

## HARROGATE BOROUGH COUNCIL

**DATE:** 12 May 2016

**PLAN:** 09

**CASE NUMBER:** 15/05195/OUT

**GRID REF: EAST** 416110

**NORTH** 465707

**APPLICATION NO.** 6.49.165.A.OUT

**DATE MADE VALID:** 08.01.2016

**TARGET DATE:** 04.03.2016

**REVISED TARGET:** 13.05.2016

**CASE OFFICER:** Mrs Kate Williams

**WARD:** Pateley Bridge

### VIEW PLANS AT:

[http://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=su  
mmmary&keyVal=NY3YZLHY0B100](http://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=su<br/>mmmary&keyVal=NY3YZLHY0B100)

**APPLICANT:** J & I Brown

**AGENT:** M J F Architects

**PROPOSAL:** Outline application for the erection of 2 dwellings with access and layout considered (Site Area 0.09 ha).

**LOCATION:** Land Adjacent To Old Church Lane Cottage Old Church Lane Pateley  
Bridge Harrogate North Yorkshire HG3 5LY

## REPORT

### SITE AND PROPOSAL

An amended plan has been received following the decision of the committee to defer the application for approval by the Chief Planner following the siting of the dwelling further away from the adjacent protected tree and curving the dry stone wall.

As submitted the plans did not have implications for the tree, but members considered moving it away would improve future resident's amenity, and reduce pressure for pruning requests. The alteration to the dry stone wall is within the accepted visibility splay. These are minor alterations. The conditions have been reflected to include the correct plan reference.

The report is thus set out in full below for reference.

This is an outline application for the erection of 2 dwellings with access and layout considered (appearance, landscaping and scale are all reserved matters). There are detailed indicative drawing submitted, which show 2 dwellings facing Old Church Lane of a traditional design using stone under a slate roof with timber windows. A cross section has been submitted to illustrate the height of the proposed dwellings.

The site lies adjacent and opposite residential dwellings. The site is within the Nidderdale Area of Outstanding Natural Beauty (AONB) and adjacent to Pateley Bridge Conservation Area (CA).

Sloping pastoral fields lie to the north and this site forms part of a larger field which slopes above the main urban area which is visible from many surrounding vantage points. Two old cottages lie to the south of the site beyond which is a small interwar Council housing estate.

Adjacent to the western portion of the site is Old Church Lane Cottage (occupied) and Bedlam Barn (vacant), both attractive, old, stone, 2-storey dwellings. There is a TPO to the south west of the site between the site proposed for the dwellings and Old Church Lane Cottage.

The remaining land adjacent to the site comprises of an uneven field, sloping uphill to the east. There is also an access track to Springfield Barn, which is also residential, and again the land slopes upwards towards this property.

Site boundaries comprise of dry-stone walls and the southern part of the site is elevated around 1-1.5m above Church Lane, which is similar to other properties along this lane with residential development sited at a higher level than the road.

## **MAIN ISSUES**

1. Land Use Principle
2. Layout & Indicative Design & Impact Upon The Conservation Area
3. Impact Upon The Nidderdale Area Of Outstanding Natural Beauty
5. Impact Upon Residential Amenity
6. Highways, Access And Parking
7. Provision Of Off-Site Open Space And Village Hall Contributions
8. Other Issues

## **RELEVANT SITE HISTORY**

15/05195/OUT – Outline application for the erection of 4 dwellings with access and layout considered (Site Area 0.2ha)  
APPLICATION WITHDRAWN 11.10.2015

## **CONSULTATIONS/NOTIFICATIONS**

### **Parish Council**

049 - HIGH AND LOW BISHOPSIDE

### **NYCC Highways And Transportation**

No objections - recommends conditions.

### **EHO Contaminated Land**

No objections, recommends conditions.

### **AONB - Joint Advisory Committee**

Object - Impact upon the character and appearance of the Conservation Area.

### **Yorkshire Water**

Not received.

**DCS Arboricultural Officer**

There will need to be no level changes within 8 metres of the tree. If this can be agreed, then conditions can be imposed at the reserved matters.

