

DEVELOPMENT PLAN

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that “where in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise.

Development Plan - current status

The Core Strategy and Development Plan was adopted on the 30 January 2020, whilst the saved policies from the Unitary Development Plan were adopted on 7 September 1998. In the report on each application specific reference will be made to policies and proposals that are particularly relevant to the application site and proposal. The CSDP and UDP also include several city wide and strategic policies and objectives, which when appropriate will be identified.

STANDARD CONDITIONS

Sections 91 and 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004 require that any planning application which is granted either full or outline planning permission shall include a condition, which limits its duration.

SITE PLANS

The site plans included in each report are illustrative only.

PUBLICITY/CONSULTATIONS

The reports identify if site notices, press notices and/or neighbour notification have been undertaken. In all cases the consultations and publicity have been carried out in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

LOCAL GOVERNMENT ACT 1972 – ACCESS TO INFORMATION

The background papers material to the reports included on this agenda are:

- The application and supporting reports and information;
- Responses from consultees;
- Representations received;
- Correspondence between the applicant and/or their agent and the Local Planning Authority;
- Correspondence between objectors and the Local Planning Authority;
- Minutes of relevant meetings between interested parties and the Local Planning Authority;
- Reports and advice by specialist consultants employed by the Local Planning Authority;
- Other relevant reports.

Please note that not all of the reports will include background papers in every category and that the background papers will exclude any documents containing exempt or confidential information as defined by the Act.

These reports are held on the relevant application file and are available for inspection during normal office hours at the City Development Directorate at the Customer Service Centre or via the internet at www.sunderland.gov.uk/online-applications/

Peter McIntyre
Executive Director City Development

Reference No.: 23/00267/LP3 Local Authority (Reg 3)

Proposal: **Demolition of Methodist Church and erection of 6no bungalows and covered walkway with associated staff hubs, parking, and landscaping**

Location: Saint Cuthberts Methodist Church, Ryhope Street South SunderlandSR2 0AA

Ward: Ryhope
Applicant: Sunderland City Council
Date Valid: 3 February 2023
Target Date: 31 March 2023
Extension of Time 21 April 2023

Location Plan



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PROPOSAL:

Planning permission is sought for the demolition of Methodist Church and erection of 6no bungalows and covered walkway with associated staff hubs, parking, and landscaping.

The site is located within the village of Ryhope, on the junction of Western Hill and Shaftsbury Avenue, approximately 2.5 miles (as the crow flies) south of Sunderland City centre. The site is an irregular shape and measures approximately 0.19ha in size with vehicular access provided from Shaftsbury Ave. The site is bounded by a low-level wall which runs the perimeter to the site to the south and west and by fencing to the north and east. The existing church is located to the south of the site; the grounds are laid mainly to lawn and there are a small number of trees on the north-western boundary. The site is set within a predominantly residential location with residential properties to the east and west, Ryhope Infant School to the north and community facilities to the south.

The application proposes the demolition of the existing Methodist Church and the construction of high quality, bespoke housing for use by Adult Social Care of Sunderland City Council consisting of 3x3 bedroom bungalows linked to 2no. staff hubs which would consist of a small kitchen area/ office/ overnight facility area and a WC/shower for staff use only and 3x2 bed bungalows with communal living areas; all would be assistive technology enabled.

The application site is located within the ward of Ryhope; it is within a legacy coal mining area identified as low risk and the smoke control area of Ryhope. The site is located within an existing wildlife corridor and within an MSA buffer zone. The site is also within the it is within the Northumbria Coast SPA / Ramsar site Durham Coast SAC and the Northumbria Coast SPA / Ramsar site coastal buffer zone.

