DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0139/22/FUL
Proposal: Development of 5no. dwellings, with associated access, amenity space, landscaping and car parking in association with the playing field.
Location: Vacant Formerly Boldon CE Primary School
Rectory Bank
North Road
West Boldon
NE36 0QE

Site Visit Made: 11/05/2022

Relevant policies/SPDs

1 LDF CS ST1 - Spatial Strategy for South Tyneside

2 LDF CS ST2 - Sustainable Urban Living

3 LDF CS SC1 - Creating Sustainable Urban Areas

4 LDF CS SC3 - Sustainable Housing Provision

5 LDF CS SC4 - Housing Needs, Mix and Affordability

6 LDF CS SC6 - Providing for Recreational Open Space, Sport and Leisure

7 LDF CS E1 - Delivering Economic Growth and Prosperity

8 SA7 - Green Infrastructure and Recreational Opportunities

9 LDF CS A1 - Improving Accessibility

10 LDF CS EA1 - Local Character and Distinctiveness

11 LDF CS EA3 - Biodiversity and Geodiversity

12 DM1 - Management of Development

13 DM6 - Heritage Assets and Archaeology

14 DM7 - Biodiversity and Geodiversity Sites

15 SPD1 - Sustainable Construction & Development - Adopted August 2007

16 SPD3 - Green Infrastructure Strategy

17 SPD4 - Affordable Housing - Adopted August 2007

18 SPD5 - Planning Obligations & Agreements - Adopted October 2008

19 SPD6 - Parking Standards

20 SPD9 - Householder Developments

21 SPD11 - West Boldon Conservation Area Management Plan - Adopted August 2007

22 SPD23 Interim - Mitigation Strategy for European Sites (Recreational Pressure from Residential Development)

Description of the site and of the proposals

Planning permission is sought for the redevelopment of the former Boldon Church of England Primary School, North Road, West Boldon for 5 no. residential dwellings, with associated access, amenity space, landscaping, and car parking associated with the playing field.

The application site, which through the assessment of the application has been amended to include land for car parking associated with the adjacent and retained playing field, is located on North Road, at the junction with Don Gardens. The site, an 'L' shape is predominantly previously developed (brownfield land), comprising the footprint of the former school building and hard surfaced areas. The site also includes for an area of land to the north of the old school building, which is grassed and allocated as recreational open space / playing field. Planning permission for relevant demolition in a conservation area (application reference ST/0076/17/RDCA) was granted consent on 06/04/2017 and the school building has been subsequently demolished. The school use ceased circa 2009. Adjacent to the application site is allocated recreational open space / playing field, which formed part of the wider school site. This land, marked out for a mini soccer playing pitch, falls outside the application site boundary. As referenced above, the application proposes to provide 7 no. car parking spaces for visiting members of the public / users of the playing pitch to serve the adjacent and retained playing field and will continue to provide a means of access for users of the playing field and maintenance vehicles.

The site is located within the boundaries of the West Boldon Conservation Area. The site is bounded to the north by pasture fields with the River Don located approximately 80metres to the north, to the west and south by existing residential dwellings, accessed from Don Lane and to the east by North Road. The village core of West Boldon is positioned to the south and east, which itself is located within the linked settlements of Boldon and East Boldon, which include a range of services, facilities and public transport.

The proposed dwellings would include 4 no. 4 bedroom dwellings and 1 no. 5 bedroom dwelling with detached garage of two differing property types. All five dwellings would be detached, with the 4 no. 4 dwelling houses including integral garages.

In addition to the application form and plans, the following documents were also submitted in support of the application:

- Planning Statement
- Open space assessment
- Heritage Statement
- Design and access statement
- Drainage Strategy and Maintenance schedule
- Phase 1 Desk Top Survey and Phase 2 Ground Investigation Report
- Post demolition ground investigation report
- Ground Gas Risk Assessment
- Arboricultural Method Statement including Impact Assessment
- Materials schedule
- Ecological Impact Assessment
- Draft Heads of terms (Section 106 Agreement).

The site, although comprising predominantly brownfield land, does include an area of amenity grassland to the north of the former school buildings and hard playing surface (school yard area) which is allocated

within the South Tyneside Local Development Framework, Site Specific Allocations as recreational open space. As such, the application has been advertised as a departure application.

Vehicular access to the site would be from North Road, utlising and amending the former entrance to the school site. The development requires the relocation of an existing bus shelter, the position for which would be at an existing (but unused) bus shelter located on North Road. Further highway works are also proposed.

A significant number of trees within the site (the subject of a Tree Preservation Order) are located within and to the perimeter / adjacent to the site. No trees would be removed as part of these proposals. However, one tree (tree two) which is growing at the base of a stone wall and has been identified as being expedient for removal. Further tree works are proposed, required for management purposes rather than to facilitate the development, would be the subject of a separate consent for tree works application. Landscaping, including tree planting forms part of the proposals.

