taken place with more than one digital infrastructure provider to explore how digital communication networks can be integrated into the development. The requirements of this policy will be satisfied by the submission of a statement (required either at application stage or through a planning condition) explaining the outcome of this engagement. As such, it is recommended that a relevant condition be imposed to satisfy this requirement.

5.68 COMMUNITY INFRASTRUCTURE LEVY (CIL)

On 1st January 2017 Gateshead Council became a Community Infrastructure Levy (CIL) Charging Authority. This proposal has been assessed against the Council's CIL charging schedule and the site is in residential CIL Zone B, which has a charge of £30 per sqm.

5.69 OTHER MATTERS

The quality and progress of development on separate sites are not material planning considerations for this case.

6.0 CONCLUSION

6.1 Contrary to the aims and requirements of the NPPF and the Local Plan, the proposal would not provide affordable homes and would not achieve measurable biodiversity net gain. However, the Viability Assessment submitted by the applicant demonstrates that that the development would be unviable with the provision of these aspects in this case.

6.2 The positive factors of increasing the housing stock in the borough on a site allocated for housing are also recognised and taken into account in the planning balance. It is considered that the application is acceptable in terms of all other relevant issues, and overall is considered to be acceptable, subject to conditions.

7.0 Recommendation:

That permission be GRANTED subject to the following condition(s) and that the Service Director of Climate Change, Compliance, Planning and Transport be authorised to add, vary and amend the planning conditions as necessary:

1

Unless otherwise required by condition, the development shall be carried out in complete accordance with the approved plan(s) as detailed below -

CellC/A/LP/001 - Location Plan
CellC/A/GA/001 Rev K - Proposed Site Layout
CellC/A/SS/001 Rev A - Indicative Site Section

BN-WD11 Rev A - Braunton Planning and Feature Planning
DB-WD11 Rev B - Dalby Planning
GB-WD11 Rev A - Gisburn Planning
GW-WD11 Rev B - Greenwood Planning and Feature Planning
WL-WD11 Rev A - Whiteleaf Planning

19080 - 61 - P5 - SUDs Details - A1 L
19080 - 11 - P3 - Proposed Surface Finishes and Kerb Layout - A1L
19080 - 01 - P13 - Proposed Engineering Layout - A1L
134247/8001 Rev C
134247-PL-8002-A1LV
134247-PL-8003-A1LV
Flood Risk and Drainage Strategy 19080 - 01 Rev A

SUDs Maintenance Plan 19080-01

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 3 years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

3

Notwithstanding the approved plans, no new external materials shall be used on site until final details of these have been submitted to an approved in writing by the Local Planning Authority.

Reason

To safeguard the visual amenities of the area, and to ensure that the proposed development does not have an adverse effect upon the appearance of the street scene or residential amenity in accordance with the NPPF and policies CS14, CS15, MSGP17 and MSGP24 of the Local Plan.

4

The details approved under condition 3 shall be implemented in full accordance with the approved details and retained as such for the lifetime of the development.

The final boundary treatment/enclosure details approved under condition 3 shall be implemented in accordance with the approved details before the respective dwelling(s) hereby approved are occupied and retained as such for the lifetime of the development.

All windows serving bathrooms, en-suites and WCs shall be glazed with obscure glass at a level three or greater (in accordance with the levels set by Pilkington). The obscure glazing shall be installed prior to occupation of the respective dwellings hereby approved and retained thereafter.

Reason

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the street scene, and to ensure the proposal would provide an appropriate level of privacy for future occupiers, in accordance with the NPPF and policies CS14, CS15, MSGP17, and MSGP24 of the Local Plan.

5

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 1800 hours on Mondays to Saturdays and at no time on Sundays, Bank Holidays or Public Holidays.

Reason

To safeguard the amenities of nearby residents and in accordance with the NPPF and policies CS14, MSGP17 and MSGP18 of the Local Plan.

6

No development hereby approved shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority.

The Plan shall provide for:

- (a) The parking of vehicles of site operatives and visitors
- (b) A Construction Traffic Management Plan which includes further details of the management of vehicles arriving at and leaving the site during construction;
- (c) Storage of plant and materials to be used in constructing the development
- (d) The erection and maintenance of security hoarding
- (e) Wheel washing facilities
- (f) Measures to control the emission of dust and dirt during construction
- (g) Measures to control noise and vibration during construction
- (h) A scheme for recycling/disposing of waste resulting from construction works.
- (i) Measures to control surface water run-off, to ensure there is no off-site flooding during construction

Reason

In order to avoid nuisance to the occupiers of adjacent properties during construction of the development, in accordance with the NPPF and policies CS13, CS14, CS17, MSGP15, MSGP17, MSGP18, MSGP29 and MSGP30 of the Local Plan.