The following information has been submitted in support of the application;

Design and Access Statement (DAS)

Noise Assessment (NA)

Transport Statement (TS)

Phase 1 Site Investigation Desk Study Report (SIR)

Arboricultural Impact Assessment (AIA)

Preliminary Ecological Appraisal 'Low Impact' Ecological Impact Assessment (EcIA)

TYPE OF PUBLICITY:

Site Notice PN15 Local Authority Development Notice displayed 30th March 2023

Site Notice PN1 21 Day Notice displayed – 1st March 2023

Neighbour Notifications

CONSULTEES:

Cllr Steven Bewick

Cllr Martyn Herron

Cllr Ali Usman

Network Management

Northumbrian Water

Environmental Health

Environment Agency

Land Contamination

Planning And Highways West

Land Contamination

Ryhope Early Days Nursery Shaftesbury Avenue Sunderland SR2 0RT
63 Shaftesbury Avenue Sunderland SR2 0AQ
Headteacher Ryhope Infant School Shaftesbury Avenue Sunderland SR2 0RT
Headteacher Ryhope Junior School Shaftesbury Avenue Sunderland SR2 0RT
65 Shaftesbury Avenue Sunderland SR2 0AQ
28 Western Hill Ryhope Sunderland SR2 0AA
64 Shaftesbury Avenue Sunderland SR2 0AQ
30 Western Hill Ryhope Sunderland SR2 0AA
67 Shaftesbury Avenue Sunderland SR2 0AQ
66 Shaftesbury Avenue Sunderland SR2 0AQ
26 Western Hill Ryhope Sunderland SR2 0AR
27 Western Hill Ryhope Sunderland SR2 0AA
29 Western Hill Ryhope Sunderland SR2 0AA
61 Shaftesbury Avenue Sunderland SR2 0AQ
68 Shaftesbury Avenue Sunderland SR2 0AQ

Final Date for Receipt of Representations: **23.04.2023**

REPRESENTATIONS:

Cllr Martyn Herron emailed to express his support for the proposal.

No public representations received.

Environment Agency

No Objection – advice offered in respect of Historic Landfill

Northumbrian Water

No objection subject to recommended pre-commencement condition pertaining to the disposal of foul water.

Transportation Development

No objection

Environmental Health

No objection subject to recommended planning condition.

Ecology

No objection subject to recommended planning conditions. No HRA contribution required.

POLICIES:

In the Unitary Development Plan the site is subject to the following policies;

Core Strategy and Development Plan 2015-2033 (CSDP)

SP1 Development strategy
SP5 South Sunderland
SP7 Healthy and safe communities
SP8 Housing supply and delivery
HS1 Quality of life and amenity
HS3 Contaminated land
H1 Housing mix
VC5 Protection and delivery of community facilities and local services
BH1 Design quality
BH2 Sustainable design and construction
NE1 Green and blue infrastructure
NE2 Biodiversity and geodiversity
NE3 Woodlands/hedgerows and trees
WWE3 Water management
WWE5 Disposal of foul water
WWE6 Waste management
ST2 Local Road network
ST3 Development and transport
M1 Minerals Safeguarding Areas and infrastructure

Unitary Development Plan (saved policies) (UDP)

CN23: Wildlife Corridors

The National Planning Policy Framework (NPPF)
National Planning Policy Guidelines (NPPG)
National Design Guide (NDG)

COMMENTS:

By virtue of section 38(6) of the Planning and Compulsory Purchase Act, 2004, the starting point for consideration of any planning application is the saved policies of the development plan. A planning application must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF advocates a presumption in favour of sustainable development. However, the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. The Core Strategy and Development Plan (CSDP) was adopted in January 2020 and is considered to represent an up-to-date development plan for the purposes of the NPPF, as are the Unitary Development Plan (saved policies) (UDP)

The key issues for consideration in the determination of this application are: -

Principle of the development
Design and impact on the street scene
Impact upon residential amenity
Contamination
Ecological impact
Highway and pedestrian safety
Water and wastewater management
Minerals safeguarding

Principle of development

The NPPF has an emphasis on sustainable development and sets out three overarching objectives to achieve this (a) economic, (b) social and (c) environmental. The NPPF advocates a presumption in favour of sustainable development, however, the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making.

The NPPF Chapter 5 details how the NPPF can support the Government's objective of significantly boosting the supply of homes, paragraph 62 states that the housing needed for different groups in the community should be assessed and reflected in planning policies including those for people with disabilities and at paragraph 64 advocates the use of brownfield land.

CSDP Policy SP1 sets out the principles for development for Sunderland City and seeks to support sustainable economic growth and meet people's needs, the council, working with local communities, its partners and key stakeholders with an aim to deliver at least 13,410 net new homes and create sustainable mixed communities which are supported by adequate infrastructure across the plan period with CSDP Policy SP5 setting out the policies for strategic growth across South Sunderland.