The application is located within the 6km buffer zone of the Durham Coast Special Area of Conservation (SAC) designated under the European Habitats Directive and the Northumbria Coast Special Protection Area (SPA) designated under the European Birds Directive. These areas are also part of the Northumbria Coast Ramsar Site and are notified at national level as the Durham Coast Site of Special Scientific Interest (SSSI). European designated sites are afforded protection under the Conservation of Habitat and Species Regulations 2010.

Through the assessment of the planning application the proposals have been amended to address representations received and issues arising from the assessment of the initial development proposed. To summarise, the proposed development has been amended through changes to the proposed layout, vehicle access to the site, highway works, and car parking to serve the retained, adjacent playing field.

Planning History

ST/0076/17/RDCA - Planning permission for demolition in a conservation area was granted consent on 06/04/2017.

ST/1087/18/FUL – Planning permission for 16 no. residential dwellings, associated access, infrastructure and landscaping refused on 22/05/2019 for reasons of tree loss and impact to the special character and appearance of the conservation area. A subsequent appeal was dismissed on 8/11/2019.

ST/0676/19/FUL – Planning application for erection of 14 no. 3 and 4 bed residential units including associated access, infrastructure and landscaping withdrawn.

Publicity / Consultations

Site notice expiry date 01/06/2022
Press Notice expiry date 08/06/2022
Neighbour notification expiry date 20/05/2022 and re-notification expiry date 10/01/2023.

1) Neighbour responses

Support received from occupier of 5 Glebe Farm Court
The scheme seems well thought out, sensible in terms of density. The house type design is good and in keeping with the surrounding area. The site is currently a bit of an eyesore in an otherwise attractive part of West Boldon. It would be a positive for the area to have this land developed.

Support received from 2 Beaufront Terrace

Pleased to see the site being developed from the waste land it has been for so long now, an eyesore in an otherwise beautiful area. Also, great to see the conscientious developer keeping the wonderful trees.

Objection from occupiers of 11 Lyndon Grove
The proposal does not accord with the provisions of the development plan.
Against this or any other development on this plot. The people of West Boldon and Boldon Colliery need open, green spaces for their physical and mental health. The few green spaces that remain including this one, should remain green and not be covered in housing for well-off people.
The man mature trees on this plot need permanent protection for the development – have TPO's applied to them.

2) Other Consultee responses
(e.g. relevant comments from consultees such as archaeologist, EA, Historic buildings officer etc)

The following responses, which have been summarised, are those received following the re-notification of the application, unless expressly stated. All representations received are held on the application file.

Environmental Health – Noise and air quality
No objections relating to noise or air quality.

Environmental Health – Contaminated Land
The site investigation included 8 boreholes and 3 ground gas/groundwater monitoring wells each located in areas of the proposed new developments.
Ground conditions were noted to be made ground over mainly clayey soils – the exception of gravel in one borehole. Weathered mudstone was found to a depth of 3.41m bgl.

Ground gas monitoring was done over 3 months with the addendum report providing a follow up as in the main report only 3 of the 6 visits were included. Results in both reports show that detectable CO2 up to 0.6% and marginal depleted oxygen was recorded and negligible flow rates. An assessment was done on these results in accordance with the Ciria C665 guidance and there was found to be no issue with ground gas at the site and it should be classified as CS1 – green (no gas protection measures required).

The soil sampling which was done was tested for contamination given the sensitive end use of the site. All samples came back below the screening value therefore soils are suitable to be left on site. In addition, there was no asbestos detected in any samples.
There was however fragments of ash recorded in BH8 and bituminous layer recorded beneath a floor slab which will not be suitable for use in any areas of soft landscaping.

Recommendation that a condition be attached to any consent relating to unexpected contamination.

Environmental Health – Lead Local Flood Authority
A new point of connection application and review/acceptance from Northumbrian Water will be required.
The Drainage Statement identifies that permeable paving will be considered on drives that fall towards the road, and details would be required before commencement of works due to protection of water quality prior to discharge.
The main amendment to the original proposal relates to the loss of playing field land and parking provision, and a recommendation for permeable surfacing.
Conditions recommended in relation to submission and approval of a detailed scheme for the disposal of foul and surface water and the submission of a verification report evidencing the completion of the

approved sustainable drainage system (including geocellular attenuation tanks and permeable paving).

Historic Environment Officer
The proposal would provide a softer edge to the built-up area of West Boldon Conservation Area in this location. It is regrettable that the rear of Plots 1 and 2 back onto North Road with a 1.8m high close board fence is proposed. However, the retention of mature trees on the site should lessen the visual impact of the fencing.
The use of uPVC windows is not something I am supportive of in a Conservation Area and recommend using higher quality aluminium windows.