Reason for pre-commencement condition

To ensure that construction details can be approved prior to on-site works thereby avoiding any abortive work and preventing harm to nearby sensitive receptors due to uncontrolled construction and harm to highway safety which could otherwise occur.

7

The development hereby approved shall be implemented wholly in accordance with Construction Management Plan measures approved under condition 6 at all times during construction.

Reason

In order to avoid nuisance to the occupiers of adjacent properties during the construction of the development, in accordance with the NPPF and policies CS13, CS14, CS17, MSGP15, MSGP17, MSGP18, MSGP29 and MSGP30 of the Local Plan.

8

No dwelling hereby approved shall be occupied until a plan clearly identifying at least 6 dwellings that are to be constructed to meet the Building Regulation M4(2) Category 2: Accessible and Adaptable Dwellings standard or equivalent successor standards has been submitted to and approved in writing by the Local Planning Authority.

The identified dwellings shall be constructed as such and retained and maintained as such for the lifetime of the development.

Reason

To ensure the proposal would provide appropriate range and choice of housing in accordance with the NPPF and policy MSGP10 of the Local Plan.

9

No dwelling hereby approved shall be occupied until a statement explaining the outcome of engagement with more than one digital infrastructure provider to explore how digital communication networks can be integrated into the development has been submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure necessary physical infrastructure to enable access to information and digital communication networks at the new development, in accordance with the NPPF and policy MSGP8 of the Local Plan.

10

No dwelling hereby approved shall be occupied until final details of the play area, including precise location and extent, play facilities, timescales for its laying out and long term maintenance, have been submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure adequate and appropriate play provision in accordance with the NPPF and policy MSGP40 of the Local Plan.

11

The play area approved under condition 10 shall be implemented in accordance with the approved details and maintained as such for the lifetime of the development.

Reason

To ensure adequate and appropriate play provision in accordance with the NPPF and policy MSGP40 of the Local Plan.

12

No development or other operations shall commence on site in connection with the development hereby approved, (including, soil moving or any operations involving the use of motorised vehicles or construction machinery) until a Tree Protection Scheme and Arboricultural Method Statement relating to trees outside the site, on its western, northern and eastern boundaries, have been submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure the retained trees can be successfully protected during the construction phase in accordance with the NPPF and policies CS18 and MSGP36 of the Local Plan.

Reason for pre-commencement condition

To ensure that trees are appropriately protected at all times during works and construction.

13

The details approved under condition 12 shall be implemented at all times during construction and there shall be no access, storage, ground disturbance or contamination within the protected areas without the prior written approval of the Local Planning Authority.

Reason

To ensure the retained trees can be successfully protected during the construction phase in accordance with the NPPF and policies CS18 and MSGP36 of the Local Plan.

14

No dwellings hereby approved shall be occupied until a scheme relating to electric vehicle charging infrastructure has been submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure appropriate provision for electric vehicles in accordance with the NPPF and policies CS13 and MSGP15 of the Local Plan.

15

The scheme approved under condition 14 shall be implemented in accordance with the approved details before the respective dwelling is occupied and the electric vehicle infrastructure shall be retained and maintained as such for the lifetime of the development.

Reason

To ensure appropriate provision for electric vehicles in accordance with the NPPF and policies CS13 and MSGP15 of the Local Plan.

16

No dwellings hereby approved shall be occupied until final details of secure and weatherproof cycle storage for each dwelling have been submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure adequate cycle storage provision in accordance with the NPPF and policies CS13 and MSGP15 of the Local Plan.

17

The details approved under condition 16 shall be implemented in accordance with the approved details before the respective dwelling is occupied and retained and maintained as such for the lifetime of the development.

Reason

To ensure adequate cycle storage provision in accordance with the NPPF and policies CS13 and MSGP15 of the Local Plan.