CSDP Policy SP7(6) seeks to ensure healthy and safe communities and seeks to ensure that new developments are i. are age friendly, inclusive, safe, attractive, and easily accessible on foot or by bicycle and ii. have a strong sense of place which encourages social interaction.

CSDP Policy SP8 relates to housing supply and delivery whilst CSDP Policy H1 sets out the principles for residential housing mix with an aim to providing affordable housing, market housing demand and specialist housing through a mix of house types, tenures and sizes which are appropriate for their location, taking into consideration the character and accessibility of an area.

CSDP Policy VC5 advocates the protection of community facilities and local services and seeks to;

1. resist their loss, unless a replacement facility that meets the needs of the community is provided, or the community facility is no longer required in its current use, and it has been demonstrated that it is not suitable for any other community uses;
2. supporting development of new and extended community facilities. Developments for new community facilities should be located in accessible neighbourhood and centre locations; and
3. supporting the shared use of facilities, provided that it can be demonstrated that such shared use will not adversely affect the level of social and community provision.

The proposed development would result in the loss of an existing place of worship and as such the loss of a community facility, however, the existing Methodist Church is in poor condition, and has been unused for a number of years. The development, which is the subject of this application, would provide high quality, bespoke housing for people over the age of 55 who require additional support and care. The development would allow people with varying care needs to live as independently as possible whilst enabling ongoing care needs to be met. The site is within a sustainable location with access to local services and facilities and would assist in the local authorities housing target.

Taking the above into deliberation, whilst the loss of the Church is noted, the building has been vacant for a number of years and is in a state of disrepair; the development would provide ongoing care provision for vulnerable adults within a community facility. The proposal would assist in the local authorities housing target via the provision of new housing which would meet the needs of vulnerable future occupants and as such the proposal is considered acceptable and in accordance with local and national planning policies

Design and impact on the street scene

The NPPF states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities and states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design. The NPPF advocates that planning policies and decisions should ensure that developments;

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout, and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming, and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive, and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

CSDP Policy BH1 seeks to ensure that developments achieve high quality design and positive improvement through accordance with a clear set of criteria as set out in the policy. It states that development should be of a scale, massing, layout, appearance and setting which respects and enhances the positive qualities of nearby properties and the locality; avoids disruption to established views of important buildings, structures, and landscape features; as well as encouraging durability and adaptability throughout the lifetime of a development whilst CSDP Policy BH2 relates to sustainable design and construction.

The application proposes the demolition of the existing Methodist Church which is in a dilapidated state and the construction of No.6 bungalows with ancillary facilities to provide assisted living for residents over the age of 55 who require additional support and care. The proposed bungalows are oriented to enclose the site and create a community feel within. Entry into each bungalow face inwards into a central courtyard. The front facing No.3 bed bungalows have been arranged to offer shared communal facilities; staff hubs are to be located centrally to provide quick and suitable access to each dwelling if assistance is required, whilst also allowing privacy to residents.

The No.2 bed bungalows are more traditional in nature with a courtyard to the front which would be semi-covered by a pergola type canopy and a patio area to the rear. All dwellings have been designed to meet Category M4(3) and Nationally Described Space Standards. The development would be of red brick construction with elements of timber cladding; the roof would consist of grey concrete roof tiles, with the covered walkways and link buildings containing sarnafil flat and sedum roofs; the windows and doors would be grey uPVC.

The proposed design, scale, massing, appearance, and materials palette are considered acceptable and would not have an adverse impact on the character of nearby properties or the locality as such the proposal is considered acceptable in this respect.

Amenity Impact

The NPPF paragraph 130(f) advocates a safe, inclusive, and accessible places which promote health and well-being with a high standard of amenity for existing and future users/

CSDP Policy BH1 seeks to retain acceptable levels of privacy and ensure a good standard of amenity for all existing and future occupiers of land and buildings whilst CSDP Policy HS1 seeks to ensure that cumulative impact of development does not result in unacceptable adverse impacts on the local community stating that development will not normally be supported where the existing neighbouring uses would unacceptably impact on the amenity of future occupants of the proposed development.