**Housing Department**

No objections.

**H.B.C Land Drainage**

No objections - See assessment.

**DCS - Open Space**

No calculation required at outline.

**RELEVANT PLANNING POLICY**

NPPF	National Planning Policy Framework
CSSG3	Core Strategy Policy SG3 Settlement Growth: Conservation of the countryside, including Green Belt
CSSG4	Core Strategy Policy SG4 Settlement Growth: Design and Impact
CSEQ1	Core Strategy Policy EQ1: Reducing risks to the environment
CSEQ2	Core Strategy Policy EQ2: The natural and built environment and green belt
CSC1	Core Strategy Policy C1: Inclusive communities
LPC01	Harrogate District Local Plan (2001, as altered 2004) Policy C1, Conservation of Nidderdale A.O.N.B
LPC02	Harrogate District Local Plan (2001, as altered 2004) Policy C2, Landscape Character
LPHD03	Harrogate District Local Plan (2001, as altered 2004) Policy HD3, Control of development in Conservation Areas
LPHD13	Harrogate District Local Plan (2001, as altered 2004) Policy HD13, Trees and Woodlands
LPHD20	Harrogate District Local Plan (2001, as altered 2004) Policy HD20, Design of New Development and Redevelopment
SPGRES	Supplementary Planning Guidance, Residential Design Guide
SPDHSE	Supplementary Planning Document: House Extensions and Garages Design Guide
OPGAON	Other Planning Guidance, Nidderdale AONB - Management Strategy
OPGCPB	Other Planning Guidance, Pateley Bridge Conservation Area Character Appraisal
SPDPOS	Supplementary Planning Document: Provision for Open Space in Connection with New Housing Development
SPDPVH	Supplementary Planning Document, Provision for Village Halls in Connection with New Housing Development
SPGLAP	Supplementary Planning Guidance, Landscape Character Assessment of Harrogate District

**APPLICATION PUBLICITY**

**SITE NOTICE EXPIRY:** 25.02.2016

**PRESS NOTICE EXPIRY:** 31.12.2015

## **REPRESENTATIONS**

HIGH AND LOW BISHOPSIDE - Objects. Although the Council did not object to the previous application it now objects on the grounds of the existing drainage problems in this area which would be aggravated by a development there.

## **OTHER REPRESENTATIONS**

8 representations have been received at the time of writing the report, and the planning objections are summarised below:

- \* Rejected Local Plan P1 land off Old Church Lane
- \* Loss of Greenfield site
- \* Affects Conservation Area
- \* Affects landscape setting
- \* Impact on trees
- \* Traffic generation
- \* Previously refused applications
- \* Will exacerbate Flooding problems in the area
- \* Inadequate road width on Church Lane
- \* Highway Safety
- \* Unsustainable in terms of employment opportunities

## **VOLUNTARY NEIGHBOUR NOTIFICATION**

### **ASSESSMENT OF MAIN ISSUES**

1. LAND USE PRINCIPLE - Planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The Harrogate District Development plan comprises the Core Strategy (2009) and saved policies of the Harrogate District Local Plan 2001 (as amended 2004) and adopted Supplementary planning Guidance.

The National Planning Policy Framework March 2012 (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. The NPPF is a material consideration in planning decisions, it advises as a key objective that there is a presumption in favour of sustainable development of which it prioritises three dimensions to sustainable development: economic, social and environmental.

The Council's Strategic Housing Market Assessment (SHMA), published September 2015, and provides information on objectively assessed housing need. This indicates an annual requirement of 518 dwellings over the period 2014-2035. An updated housing supply position to reflect the SHMA requirement has concluded that there is a 7.2 year supply of housing land, including a 20% buffer.

The NPPF requires that housing applications are considered in the context of the presumption in favour of sustainable development and goes on to note at paragraph 49 that 'relevant policies for the supply of housing should not be considered up to date if the local planning authority cannot demonstrate a 5 year supply of deliverable housing sites'. As the Council can demonstrate a 5 year supply of sites, the automatic application of paragraph 14 of the NPPF,

that permission should be granted unless to do so would result in significant and demonstrable adverse effects, does not apply on that particular basis.