18

Notwithstanding the approved plans, the construction of the dwelling house on plot 19 (as shown on plan CellC/A/GA/001 rev K) shall not progress above damp proof course level until final details of northern elevation of plot 19, showing enhanced active design and visual interest, have been submitted to and approved in writing by the Local Planning Authority.

Reason

To safeguard the visual amenities of the area, and to ensure that the proposed development does not have an adverse effect upon the appearance of the street scene or residential amenity in accordance

with the NPPF and policies CS14, CS15, MSGP17 and MSGP24 of the Local Plan.

19

The dwelling house on plot 19 (as shown on plan CellC/A/GA/001 rev K) shall be constructed wholly in accordance with the details approved under condition 18 and retained as such for the lifetime of the development.

Reason

To safeguard the visual amenities of the area, and to ensure that the proposed development does not have an adverse effect upon the appearance of the street scene or residential amenity in accordance with the NPPF and policies CS14, CS15, MSGP17 and MSGP24 of the Local Plan.

20

Notwithstanding the approved plans, no boundary treatments shall be installed on site until final details of these (including appearance and siting) have been submitted to an approved in writing by the Local Planning Authority. The details shall also include the following:

(a) Removal of excess fencing/railings around landscaping to the north of plot 19 (as a minimum, removal of the 500mm High 'Race course' style timber fencing around that landscaping area)

(b) Provision of improved access to the play area for plots 19-22 (eg. a gate/gap at the north west corner of the footpath around these plots)

(c) Measures to provide a more secure environment for the toddler play area in relation to the detention basin/SuDS feature

Reason

To ensure appropriate access to different parts of the site, and to ensure that the proposed development does not have an adverse effect upon the appearance of the street scene or residential amenity in accordance with the NPPF and policies CS14, CS15, MSGP17 and MSGP24 of the Local Plan.

21

The details approved under condition 20 shall be implemented in full accordance with the approved details before units 19-22 (as shown on plan CellC/A/GA/001 revK) are occupied, and retained and maintained as such for the lifetime of the development.

Reason

To ensure appropriate access to different parts of the site, and to ensure that the proposed development does not have an adverse effect upon the appearance of the street scene or residential amenity in

accordance with the NPPF and policies CS14, CS15, MSGP17 and MSGP24 of the Local Plan.

22

No new hard landscaping shall be used on site until final details of the appearance of the hard landscaping have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include a timescale for its implementation.

Reason

To safeguard the visual amenities of the area, and to ensure that the proposed development does not have an adverse effect upon the appearance of the street scene or residential amenity in accordance with the NPPF and policies CS14, CS15, MSGP17 and MSGP24 of the Local Plan.

23

The hard landscaping details approved under condition 22 shall be implemented in accordance with the approved details, including the approved timescale, and retained as such for the lifetime of the development.

Reason

To safeguard the visual amenities of the area, and to ensure that the proposed development does not have an adverse effect upon the appearance of the street scene or residential amenity in accordance with the NPPF and policies CS14, CS15, MSGP17 and MSGP24 of the Local Plan.

24

No works associated with the development (including site/vegetation clearance and soil stripping) shall commence on site until a Biodiversity Method Statement has been submitted to and approved in writing by the Local Planning Authority. The Biodiversity Method Statement shall include full details of the measures to be implemented to avoid/minimise the risk of harm to biodiversity including statutorily protected and priority species and retained habitats during the site clearance and construction phase, and to provide suitable opportunities for biodiversity, including statutorily protected and priority species (i.e. roosting bats, breeding birds and hedgehog) on site post development.

Reason

To avoid, mitigate and compensate for the impacts of the development on biodiversity including statutorily protected and priority species and retained habitats/features within and/or immediately outwith the proposed development site, to provide enhanced opportunities for biodiversity, and to prevent the spread of invasive non-native species in accordance with the NPPF and policies CS18 and MSGP37 of the Local Plan.

Reason for pre-commencement condition

To avoid/minimise harm to biodiversity at all times during works and construction.

25

The development hereby approved shall be implemented in full accordance with the biodiversity method statement approved under condition 24 at all times during works on site associated with the development and until final completion.

Reason

To avoid, mitigate and compensate for the impacts of the development on biodiversity including statutorily protected and priority species and retained habitats/features within and/or immediately outwith the proposed development site, and to provide enhanced opportunities for biodiversity in accordance with the NPPF and policies CS18 and MSGP37 of the Local Plan.