An NA has been submitted in support of this application which details various combinations for wall, glazing, ventilation (acoustic parameters) and roof/ceiling construction in respect of noise amelioration.

In respect to the development, the courtyard arrangement and shared community spaces would provide would increase a sense of safety and security which has been found to enhance older adults' quality of life and everyday lived experience. The units have been arranged in a north/south direction, with rooflights positioned along the off-centre pitched roof to draw light into the heart of the buildings and the mix of private and shared garden space would not only enhance the visual appearance of the site but would provide community green spaces providing the opportunity for older adults to carry out meaningful activities which supports physical activity and encourages incidental neighbourly encounters and create a community feel.

The proposed interface differences between the proposed development and the existing built form are considered acceptable.

The Environmental Health Team (PH) have been consulted on this application and have raised no objection, however they noted that whilst the NA covered noise amelioration, the developer/ /architects must decide upon which of the recommendations to adopt. The chosen configurations must be finally outlined by the developers/architects and should be forwarded to the Local Planning Authority (LPA) for approval. It is considered that this can be achieved by the imposition of a suitably worded planning condition. It is considered that with the imposition and adherence to the planning condition, the proposal would not have a negative impact on resident or neighbouring amenity and is acceptable in this respect,

Ecological impact

The NPPF at Chapter 15 recognises the intrinsic value and character of the natural environment and seeks to minimise the impact of development and to protect and enhance valued landscapes whilst seeking to achieve biodiversity and geodiversity net gains. Paragraph 182 states that the

presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects) unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.

The application site lies within an existing wildlife corridor and within the Northumbria Coast SPA / Ramsar site Durham Coast SAC and the Northumbria Coast SPA / Ramsar site coastal buffer zone and as such UDP saved policy CN23 and CSDP Policies NE1, NE2, NE3 and ID2 are relevant.

The site currently is laid mainly to lawn with a small number of trees, which are considered to be of low quality (Category C) located on the north-western boundary. The application proposes the introduction of both hard and soft landscaping with the addition of community greenspace located within and around the periphery of the site. The soft landscaping would include landscaping to the front of the properties, the planting of native mixed hedging and the introduction of trellis to encourage plant growth; the hard landscaping and external surfacing being of block paving and calcinated flint.

An AIA and EclA have been submitted in support of this application.

The County Ecologist (CE) has been consulted on the application and has raised no objections, however they identified that the contents of the EclA, including a Preliminary Roost Assessment for bats is not in line with industry standard guidance, however, stated that current survey guidance allows some scope for professional judgement on the need for further survey and while there is no detail within the report on the justification for not undertaking survey, sufficient photographic evidence and description is provided to enable an understanding of the site conditions and in this instance, the CE concluded that in their assessment, there remains a minor risk that roosting bats could be harmed. Therefore, the CE has recommended the imposition of a pre-commencement planning condition requiring that works be undertaken in accordance with a precautionary working method statement to be agreed with the LPA and the addition of a planning condition pertaining to the loss of trees/hedging and nesting birds. It is considered that with the imposition and adherence to the recommended planning conditions the proposal would accord with local and national planning policy in this respect.

As noted earlier, the site is within the Northumbria Coast SPA / Ramsar site Durham Coast SAC and the Northumbria Coast SPA / Ramsar site coastal buffer zone and as such a planning obligation is required to mitigate any potential impact on the coastal European sites, however, as the proposal relates to assisted living the CE has concluded that any future residents of the site are unlikely to be using the coastal European sites for recreational purposes to any significant degree and as such do not represent a likely significant effect on the Northumbria Coast SPA or Durham Coast SAC and with this in mind, no contribution towards HRA mitigation is therefore required.

Contamination

The NPPF at paragraph 174(f) advocates the remediation and mitigation of despoiled, degraded, derelict, contaminated and unstable land, where appropriate and at paragraph 183 states that planning policies and decisions should ensure that;

- (a) a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including

land remediation (as well as potential impacts on the natural environment arising from that remediation);

- (b) after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and
- (c) adequate site investigation information, prepared by a competent person, is available to inform these assessments.