However, in order to maintain supply and deliver 518 homes per year land outside existing development limits will continue to be needed. This means that development limits should be considered out of date and can be given no more than limited weight. Applications will need to be determined on a case by case basis, only refusing applications where the planning harm clearly outweighs the benefits to be gained by delivering new housing.

In light of the benefits that would come from the delivery of new housing in maintaining the Council's 5 year supply of deliverable sites and the absence of any significant harm caused by the proposal then permission should be granted.

The proposed dwellings would be sited on the edge of the settlement. They do not represent isolated dwellings in a countryside location. Pateley Bridge is a settlements which has a well-defined built up area, is located on key bus route has a full range of community facilities and employers within the town and thus is a sustainable settlement for new housing development.

Therefore the land use principle of the development is considered to be acceptable and in accordance with the objectives of Core Strategy Policy SG4. In accordance with national planning policy, Policy SG4 promotes an efficient use of land for all development by making the best use of suitable and sustainable sites. The proposed development has the potential to support the facilities and services within the town. The overall acceptability is subject to assessment of the visual impact and site specific factors of the application and the site.

## 2. LAYOUT & INDICATIVE DESIGN & IMPACT UPON THE CONSERVATION AREA -

The Planning (Listed Buildings and Conservation Areas) Act 1990 provides specific protection for buildings and areas of special architectural or historic interest. Section 72 of the act requires that LPAs pay special attention in the exercise of planning functions to the desirability of "preserving or enhancing the character or appearance of a conservation area" and must take account of this in development control decisions, enforcement and controls relating to trees and advertisements.

Old Church Lane is a steep road rising from the main High Street. Leading from this road and within close proximity of the applications site this road has newer residential development within Springfield Way and High Crest. Older properties tend to line the northern side of Old Church Way, and as such the indicative layout follows this pattern which satisfies the criteria in Core Strategy Policy SG4 and HD20.

The road ascending Old Church Lane from the town includes raised banks to either side, open stretches of road are flanked by trees which contribute to the character of this route to the Church. To ensure their protection, the Conservation Area boundary is set back some 10m beyond the edge of the highway and includes the wall to the front of the application site. Stone walls significantly contribute to the sense of enclosure in parts of the lane before views open up at higher level.

The requirement to realign the dry stone wall will clearly impact upon this aspect of the character of the Conservation Area. However the proposed development would rebuild it rather than remove it. Thereby, retaining it as a feature within the Conservation Area.

It is considered that at the point where the wall is shown to be realigned, as a requirement of visibility splays, that this part of the area opens up due to the access track to the barn to the rear. The rebuilding of the wall can be conditioned to ensure that appropriate techniques are used to match its existing appearance albeit on an altered trajectory.

Therefore it is considered that the effect of the removal and rebuild of the wall can be mitigated to a degree where the harm to the Conservation area would be considered to be less than substantial harm.

The NPPF advises where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset; this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use, such as the delivery of housing.

There will be an impact upon the Conservation Area. The effects cause less than substantial harm and are not considered to outweigh the benefits to be gained by delivering new housing in a settlement with facilities and services. It is considered that due to the mitigation for the wall and the suitability of the indicative site layout and appearance of the dwellings that this would be sufficient overall to integrate the development into its surroundings thus maintaining the character and appearance of the Conservation Area.

The application differs from the withdrawn scheme as there is significantly less built development on the site. The indicative layout of the buildings follow the general grain of the area, which comprises building lines, the pattern of buildings and spaces between them, and the ratio of building to the overall plot size. Spatially the development would therefore be acceptable.

The indicative scale and appearance of the buildings show traditional stone properties with the eaves facing the main street. These would reflect the local vernacular in terms of design and building materials. The Design and Access statement advises the dwelling will reflect the local vernacular in terms of scale and appearance. The materials used will be local stone under a slate roof along with stained timber windows.