26

Notwithstanding the submitted information, the development hereby approved shall not progress beyond the damp course layer of any dwelling until full details of the soft landscaping and areas of habitat creation, including timescales for implementation, have been submitted to and approved in writing by the local planning authority.

Reason

To ensure the development maximises opportunities for biodiversity enhancement and improves the local and natural environment in accordance with the NPPF and policies CS18, MSGP36 and MSGP37 of the Local Plan.

27

The soft landscaping and habitat creation scheme approved under condition 26 shall be implemented in full accordance with the approved measures and timescales, and maintained thereafter for a minimum of 30 years.

Reason

To ensure the development maximises opportunities for biodiversity enhancement and improves the local and natural environment in accordance with the NPPF and policies CS18, MSGP36 and MSGP37 of the Local Plan.

28

No dwelling hereby approved shall be occupied until a detailed management plan, annual maintenance programme, monitoring protocol and arrangements to address any defects/issues adversely impacting the value and function of the soft landscaping and/or habitats provided on site have been submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure the development maximises opportunities for biodiversity enhancement and improves the local and natural environment in accordance with the NPPF and policies CS18, MSGP36 and MSGP37 of the Local Plan.

29

The details approved under condition 28 shall be implemented in full accordance with the approved details at all times for the life of the development or a period of no less than 30 years.

Reason

To ensure the development maximises opportunities for biodiversity enhancement and improves the local and natural environment in accordance with the NPPF and policies CS18, MSGP36 and MSGP37 of the Local Plan.

30

No development hereby approved shall commence until the mitigation strategy (Geo-Environmental Assessment (12757, 07/06/13)) to address land instability arising from coal mining legacy have been implemented on site in full.

Reason

To ensure that the site is made safe and stable for the development proposed, in accordance with the NPPF and policies CS14 and MSGP20 of the Local Plan.

Reason for pre-commencement condition

The undertaking of intrusive site investigations, prior to the commencement of development, is considered to be necessary to ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site.

31

The development hereby approved shall not commence until a report of findings arising from further intrusive site investigations and a Phase II Detailed Risk Assessment (to assess potential contamination at the site) have been submitted to and approved in writing by the Local Planning Authority. Where required, the Assessment shall include measures and timescales for Remediation, Monitoring and Verification Reports.

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 CS14 and MSGP20 of the Local Plan.

Reason for prior to commencement condition

The site investigation and assessment of the risks of the site must be undertaken before the development commences in order to ensure that an appropriate remediation scheme suitable for the sensitive end use is identified and approved prior to commencement of the development, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, from the beginning of the works.

32

Where required, the remediation and monitoring measures approved under Condition 31 shall be implemented in accordance with the details and timescales approved and in full accordance with the approved details.

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 CS14 and MSGP20 of the Local Plan.

33

Any undesirable material observed during excavation of the existing ground shall be screened and removed. If any areas of odorous, abnormally coloured or suspected contaminated ground are encountered during development works, then operations shall cease and the exposed material shall be chemically tested.

The works shall not continue until a Risk Assessment and, if required, remediation and monitoring measures have been and submitted to and approved in writing by the Local Planning Authority.

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 CS14 and MSGP20 of the Local Plan.

34

The remediation and monitoring measures approved under condition 33 shall be implemented in accordance with the approved details prior to any further works (other than those required for remediation) 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 CS14 and MSGP20 of the Local Plan.

35

Where remediation is required (under conditions 30-34), following completion of the approved remediation and monitoring measures, no dwelling hereby approved shall occupied until a verification report that demonstrates the effectiveness of the remediation carried out has been submitted to and approved in writing by the Local Planning Authority.

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 CS14 and MSGP20 of the Local Plan.

36

The development hereby approved shall not progress above damp proof course of any dwelling until the following details have been submitted to and approved in writing by the Local Planning Authority:

- (a) Detailed final drawings of the proposed drainage scheme
- (b) Final details and specification of the proposed downstream defender (including size and model)
- (c) Final details relating to landscaping and biodiversity aspects of the detention basin design
- (d) Final details confirming the factor of safety available when the basin is full
- (e) Confirmation of the form of headwall for adoption by Northumbrian Water

Reason

To prevent the increased risk of flooding from any sources and to ensure an appropriate drainage strategy in accordance with the NPPF and policies CS17, MSGP29 and MSGP30 of the Local Plan

37

The development hereby approved shall be implemented in accordance with the details approved under condition 36 at all times and retained and maintained as such for the lifetime of the development.