Case Officer comment:- The agent and applicant have confirmed that consideration of alternative materials to the use of uPVC is on-going and as such have requested that a condition be attached requiring the submission and approval of details.

Asset Management
Agreed terms with the applicant to a land swap, with the council acquiring the land that is currently used to access the playing field site. Once transferred to the Council we will continue to maintain the wider playing field site via this access in the future.

Confirmation that no concerns with the use of the land that will be exchanged for parking purposes associated with the playing field. This is subject to it being at no cost to the council other than grass cutting and general grounds maintenance.

Greenspaces
The Council's Grounds maintenance contractor accesses the playing field site for maintenance purposes via the gate on North Road along the grass access path.
The small size of the site means that this is only suitable for mini soccer under 8's – 5v5 games for training purposes. It is understood that the pitch has only been used for training purposes. No information on how the site is currently hired out to the public and volume of use.

Countryside
Comments provided in respect of designated sites, habitats and species, the potential impacts of the development and mitigation, Biodiversity Net Gain and Habitats Regulation Assessment. A number of planning conditions and recommendations for a S106 obligation relating to biodiversity metric provided. For further details see the assessment section of the report below.

Spatial Planning
Comments incorporated within the assessment section of this report.

Waste Services
No comments received.

Landscape
Comments provided in respect of layout within the existing site, Biodiversity Net Gain assessment, landscape plans, space for soft landscape, existing and proposed trees, hard surfacing SuDS and landscape, levels, fences and boundary treatments. Requests additional information be sought regarding the landscape proposals. For further details see the assessment section of the report below.

Tree Team
I have assessed the submitted arboricultural information and there are no significant concerns. The proposed design layout fits comfortably into the tree constraints and no major conflicts arise provided

the tree protection measures are followed. The submitted arboricultural report recommends that the protection fencing is inspected by the project arboriculturist prior to commencement, I would suggest we obtain a certification of inspection through a condition. The trees within the site are in generally good condition and no removals are required to facilitate the development nor for arboricultural reasons. The mature trees around the site boundary make a good contribution to the neighbourhood owing to their visibility. Their retention is welcomed, however, a landscape strategy was not provided. Reference to detailed landscaping plans being required.
Identification of several ash trees within site and notes survey work undertaken does not identify ash die back. Discussions regarding succession/enhancement tree planting.

Highways Authority (Transport Development Officer)
Comments provided in respect of highways safety, access, parking, highway works associated with the works and refuse storage. A number of planning conditions and recommendations in respect of the layout to the car park serving the playing field (manoeuvring and access), off site highway works (to be secured by highway agreements e.g. S278 works) and S106 obligations relating to the provision of the adjacent car park provided. For further details see the assessment section of the report below.

Tyne and Wear Archaeology
The proposed development area is located within West Boldon conservation area which is centred on the medieval village of West Boldon Medieval Village (HER 954). The earliest reference to Boldon Village is from 1183 in the Boldon Book, for the management of the bishop's estates. An up-to-date heritage statement has been provided with the application

Previous recommendations associated with the development of this site highlight the negative impact of the construction and subsequent demolition of the school upon the preservation of surviving archaeological deposits and features. Recent ground investigation works undertaken at the site have revealed the presence of relict foundations associated with the former school building. As the proposed development is located almost entirely within the footprint of the existing school and immediate landscaped areas rather than the playing field it is considered that the site has limited archaeological potential. No further archaeological investigation is recommended in association with this application.

Northern Gas
No objections. There may be apparatus in the area that may be at risk during construction works and the promoter of works should contact them directly to discuss requirements. Any diversionary works will be fully chargeable.

Northern Powergrid
Mains records provided.

Nexus
I believe Nexus has been consulted on altering the bus stops at this location before. The original stop was moved for a safety scheme, and it was anticipated that the brick shelter was to be knocked down when the schools land was redeveloped. Preferable that the best option is for the developer to remove the stone shelter and install secure fence. The bus stop and shelter could then be relocated to the original bus stop location, or at a nearby agreed position prior. The relocation should not be within 1 metre either side of the BT access.

Further comments received following dialogue regarding visibility splays with the council as Highway Authority. In relocating the existing shelter to where the (unused) brick shelter is, new fencing would be required so it would be necessary to level the land where the brick shelter is and Nexus can install the new shelter either 0.5m or 1m back into the former shelter location, facing towards the highway.

The developer could either surround the shelter with a metal fence, allowing 600mm access for maintenance or Nexus can reglaze the rear of the shelter with solid panel and adjust the current metal fence to meet the rear shelter up tight. It would also be necessary for illumination of the shelter to be funded to ensure safety and promote access / use.

Case Officer comment: The applicant has confirmed agreement to meeting the costs associated with the relocation of the bus shelter.

Northumbria Water

Northumbrian Water were not consulted. The proposal does not meet their standing advice criteria about what types of planning applications that the should be consulted upon and this is because the proposal is not a 'major' development.