The proposed dwellings would be sited away from the tree canopies which would preserve the health and therefore longevity of the tree on site.

In this context it is considered that the proposed development would not harm the character and appearance of the settlement, and accord with the objectives of Core Strategy Policy SG4 and the design criteria in Local plan Policy HD20 requiring the need to ensure that development proposals are well integrated with, and complementary to, neighbouring buildings and the spatial qualities of the local area.

Therefore the balance of assessing the development against development plan policies in relation to the protection of the Conservation Area and form and spatial quality of the settlement (SG4, EQ2, HD3, and HD20) falls to the approval of the application as it is considered the objectives of the above policies are met.

**3. IMPACT UPON THE NIDDERDALE AREA OF OUTSTANDING NATURAL BEAUTY - Policies SG4 and EQ2 of the Core Strategy and Saved Policies C1 and C2 of the Local Plan**

variously seek to protect landscape character and are relevant to this proposal; the Landscape Character Appraisal being interrelated with Policy C2 while Policy C1 addresses specifically the conservation of the AONB.

Similarly the NPPF at Paragraph 109 advises that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes. At paragraph 115 it is made clear that great weight should be given to conserving landscape and scenic beauty in an AONB, which have the highest status of protection in relation to landscape and scenic beauty.

The AONB office considers that development in this location would have a negative impact on the characteristics of the AONB. They consider it would obscure important views, and the visibility splays to facilitate vehicular access to the site would result in demolition and re-alignment of a section of dry stone retaining wall that is a distinctive and historic feature of Old Church Lane. They acknowledge that the revised application is for a smaller development but in their opinion does not address these issues or propose ways in which the harm could be mitigated.

The Harrogate District Sites and Policies DPD assessment of Site Options May 2013, advised that development across this site could adversely impact on the historic environment or local character. However, this was an assessment considered across a significantly larger area at a scale of development across the whole of the site at 34.62 dw/ha.

Whilst a proposal for development across the site may have been considered to be unacceptable, this proposal comprises development round the edge of Pateley Bridge and the principle considered acceptable. The development of a scale and type of the development proposed is not considered to be equivalent or cause the same visual impacts referred to in Sites and Policies DPD.

The built development footprint would comprise a smaller area of the site and not take-up most of the views across the fields. The proposed built development is likely to appear as a natural extension to the north-west edge of Pateley Bridge particularly due to the appearance of buildings further up the road on the opposite side and further up towards the church. Old Church Lane is lined with trees and the natural landscape and rising land are considered to help mitigate the impact.

So whilst the proposed development may cause interruptions of views up towards the church the scale is not considered to be so significant to warrant refusal. The site is connected to Pateley Bridge and is very accessible. The dry stone wall will be rebuilt.

Therefore it is considered that 2 dwellings can be accommodated in a manner that, as required by paragraph 60 of the NPPF, promotes or reinforces the local distinctiveness of this part of the AONB or would be integrated with the spatial qualities of the local area in accordance with Core Strategy Policy SG4 and EQ2 and Local Plan Policy C1 and C2.

**4. IMPACT UPON RESIDENTIAL AMENITY** - The siting of the dwellings has been amended to ensure that privacy distances are maintained between lounges and bedrooms of those dwellings adjacent, opposite and at the rear. The proximity of the dwellings to neighbours is an acceptable distance reflecting those suggested as a guide within the House Extensions and Garages Design Guide supplementary planning document.

The development would provide a suitable level of residential accommodation for future occupants with sufficient parking and amenity space.

The proposal accords with the objectives of Core Strategy Policy SG4 and Local Plan Policy HD20; requiring development to at least maintain existing levels of amenity through siting, land use, and good design.

5. HIGHWAYS, ACCESS AND PARKING - Vehicular access is taken from the existing access to Springfield Barn to the northeast of the application site, which itself runs from Old Church Lane. Access runs to the rear of the properties, preserving the walled appearance at the front of the site.

Requirements from the Highways Authority relate to the construction of highway and verge crossings to the specified NYCC standards. The development must also provide suitable visibility splays and a footway around the western edge of the access, which can be achieved, and this is why the course of the existing dry stone wall has to be altered. Construction conditions relate to the prevention of mud on the highway during the course of development.