The drainage scheme shall ensure that foul flows discharge to the foul sewer at manhole 5506 and ensure that surface water discharges to the surface water sewer at manhole 5505 at a restricted rate of 3.1l/sec.

Reason

To prevent the increased risk of flooding from any sources and to ensure an appropriate drainage strategy in accordance with the NPPF and policies CS17, MSGP29 and MSGP30 of the Local Plan

38

No dwelling hereby approved shall be occupied until the following details have been submitted to and approved in writing by the Local Planning Authority:

(a) As-built information relating to the principal elements of the final drainage scheme, demonstrating that design intent has been delivered. This shall include a topographical survey of the detention basin area together with the approved sewer adoption plan.

(b) Final details of Drainage and Flooding Management and Maintenance, including timescales

Reason

To prevent the increased risk of flooding from any sources and to ensure an appropriate drainage strategy in accordance with the NPPF and policies CS17, MSGP29 and MSGP30 of the Local Plan

39

The drainage and flooding management and maintenance measures approved under condition 38 shall be implemented in accordance with the approved details and timescales and retained and maintained as such for the lifetime of the development.

Reason

To prevent the increased risk of flooding from any sources and to ensure an appropriate drainage strategy in accordance with the NPPF and policies CS17, MSGP29 and MSGP30 of the Local Plan

40

No construction works associated with the installation of kerbing on site shall commence until final details of the raised table/plateau (within the site and extending north towards the junction with Blackfell Way), demonstrating the calming feature would be 100mm high with 1:10

on/off ramps, and including timescales for implementation, have been submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure appropriate traffic calming can be adequately and effectively provided on site before the development

41

The details approved under condition 40 shall be implemented in full accordance with the approved details and timescales prior to first occupation of any dwelling house within the development, and retained and maintained as such for the lifetime of the development.

Reason

In the interests of highway safety, in accordance with the NPPF and policies CS13 and MSGP15 of the Local Plan.

42

No dwelling hereby approved shall be occupied until the following details (including timescales for implementation) have been submitted to and approved in writing by the Local Planning Authority:

(a) 'Give way' markings at the junction with Blackfell Way

(b) Removal of the existing pedestrian refuge to the north of the site on Blackfell Way, and provision of a pinch-point/build-out on the main road that would act both as a traffic calming device and a cycle crossing point

(c) Widening of footways on north and south sides of Blackfell Way to allow an uninterrupted cycle route through the application site, across Blackfell Way at the crossing point under (b) and linking with the existing route immediately north of the crossing point.

Reason

In the interests of highway safety and to ensure adequate provision for cycles, in accordance with the NPPF and policies CS13 and MSGP15 of the Local Plan.

43

The details approved under condition 42 shall be implemented in full accordance with the approved details and timescales.

Reason

In the interests of highway safety and to ensure adequate provision for cycles, in accordance with the NPPF and policies CS13 and MSGP15 of the Local Plan.

44

No dwelling hereby approved shall be occupied until the following highways details (including timescales for implementation) have been submitted to and approved in writing by the Local Planning Authority:

(a) Final engineering details for the cycle route (including final levels and connection with the route from the south)

(b) Formal marking-out of the private parking bays for plots 19 to 22, within the off-street private forecourt area.

Reason

In the interests of highway safety and to ensure adequate provision for cycles, in accordance with the NPPF and policies CS13 and MSGP15 of the Local Plan.

45

The details approved under condition 44 shall be implemented in full accordance with the approved details and timescales prior to first occupation of the development, and retained and maintained as such for the lifetime of the development.

Reason

In the interests of highway safety and to ensure adequate provision for cycles, in accordance with the NPPF and policies CS13 and MSGP15 of the Local Plan.

46

No dwelling hereby approved shall be occupied until final details of the cycle route signage and markings, including timescales for implementation, have been submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure appropriate indication and protection of the cycle route, in accordance with the NPPF and policies CS13 and MSGP15 of the Local Plan.

47

The details approved under condition 46 shall be implemented in full accordance with the approved details and timescales and retained as such for the lifetime of the development.

Reason

To ensure appropriate indication and protection of the cycle route, in accordance with the NPPF and policies CS13 and MSGP15 of the Local Plan.