Sport England

It is understood that the proposal prejudices the use, or leads to the loss of use, of land being used as a playing field or has been used as a playing field in the last five years, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). The consultation with Sport England is therefore a statutory requirement.

Sport England has considered the application in light of the National Planning Policy Framework (NPPF) (in particular Para. 97), and against its own playing fields policy, which states:

'Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:

- all or any part of a playing field, or
- land which has been used as a playing field and remains undeveloped, or
- land allocated for use as a playing field,

unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions.'

The Proposal and Impact on Playing Field:

The proposed redevelopment of the school's built footprint does not directly impinge on the associated playing field area. However, the playing field formerly served the school and was managed, maintained and accessed from the school. In order for the playing field's continued use not to be prejudiced by the school's residential development, the playing field must be capable of being accessed, maintained and used independently.

The site edged now excludes the playing field's access, but the proposed layout plans detail independent parking and access arrangements for the playing field. Subject to a condition, legal agreement or other mechanism ensuring the delivery of the playing field access and parking, Sport England is satisfied that the proposed development will prejudice the future use of the adjacent playing field.

Conclusion:

Given the above assessment, Sport England does not wish to raise an objection to this application as it is considered to meet its Playing Fields Policy. The absence of an objection is subject to the following condition being attached to the decision notice should the local planning authority be minded to approve the application:

1) The development hereby approved shall not be fully occupied until the parking and access arrangements for the adjacent playing field detailed in drawing no.

BOL_NORR_YY_00_DR_A_90_001 Rev B have been constructed and brought into use to the satisfaction of the Local Planning Authority.

If you wish to amend the wording or use another mechanism in lieu of the above condition, please discuss the details with the undersigned. Sport England does not object to amendments to its recommended conditions, provided they achieve the same outcome and it is consulted on any amendments.

The absence of an objection to this application, in the context of the Town and Country Planning Act, cannot be taken as formal support or consent from Sport England or any National Governing Body of Sport to any related funding application, or as may be required by virtue of any pre-existing funding agreement.

West Boldon Residents Association
No comments received.

Assessment

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permission must be determined in accordance with the adopted development plan, unless material considerations indicate otherwise.

The statutory development plan is the Council's adopted Local Development Framework development plan documents.

As a consequence of the Council not having a 5 year housing land supply and the Council's Housing Delivery Test results showing that the delivery of housing was substantially below the housing requirements over the previous three years, the tilted balance in NPPF paragraph 11d) applies which states that relevant development plan policies in such circumstances are considered out-of-date and that planning permission should be granted unless:

i) The application of policies in the NPPF that protect area or assets of particular importance provides a clear reason for refusing the development proposed; or
ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the NNPPF taken as a whole.

This means that very significant weight should also be given to the NPPF as a material consideration in deciding this application.

The Council are in the process of preparing a new Local Plan. Consultation has taken place on a Pre-Publication Draft (Regulation 18) Plan published in June 2022. As such the new Local Plan remains at an early stage and therefore can be afforded only negligible weight in decision making on planning applications. As such, detailed reference has not been made to the emerging plan in this report.

In deciding whether to grant planning permission the Council must have due regard to the 3 equality aims contained in Section 149 of the Equality Act 2010 (the public sector equality duty).

To assist in the assessment of the application, the main issues have been identified and assessed under the main themes of the LDF, with policies referenced (as listed above).

Strategic Policies and Delivering Sustainable Communities

The principle of development – Sustainable Communities.

Policy SC1 and ST1 states that to deliver sustainable communities development proposals should be focused and promoted within the built-up area. The application site is located within a built-up area where there are local shops and other amenities nearby, both within West Boldon and Boldon Colliery. The development site is also served by public transport links, with a bus stop located on North Road, in front of the development site.

Policy SC1 also seeks to create a strong sense of place by strengthening the distinctive historic and cultural qualities. The historic and cultural qualities of the area are considered later within this report.

Policy ST1 seeks to ensure new development maximises the use of brownfield (previously developed) sites wherever possible. The proposed development would be located partially on the footprint of the former school buildings and hard surfaced areas which comprise brownfield land. However, the north eastern part of the application site (with an area of 200m^2) is not previously developed land and this land is allocated as recreational open space and playing fields. This land previously provided an area of greenspace within the school site. It was not used as a playing field. The applicant has provided an Open Space Assessment, to include this greenspace area of the application site and the existing playing pitch area to the west of the application site. This open space assessment is addressed further below, but the findings of this report are acceptable.

Policy SC3 (c) seeks to manage the phased release of land for new housing in accordance with the prioritisation and assessment of suitability and availability of sites within the Council's Urban Capacity Study.