However, a site is affected by contamination or land stability issues, responsibility for securing a safe development rest with the developer and/or landowner. (NPPF paragraph 184)

CSDP Policy HS3 relates to contaminated land and set out the principles for development on contaminated land and seeks to ensure that there is no unacceptable risk to health or to the environment; that contaminants to the proposed end use and future site users are adequately quantified and addressed. Ensuring the correct mitigation measures are identified and implemented and that in developing the site there would be no risk to people, buildings, services, or the environment including the apparatus of statutory undertakers.

A Phase 1 Site Investigation – Desk Top Study Report and a Noise Assessment Report have been submitted in support of this application

The site falls within a coal mining legacy area identified as low risk and historical development and demolition activities on the site are considered a potential source of contamination. The Phase 1 Site Investigation Report identified that a former refuse tip dating from the 1960-90s is located approximately 100 metres north of the site and is considered a potential source of hazardous ground gases.

The Land Contamination Team (LCT) have been consulted as part of this application process and have raised no objection subject to recommended planning conditions pertaining to ground investigation, remediation, verification, and contamination. The Environment Agency (EA) have also been consulted and have raised no objection but noted that the site is located on or within 250 metres of a landfill site that is potentially producing landfill gas and offered further advice, this issue of contamination has been considered as part of the LCT response.

CSDP HS2 relates to noise sensitive development and advocates that noise sensitive development will be directed to the most appropriate locations and protected against existing and proposed sources of noise through careful design, layout, and uses of materials. This element of the proposal has been discussed earlier in the report and as noted previously PH have raised no objection subject to the imposition of recommended planning conditions.

Taking the above into deliberation, it is considered that with the imposition and adherence to recommended planning conditions as detailed above, the proposal would accord with local and national planning policy in this respect.

Water and wastewater management

The NPPF advocates that plans, and policies should take a proactive approach to mitigating and adapting to climate change and support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts. The NPPF at paragraph 167 states that when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere.

Built development can lead to increased surface water run-off; therefore, new development is encouraged to incorporate mitigation techniques in its design and therefore CSDP Policies WWE3 and WWE5 are relevant.

The application site is located with Flood Risk Zone 1 as identified by the EA. The application Form states surface water and foul sewage are to be disposed of via the existing main sewer.

Northumbrian Water (NW) have been consulted as part of this application process and have raised no objection subject to the imposition of a recommended pre-commencement planning condition pertaining to the disposal of foul and surface water.

It is considered that with the imposition and adherence to the recommended planning condition, the proposal would accord with local and national planning policy in this respect.

Highway and pedestrian safety

The NPPF promotes sustainable transport and advocates those opportunities to promote walking, cycling and public transport use are identified and pursued with paragraph 105 advocating the development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. The NPPF paragraph 110 seeks to ensure that opportunities to promote sustainable transport has been considered and that safe and suitable access to the site can be achieved for all users.

CSDP Policies ST2 sets out the local road network hierarchy, which will be used when considering development, whilst CSDP Policy ST3 seeks to ensure safe and convenient access for all road users.

The application property is located within a sustainable location with good access links to local transport networks. Access to the proposed dwellings is via a 6m wide shared road surface on Shaftesbury Ave. No.12 in curtilage parking spaces are proposed within the site, and a turning head has been provided to enable adequate space to turn a vehicle and exit the site in forward gear. The DAS states that a refuse collection point has been indicated mediately adjacent the highway to enable collection from Shaftesbury Ave and that servicing within the site would also be possible. A TS has been submitted in support of this application.

The Network Management Team (NMT) have been consulted, further information was requested and submitted and as such the NMT have offered no objection to the proposed development.

Conclusion

For the reasons set out above, it is considered that the proposed development is acceptable in principle. The design and materials palette are considered acceptable and would not have a negative impact on the locality of the street scene. There would be no adverse impact on residential amenity. Subject to the conditions recommended throughout this report, the proposals are also considered to be acceptable in respect of ecology, water and wastewater management, highways safety and ground conditions/land contamination.

The proposed development is therefore considered to be acceptable and compliant with the requirements of the relevant policies of the NPPF and the Council's Core Strategy and Development Plan and remaining policies of the UDP. It is consequently recommended that Members Grant Consent for the development under Regulation 3 of the Town and Country Planning (General Regulations) 1992 (as amended), subject to the conditions below.