48

All kerbing throughout the development shall have a face/upstand of 100mm, only reducing to near flush at driveways and pedestrian crossing points and there shall be channel drains where any driveway falls towards a public footway or carriageway.

Additionally, a 2m x 2m visibility splay shall be provided to both sides of all driveways (where a double driveway or two combined single driveways with a buffer exist, the splay requirement will be to the sides of the overall driveway dimension)

Reason

In the interests of highway safety, in accordance with the NPPF and policies CS13 and MSGP15 of the Local Plan.

49

No dwelling hereby approved shall be occupied until final details of a welcome pack (including timescales for implementation) to be provided to new residents have been submitted to and approved in writing by the Local Planning Authority. The welcome pack shall include details of:

- (a) Local public transport information
- (b) Cycle parking provision
- (c) EV charging provision
- (d) Local amenities within walking/cycling distance
- (e) A pre-loaded travel 'POP' card to every new dwelling

Reason

In the interests of promoting sustainable transport in accordance with the NPPF and policies CS13 and MSGP15 of the Local Plan.

50

The details approved under condition 49 shall be implemented in accordance with the approved details and timescales.

Reason

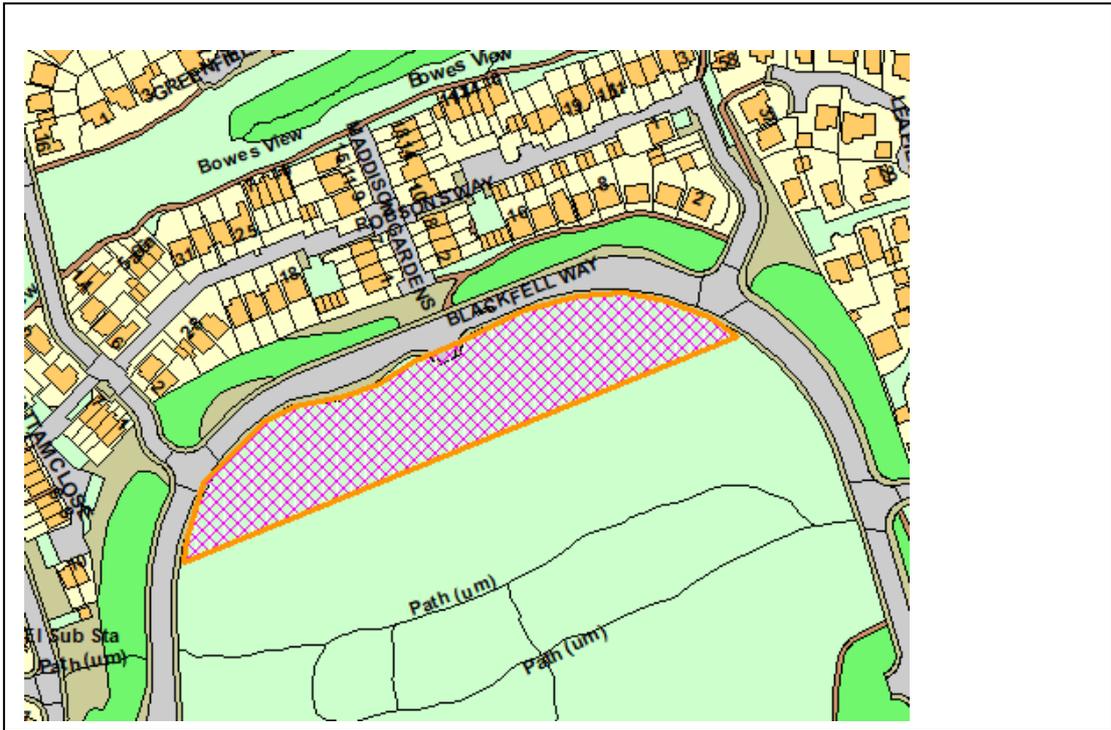
In the interests of promoting sustainable transport in accordance with the NPPF and policies CS13 and MSGP15 of the Local Plan.

51

Internal noise levels in habitable rooms at each dwelling shall meet the sound level values shown in Table 4 of the standard BS8233:2014 - Guidance for sound reduction and noise insulation in buildings.

Reason

To ensure appropriate living conditions for future occupiers in terms of noise, in accordance with the NPPF and policies MSGP17 and MSGP18 of the Local Plan.



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