Policy SC4(iii) states that development within Urban Fringe Villages should focus on 2-bed starter and 3 and 4 bed family/executive homes. The 2015 Strategic Housing Market Assessment (SHMA) further identifies this need but does suggest an over provision of three bed homes in certain areas of the Borough (including South Shields West, Cleadon and East Boldon Area). The proposal would create 4 no. 4 bed properties and one 5 bed property would therefore broadly meet an identified need within the area.

NPPF paragraph 60 states that it is the Government's objectives to significantly boost the supply of homes and in this regard it is important that a sufficient amount and variety of land comes forward for housing where it is needed.

The provision of new homes on a brownfield site, are considerable in terms of a contribution towards meeting the Borough's housing needs. Whilst the actual scale of provision is modest, it should be noted that the NPPF states '*small and medium size sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly'* (paragraph 69).

The site has been identified within the Strategic Housing Land Availability Assessment (SHLAA) as a site that would be suitable for housing, being a developable site for approximately 8 dwellings. The proposal, for 5 family dwellings, would therefore be a reduction in the approximate number identified through the SHLAA. As detailed above, the site has been previously refused consent for 16no. houses, due to the loss of trees on site to facilitate the development and a further scheme for 14no. dwellings was withdrawn, with similar discussions around constraints to the site (namely location, size, and configuration of the site, the requirements to provide car parking to serve the adjacent playing field and the amount of trees within and adjacent to the site) impacting upon layout and viability of the development. The current proposal would represent a lower density of residential development on the site in comparison to the former proposals and it must be considered whether the development is making the best use of this predominantly previously developed site in terms of being sustainable development.

It is considered that although the proposed development would reduce the number of dwellings from previous proposals, these proposals were highly constrained and ultimately planning permission was not granted for the form and amount of development proposed, which necessitated the removal of trees on site. The current proposal has addressed and adapted to the site constraints through the layout and the

amount of development proposed and has ensured the retention of trees. Furthermore, it is considered that the size of the dwellings (4 and 5 bedroomed) and the amount of external amenity space to the dwellings is not excessive. The former schemes proposed a mixture of housing types and sizes; this application seeks consent for larger detached family dwellings rather than mainly 3 and 4 bedroom semi-detached properties. The mix of housing proposed would be acceptable in terms of Policy SC4, which identifies a need for larger family homes.

Policy E1 seeks investment in education and training. In respect of the proposal providing family accommodation there will be a resultant need for school places within West Boldon. It is considered that due to the small scale nature of this proposal, it is not considered that the additional housing proposed would impact to any significant level upon the existing school placement provision. In reviewing school placements and any expansion or school development proposals, the housing proposed alongside any further developments would need to be taken into account. As such the proposal would accord with these strategic policy objectives.

Affordable Housing and Section 106 Agreement

The Council's requirement under Local Development Framework Core Strategy policy SC4 requires 25% of all new housing be genuinely affordable and applies to all housing proposals of 15 or more dwellings. However, within the urban fringe villages (Whitburn, Cleadon, East Boldon, West Boldon and Boldon Colliery) developments of 5 or more dwellings would require a Section 106 Agreement with a contribution to affordable housing. However, the Core Strategy was adopted in 2007 and since this time there has been case law and a High Court ruling stating that the requirement for affordable housing should relate to developments of more than 11 dwellings. NPPF states further (paragraph 63) that the provision of affordable housing should not be sought for residential developments that are not major development (i.e. schemes involving the construction of 9 or less dwellings, other than is designated rural areas). Therefore, the requirements contained with the Core Strategy have been superseded.

As a consequence, the proposed development of 5 houses would not require an affordable housing provision or a Section 106 Agreement in this regard.

Given all of the above it is considered on balance and in this particular instance, that the proposal would reasonably accord with LDF Policies SC1, SC3 and SC4 and where guidance in the NPPF and Planning Practice Guidance has also been taken into account in reaching this view.

Principle of development – loss of recreational open space / playing pitch.

Policy SC6 of the South Tyneside Local Development Framework seeks to promote the provision of high quality recreational open space, playing fields and outdoor sporting facilities by implementing and supporting schemes that will protect and improve the quantity, quality and accessibility of open space and outdoor sports, leisure and children's play facilities throughout the Borough. Policy SA7 also seeks to protect and enhance recreational open spaces and playing fields in the Borough. In support of policy SC6, is Supplementary Planning Guidance 3 (SPD3) – Green Infrastructure Strategy 2013. Since the publication of the SPD3 and in preparation of the emerging Local Plan, a number of evidence base documents and reports have been prepared.

As detailed above, the application has been accompanied with an Open Space Assessment, which identifies that and area of 200m^2 allocated as recreational open space / playing field would be developed through these proposals. A further 300 m^2 (approx.) would also be developed for purposes of car parking to serve the adjacent retained playing field. Within the Local Development Framework, the northern part of the application site has been washed over as recreational informal open space. This area doesn't form part of the formal marked out playing pitch, run off area for the pitch and it is too restricted to form part of the pitch. When the School was operational, the land was turfed and used as recreational informal open space around the perimeter of the school building. Since the closure of the school the land has remained as a grassed area, located adjacent to the demolished buildings.