RECOMMENDATION:

Members be minded GRANT CONSENT under Regulation 3 of the Town and Country Planning (General Regulations) 1992 (as amended) subject to the expire of the consultation period on the 23rd April 2023 and subject to the conditions below:

Conditions

1. The development to which this permission relates must be begun not later than three years beginning with the date on which permission is granted, as required by section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004 to ensure that the development is carried out within a reasonable period of time.
2. The development hereby granted permission shall be carried out in full accordance with the following approved plans:
 - Location Plan: Drawing No. S3824-BDN-XX-XX-DR-A-0001 Revision P1
 - Axonometric 3D: Drawing No. S3824-BDN-01-XX-VS-A-0001 Revision P1
 - Axonometric View 1: Drawing No. S3824-BDN-XX-XX-VS-A-0001 Revision P1
 - Axonometric View 2: Drawing No. S3824-BDN-XX-XX-VS-A-0002 Revision P1
 - Elevations: Drawing No. S3824-BDN-01-XX-EL-A-0001 Revision P1
 - Elevations 2b3p Bungalow - Type 1: Drawing No. S3824-BDN-02-XX-EL-A-0001 Revision P1
 - Elevations 2b3p Bungalow - Type 2: Drawing No. S3824-BDN-03-XX-EL-A-0001 Revision P1
 - Elevations 2b3p Bungalow - Type 3: Drawing No. S3824-BDN-04-XX-EL-A-0001 Revision P1
 - Floor Plan Shared Bungalows + Staff Hub: Drawing No. S3824-BDN-01-00-PL-A-0001 Revision P1
 - Floor Plan 2b3p Bungalow - Type 1: Drawing No. S3824-BDN-02-00-PL-A-0001 Revision P1
 - Floor Plan 2b3p Bungalow - Type 2: Drawing No. S3824-BDN-03-00-PL-A-0001 Revision P1
 - Floor Plan 2b3p Bungalow - Type 3: Drawing No. S3824-BDN-04-00-PL-A-0001 Revision P1
 - Indicative Street Scene: Drawing No. S3824-BDN-XX-XX-EL-A-0002
 - Internal Elevations: Drawing No. S3824-BDN-01-XX-EL-A-0002 Revision P1
 - Roof Plan Shared Bungalows + Staff Hub: Drawing No. S3824-BDN-01-01-PL-A-0001 Revision P1
 - Roof Plan 2b3p Bungalow - Type 1: Drawing No. S3824-BDN-02-01-PL-A-0001 Revision P1
 - Roof Plan 2b3p Bungalow - Type 2: Drawing No. S3824-BDN-03-01-PL-A-0001 Revision P1
 - Roof Plan 2b3p Bungalow - Type 3: Drawing No. S3824-BDN-04-01-PL-A-0001 Revision P1
 - Site Plan: Drawing No. S3824-BDN-XX-XX-DR-A-0003 Revision P1

Reason: In order to ensure that the completed development accords with the scheme approved and to comply with Policy BH1 of the Core Strategy and Development Plan.

3. Notwithstanding any indication of materials which may have been given in the application, no development shall take place until a schedule and/or samples of the materials and finishes to be used for the external surfaces, including walls, roofs, doors, and windows has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be carried out other than in accordance with the approved details; in the interests of visual amenity and to comply with policy BH1 of the Core Strategy and Development Plan.
4. Development shall not commence until a detailed scheme for the disposal of foul and surface water from the development hereby approved has been submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water and the Lead Local Flood Authority. Thereafter the development shall take place in accordance with the approved details; to prevent the increased risk of flooding from any sources in accordance policies WWE3 and WWE5 of the Core Strategy and Development Plan and the aims of the NPPF.
5. Prior to the commencement of the building works details of noise amelioration measures for the wall, glazing, ventilation (acoustic parameters) and roof/ceiling construction shall be submitted to and approved in writing by the Local Planning Authority; to protect neighbouring amenity and in accordance with policies HS1, HS2 and BH1 of the Core Strategy and Development Plan and the aims of the NPPF.
6. No development shall take place (including any demolition) until a method statement for the avoidance of impacts to potential bat has been submitted to and approved in writing by the local planning authority. The content of the method statement shall include the:
 - a) purpose and objectives for the proposed ecological measures, to include means of avoiding direct harm to roosting bats and provision of permanent compensatory roost features, e.g., bat boxes;
 - b) detailed working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);
 - c) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;
 - d) persons responsible for implementing the works;
 - e) initial aftercare and long-term maintenance (where relevant);

The works shall be carried out strictly in accordance with the approved details and features created shall be retained in that manner thereafter; to ensure the protection of protected species and in accordance with policies NE1 and NE2 of the Core Strategy and Development Plan and the aims of the NPPF.