It is considered that the development can provide a safe and suitable access, for vehicles and it would be suitable for pedestrians also. There is sufficient space to accommodate vehicle parking on site.

Core Strategy Policy SG4 advises that the travel impact of any scheme should not add significantly to any pre-existing problems of access, road safety or traffic flow and this development accords with the aims of the Policy.

6. OTHER ISSUES - Core Strategy Policy C1 is consistent with the principles laid down in the National Planning Policy in that it seeks planning obligations for infrastructure needs generated directly by the development, where this is necessary to make the scheme acceptable in planning terms, and the provision or contributions will be directly related to the proposed development.

The nature and scale of any provision or developer contributions sought for this purpose will be directly related to the form of development, its potential impact upon the surrounding area and the need for contributions towards the provision of public open space and village halls. The contributions are directed towards village halls and opens spaces which are within the relevant distance threshold of the development and where there is either a quantitative or qualitative deficiency in the provision or standard of the facility.

A condition will be attached to the consent in respect of public open space as this application is currently in outline form and the final number of bedrooms is not yet determined, which is the basis for calculating the commuted sum.

There are no objections from the Environmental Health Officer. The Environmental Health Officer in seeking to consider the risk to future site users, considers that an unexpected land contamination conditions is attached which if any contamination is found it is reported to the Local Planning Authority and where necessary an investigation is undertaken and if necessary a remediation scheme to bring it to a suitable use for residential development is undertaken.

In respect of drainage the Environmental Health officer advises that any package treatment plant must be installed and maintained in accordance with the appropriate guidance BS 6297:1983.

At this stage the proposal does not specify how foul water is to be disposed. However under the assessment for the entire site Yorkshire Water identified that there was adequate capacity in the public foul sewer network to take reasonably anticipated foul water flows from the site.

However they also advised that the sewer network may not have capacity to accept any additional discharge of surface water from the site, across the whole site. Therefore consideration should firstly be given to discharging to, as appropriate, soakaways, infiltration systems and watercourses.

Surface water is to be disposed via soak away. The Council's drainage engineer has advised that due to ground conditions in this area being predominantly heavy clay soils and the sloping nature of the site there is doubt regarding how successful infiltration drainage techniques will be. This is because there are surface water issues in the general area and downstream of the site.

The Drainage Engineer has advised that the applicant should be required to submit details of the proposed surface water drainage strategy for approval including trial hole/percolation test results (BRE Digest 365), on site storage requirements, outfall location, rates of discharge from site. Should ground conditions prove to be suitable for infiltration drainage, details will need to be required to show how soakaways be utilised on a sloping site without affecting neighbouring property or land.

This will be a conditional requirement for the submission of the reserved matters application. In this respect the proposed development will be required at reserved matters to have provided detailed drainage plans.

## **CONCLUSION**

The development is within a sustainable location for settlement growth and the development would not harm the character or appearance of the settlement or the conservation area. It would also preserve neighbouring privacy and outlook, and safe access to the site for vehicles and pedestrians can be achieved. The site subject to conditions can mitigate against any environmental issues providing a suitable end use for residential development and the environment. The proposal therefore accords with the objectives of the policies within the Development Plan and supplementary planning guidance listed in the report, and National Planning Policy in the NPPF. There are no other material considerations of sufficient weight in this instance that warrant setting aside local plan policies.

**CASE OFFICER:** Mrs Kate Williams

## **RECOMMENDATION**

That the application be APPROVED subject to the following conditions:-

1 Application for the approval of the reserved matters shall be made to the Local Planning Authority not later than 3 years. The development hereby permitted shall be begun on or before the expiration of one year from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

2 No development shall take place without the prior written approval of the Local Planning Authority of all details of the following reserved matters:

- (a) appearance;
- (b) landscaping; and
- (c) scale.

Thereafter the development shall not be carried out otherwise than in strict accordance with the approved details.