Sport England were consulted on the planning application due to a small northern section of the application site being allocated as recreational open space / playing pitch and the application sites location adjacent to retained playing pitch, which provides a mini soccer pitch (U8's, 5 v5 pitch). Sport England's Playing Field Policy identifies that Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of, all or any part of a playing field, land which has been used as a playing field and remains undeveloped, or land allocated for use as a playing field unless the development meets with one of 5 specific exceptions. Having reviewed the exceptions, exception 3 states; '*The proposed development affects only land incapable of forming part of a playing pitch and does not (i) reduce the size of any playing pitch; (ii) result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas), (iii) reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality; (iv) result in the loss of other sporting provision or ancillary facilities on the site, or (v) prejudice the use of any remaining areas of playing field on the site*.' The planning application includes for the development of land which does not form part of the formal marked out playing pitch. It is considered that the proposal would not reduce the size of any playing pitch and would not result in the inability to use the playing pitch - the playing pitch is being retained and pedestrian and maintenance access and car parking would be provided from the planning application. Furthermore, the proposal would not reduce the sporting capacity of the playing field to accommodate a playing pitch. The playing pitch would be retained on its current location and orientation. The proposal would not result in the loss of other sporting provision or ancillary facilities on the site, or prejudice the use of any remaining areas of playing field on the site. The playing pitch area, located outside the application site boundary would be retained and made available for public use.

Section 6.3 of Sport England's Policy and Guidance identifies at paragraph 56 that, '*there may be developments proposed on non-playing field land which will prejudice the use of playing field (e.g. development in close proximity to the boundary of a playing field) which will not maintain adequate safety margins…)*'. It proceeds to state that '*If suitable mitigation measures are included in the application, which can be secured and delivered through a planning permission, then such developments could meet with Exception 3.*' Examples of development which is likely to prejudice the use of the playing field are detailed, which includes '*development affecting off-site facilities which support the use of the playing field, e.g. parking facilities*.'

Sport England initially raised objection to the application in relation to the proposed developments potential to prejudice the use of the existing playing pitch and questioned the delivery of car parking. Sport England were advised by the Council that there have never been any off-site parking facilities serving this playing pitch and prior to the schools closure the playing pitch was used solely by the school without any community use agreement. The school itself had very limited in curtilage car parking for teaching staff. Following sustained objection from Sport England, the applicant has amended the layout to provide car parking adjacent to the proposed residential development site for users of the playing pitch, utilising the location of the existing maintenance access serving the playing pitch.

It is considered through providing a formal means of public access to the playing pitch and the provision of parking to serve the playing pitch, that the development would represent betterment to the existing playing pitch and recreational open space provision. Car parking provision is detailed further within the report.

It should be noted that the retained playing pitch was not included in the 2015 South Tyneside Playing Pitch Strategy due to the former use of the site by the school only. In reviewing and updating the Playing Pitch Strategy it is acknowledged that all currently used playing field sites in the Borough require protection and therefore cannot be deemed surplus to requirements due to shortfalls now and in the future.

It is therefore considered that by bringing the site into a more formal use by providing a means of access, boundary enclosure and car parking facilities should be seen as a benefit. The playing pitch

would be more accessible to community use than currently and would contribute to addressing identified shortfalls.

Sport England following further clarification of proposals and review of the amendments to the layout to include parking provision for the playing field, have withdrawn their objection. Sport England consider that the proposal meets its Playing Field Policy subject to a condition being attached that requires the development to not be fully occupied until the parking arrangements for the adjacent playing field have been constructed and brought into use to the satisfaction of the Local planning Authority. It is considered, following discussions with the council's solicitor that a planning obligation through S106 agreement would be preferable to securing the delivery of car parking to serve the adjacent playing field. As set out above, the applicant is entering into an agreement with the Council, with the council acquiring the land that is currently used to access the playing field site. Once transferred to the Council the council will continue to maintain the wider playing field site via this access in the future.

Conditions are recommended to ensure that a physical barrier (fencing) is provided between the development site and existing playing pitch. A further condition, as detailed below is also recommended in regards to the final car parking layout to serve the playing pitch, incorporating a turning space, passing place and appropriate access gates.

It is considered that the provisions being made as part of this application would contribute to making this site more accessible to the community for sporting use. As such, it is considered that the proposal would be in accordance with NPPF and LDF policies SC6 and SA7 through promoting the provision of playing fields and outdoor sporting facilities.