7. No removal of hedgerows, trees or shrubs or works to or demolition of buildings or structures that may be used by breeding birds shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority; to ensure the protection of protected species and in accordance with policies NE2 and NE3 of the Core Strategy and Development Plan and the aims of the NPPF.

8. Development, other than demolition, shall not commence until a suitable and sufficient ground investigation and Risk Assessment to assess the nature and extent of any contamination on the site (whether or not it originates on the site) has been submitted to and approved in writing by the Local Planning Authority.

The investigation and risk assessment shall be undertaken by competent persons and written report of the findings must be produced and submitted for the approval of the LPA. The report of the findings must include:

- i a survey of the extent, scale, and nature of contamination;
- ii an assessment of the potential risks to:
 - o human health;
 - o property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes;
 - o adjoining land;
 - o ground waters and surface waters;
 - o ecological systems;
 - o archaeological sites and ancient monuments; and
- iii where unacceptable risks are identified, an appraisal of remedial options, and proposal of the preferred option(s).

The Investigation and Risk Assessment shall be implemented as approved and must be conducted in accordance with the Environment Agency's "Land contamination: risk management".

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours, and other offsite receptors, in accordance with the National Planning Policy Framework Paragraphs 174f and 183. The details are required to be submitted and approved in advance of works commencing on site to ensure the development is undertaken in a manner to protect future users of the site and the environment.

9. Development, other than demolition, shall not commence until a detailed Remediation Scheme to bring the site to a condition suitable for the intended use (by removing unacceptable risks to human health, buildings, and other property and the natural and historical environment) has been submitted to and approved in writing by the Local Planning Authority.

The Remediation Scheme should be prepared in accordance with the Environment Agency's "Land Contamination: Risk Management" and must include a suitable options appraisal, all works to be undertaken, proposed remediation objectives, remediation criteria, a timetable of works, site management procedures and a plan for validating the remediation works. The Remediation Scheme must ensure that as a minimum, the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. Once the Remediation Scheme has been approved in writing by the Local Planning Authority it shall be known as the Approved Remediation Scheme.

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours, and other offsite receptors, in accordance with the National Planning Policy Framework Paragraphs 174f and 183. The details are required to be submitted and approved in advance of works commencing on site to ensure the development is undertaken in a manner to protect future users of the site.

10. The Approved Remediation Scheme for any given phase shall be implemented in accordance with the approved timetable of works for that phase. Within six months of the completion of measures identified in the Approved Remediation Scheme and prior to the occupation of any building in that phase, a Verification Report (that demonstrates the effectiveness of the remediation carried out) must be produced and is subject to the approval in writing of the Local Planning Authority.

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours, and other offsite receptors, in accordance with the National Planning Policy Framework Paragraphs 174f and 183.

11. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority.

A Risk Assessment must be undertaken in accordance with the requirements of the Environment Agency's "Land Contamination: Risk Management" and where remediation is necessary a Remediation Scheme must be prepared and submitted to the Local Planning Authority in accordance with the requirements that the Remediation Scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Once the Remediation Scheme has been approved in writing by the Local Planning Authority it shall be known as the Approved Remediation Scheme. Following completion of measures identified in the Approved Remediation Scheme a verification report must be prepared and submitted in accordance with the approved timetable of works. Within six months of the completion of measures identified in the Approved Remediation Scheme and prior to the occupation of any building, a validation report (that demonstrates the effectiveness of the remediation carried out) must be submitted to the Local Planning Authority.

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours, and other offsite receptors, in accordance with the National Planning Policy Framework Paragraphs 174f and 183.