3 The development approved by this outline planning permission shall be in accordance with the conditions of this consent and the reserved matters application shall be constrained to the parameters submitted with the application and the Outline Planning Drawing Ref: 1327.10.D and any future decisions of the local planning authority relating to this outline permission will be consistent with the submission, unless material considerations justify a departure from the submission.

4 The development hereby permitted shall not begin until a scheme has been submitted and approved in writing by the local planning authority for the provision of off-site public open space and village hall provision in accordance with Harrogate District Local Development Framework Core Strategy Policy C1. The provision of off-site open space and village hall contribution shall be provided in accordance with the approved scheme.

5 The reserved matters application shall include details of percolation tests in relation to the effectiveness of surface water disposal via soakaways. If ground conditions are shown to be unsuitable for the disposal of surface water by soakaways full details of an alternative method of surface water drainage works shall be submitted for the approval by the Local Planning Authority. The development shall be implemented in accordance with the agreed details.

6 Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other ground works, except for investigative works, or the depositing of material on the site until the access to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:

- (i) The details of the access and footway within the site shall have been approved in writing by the Local Planning Authority in consultation with the Highway Authority.
- (ii)(b) The existing access shall be improved by standard detail E7, with the provision of a footway around the western radius.
- (v) Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway shall be constructed in accordance with the approved details shown on drawing standard detail E7 and maintained thereafter to prevent such discharges.

vi) The final surfacing of any private access within 6 metres of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.

(vii) Provision of a footpath and tactile paving crossing point, on the northern side of the new access, and install a similar crossing point on the footpath on the southern side of Church Lane.

All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.

- 7 There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 2.4 metres x 56 metres measured along both channel lines of the major road. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
- 8 No dwelling shall be occupied until the related parking facilities have been constructed in accordance with the approved drawing proposed site layout. Once created these parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
- 9 There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority in consultation with the Highway Authority. These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site and be kept available and in full working order and used until such time as the Local Planning Authority in consultation with the Highway Authority agrees in writing to their withdrawal.
- 10 Unless approved otherwise in writing by the Local Planning Authority there shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on the site until proposals have been submitted to and approved in writing by the Local Planning Authority for the provision of:
  - (i) on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway
  - (ii) on-site materials storage area capable of accommodating all materials required for the operation of the site.The approved areas shall be kept available for their intended use at all times that construction works are in operation. No vehicles associated with on-site construction works shall be parked on the public highway or outside the application site.
- 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. An investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced and approved in writing by the Local Planning Authority.

Where remediation is necessary a remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise approved in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, 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.

#### Reasons for Conditions:-

- 1 To ensure compliance with sections 91-94 of the Town and Country Planning Act 1990.
- 2 To safeguard the rights of control by the Local Planning Authority in respect of the reserved matters.
- 3 For the avoidance of doubt and to safeguard the control of the Local Planning Authority, in accordance with Core Strategy Policy SG4 of the Harrogate District Local Development Framework.
- 4 In the interests of residential amenity to ensure adequate provision of public open space to meet local needs in accordance with Policy C1 of the Harrogate District Local
- 5 To ensure the provision of satisfactory means of surface water disposal in the interests of the amenity of the area in accordance with Core Strategy Policy SG4.
- 6 To ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience in accordance with Core Strategy Policy SG4.
- 7 In the interests of road safety in accordance with Core Strategy Policy SG4.
- 8 To provide for adequate and satisfactory provision of off-street accommodation for vehicles in the interest of safety and the general amenity of the development in accordance with Core Strategy Policy SG4.
- 9 To ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety in accordance with Core Strategy Policy SG4.
- 10 To provide for appropriate on-site vehicle parking and storage facilities, in the interests of highway safety and the general amenity of the area in accordance with Core Strategy Policy SG4.
- 11 In the interests of amenity of the development in accordance with Core Strategy Policy SG4.

#### **INFORMATIVES**

- 1 Condition 6 Informative  
You are advised that a separate license will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for

Housing and

Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.

Condition 7 Informative

An explanation of the terms used above is available from the Highway Authority.