Improving Accessibility, Highway Capacity, Highway Safety

The proposals have been amended through the assessment of the application to address a number of comments and concerns including visibility and off-site highway works. No concern has been raised concerning increased vehicular movements from the development or the means of access to the site. The proposed residential development would utilise the existing vehicular access to North Road, which served the former school site. The access would be widened to accommodate vehicle movements associated with the development. The Local Highway Authority (Transport Development Officer) has confirmed that the residential development element of the scheme is now considered acceptable, subject to a number of planning conditions, as detailed further below.

It has been advised that the provision of the improved site access will necessitate the relocation / replacement of a street lighting column and interactive speed sign (located immediately north of the current access) clear of the proposed access works and visibility splays.

Inter-visibility splays to the rear of the footway for the safety of pedestrians crossing the site access will be provided. Visibility splays from the improved site access are required to be provided along North Road commensurate with the speed of vehicles on the road. In this regard, it will be necessary for the existing bus shelter and stop to be relocated northward from its current position, clear of the visibility splay, the details of which are yet to be formally agreed. Nexus have been consulted on the application and have advised that the original bus stop was moved for a safety scheme, and it was anticipated that the brick shelter was to be knocked down when the schools land was redeveloped. Nexus have advised that it would be preferable and the best option for the developer to remove the existing stone shelter and install a secure fence. The existing bus stop and shelter requiring relocation could then be relocated to the original bus shelter stop location, or at a nearby agreed position. Costs would need to be met by the developer, and the applicant has confirmed agreement to meeting these costs. With agreement to the principle having been agreed to the relocation, it is recommended that a condition be imposed on any consent granted seeking approval of the new location of the bus shelter, including any associated works.

Furthermore, in order to deter over-taking on North Road in the vicinity of the new bus stop location and bend to the north, it is recommended that a system of double white 'No overtaking' lines be implemented on the centre of North Road carriageway.

Given the general location of the site and horizontal and vertical alignments of the North Road carriageway in the vicinity of the site access, it is considered necessary to ensure that a planning condition covering the requirements of a construction method statement, together with supporting plan, is imposed on any consent granted to ensure highway safety is not compromised during the construction phase of the development.

The Council as Local Highway Authority have advised that whilst the details for the residential element of the development are acceptable, the submitted details in respect of the adjacent car parking serving the playing field requires further consideration including the approval of revised plans. Whilst accepted in principle, including the use of the existing means of maintenance access to the site, surface treatment proposed and provision of 7 no. car parking spaces, amendments to the layout are needed; namely the provision of a turning area, lengthening of the passing place and a hinge entrance gate to open 180 degrees to allow the passing place to be extended closer to the site access to avoid delays and stationary vehicles on North Road. The modifications/removal of the maintenance access gate arrangements, will need to be in line with the existing pedestrian guard rail and works to this. These matters have been brought to the attention of the applicant, who has requested that these be addressed through a planning condition. The Council as Local Highway Authority have raised no objection to the inclusion of a condition to facilitate amendments to the car park layout and a condition is recommended in this regard.

In respect of residential development SPD6 identifies a maximum parking standard of 1 visitor parking space per 3 dwellings. The development would provide sufficient space to accommodate the requirements for the residential development, whilst providing additional, independently accessed car parking spaces for users of the playing pitch. The car parking areas associated with the proposed residential development accords with SPD6 and are therefore acceptable. Cycle parking is proposed for each dwelling and is acceptable.

As summarised above, Sport England raised initial objection to the application with reference expressly made to the available parking for the playing pitch. The applicant has amended the layout to accommodate parking for users of the playing pitch, in addition to the residential development requirements. South Tyneside LDF SPD6, whilst identifying standards for residential developments, the guidance does not include car and cycle parking standards for recreational open space / playing pitches. Through previous consultation with Sport England, where guidance was provided (reference: Government Planning Portal website), parking standards of 1 space per 3 players were identified. In consultation with the applicant, these standards have been reapplied to this application. As the pitch is for mini soccer, it was determined that parking provision should be made available for spectators as it is likely that the players would be accompanied by parents or guardians. The size of the recreational open space limits the pitch size and therefore accommodates a 5v5 team. Based on the parking standard figures identified 4 car parking spaces would be needed. Expanding the assessment, a 7v7 team would equate to 5 spaces and a 9v9 team would equate to 7 spaces, all of which would be accommodated through the amended proposals and the identified car parking provision. It is considered that the number of players/spectators generated by the use of a pitch will inevitably vary depending on the size of the pitch, so a mini pitch (5v5 or 7v7) will attract fewer users than a larger pitch and therefore the parking demand would be less for a mini pitch. It is considered that the level of parking within the site would be acceptable having regard to parking standards set out in SPD6. In reaching this view regard has also been had to the sites sustainable location with regards to proximity to public transport, as these are also relevant considerations in terms of SPD6.

In terms of delivery, in addition to the submission and approval of details for the car parking layout (as detailed above), an obligation within a S106 agreement will be included, to require the delivery and

provision of the seven parking spaces located adjacent to the playing pitch (as per the conditional approved layout). Following Legal advice, it is considered that the inclusion of this within the S106 agreement, rather than by securing through planning condition is a more appropriate mechanism.

A further condition is recommended in respect of the submission of a phasing plan and associated details to ensure that pedestrian and playing pitch maintenance vehicle access for the existing playing pitch during the playing pitch car park construction works are agreed.

The applicant has advised that the internal access road would be private, so it will not be adopted by the Highway Authority.

No street lighting details have been submitted and as such it is recommended that a condition is attached in this regard.

Refuse container storage would be located within the curtilage of the proposed dwellings and these could be pulled to an identified collection points adjacent to the adopted highway for collection by Waste Services. Waste Services have been consulted on the proposals and have raised no comments following the submission of details.

Further informatives are suggested in relation to works requiring the consent of the highway authority and in relation to the supply of refuse containers for the future residents of the properties.

In view of the above, it is considered that the proposed development is in accordance with the NPPF policies A1 and DM1(G, H and I), and SPD6 of the South Tyneside Local Development Framework.

Capitalising on our Environmental Assets / Environmental Protection

Flood Risk and Drainage

The submitted Drainage Strategy includes a proposed drainage layout, strategy statement and maintenance Schedule / requirements. Environmental Protection (as Local Lead Flood Authority) have been consulted on the application and have raised no objections. A condition is recommended in relation to the submission and approval of a detailed scheme for the disposal of foul and surface water. The surface water drainage will consist of permeable paved driveways and attenuation crates. It has been confirmed that further detailed drainage proposals would be required before the commencement of development, to ensure the protection of water quality prior to discharge.

Furthermore, as the sustainable urban drainage (permeable driveways and geo-cellular tanks) are below ground features, a verification report will need to be submitted to ensure that installation has been carried out satisfactorily and in accordance with the approved drainage layout. The report should document the methodology of installation and evidence of depths and dimensions and supporting images from installation. A condition is recommended in this regard.

Environmental Protection (as Local Lead Flood Authority) have advised that in respect of foul water, a new point of connection application and review/acceptance from Northumbrian Water will be required. The applicant has been advised of this requirement. It should be noted that due to the application not being defined as a ‘major’ application, no consultation has been undertaken with Northumbrian Water.

In view of the above the proposal is considered to accord with the NPPF and LDF Policies EA5 and DM1(K).

Contaminated Land

Historic maps show that there was a building on the site prior to the siting of the school, which was occupied as an abattoir. When this was demolished and the school build, there were areas of cut and fill

evident with slopes to the north and west boundaries. The playing field also showed indications of infilling to make the area level. Offsite there are historic quarries, clay pit and brick works as well as a railway which also have the potential to cause contamination and a source of gas generation.

The conceptual site model identified the site as being low risk but there are sources of contamination so site investigation was required.

The site investigation included 8 boreholes and 3 ground gas/groundwater monitoring wells each located in areas of the proposed new developments. Ground conditions were noted to be made ground over mainly clayey soils – the exception of gravel in one borehole. Weathered mudstone was found to a depth of 3.41m bgl.

Ground gas monitoring was done over 3 months with the addendum report providing a follow up as in the main report only 3 of the 6 visits were included. Results in both reports show that detectable CO2 up to 0.6% and marginal depleted oxygen was recorded and negligible flow rates. An assessment was done on these results in accordance with the Ciria C665 guidance and there was found to be no issue with ground gas at the site and it should be classified as CS1 – green (no gas protection measures required).

The soil sampling undertaken was tested for contamination given the sensitive end use of the site. All samples came back below the screening value therefore soils are suitable to be left on site. In addition, there was no asbestos detected in any samples. There was however fragments of ash recorded in BH8 and bituminous layer recorded beneath a floor slab which will not be suitable for use in any areas of soft landscaping.

A condition is recommended in respect of any unexpected contamination.

In view of the above, it is considered that the proposal would accord with the NPPF and LDF Policies EA5 and DM1(M).

Local Character and Distinctiveness

The application site is located within the boundaries of the West Boldon Conservation Area. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in the exercise (with respect to any buildings or other land in a conservation area) of any functions special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Local Development Framework (LDF) Policy DM6 'Heritage Assets and Archaeology' seeks to protect, preserve and enhance the Borough's heritage assets and their settings, including Conservation Areas. Policy EA1 seeks to conserve the best qualities of the Borough's built and natural environment and to preserve the special and separate character of West Boldon.

The West Boldon Conservation Area Character Appraisal identifies the former school as having an overall negative impact, but it was noted that the flat, geometric shapes intruded less on the scene than might have been expected, as their low position compensated for the sprawling layout. The tall trees and local stone walls around the boundaries helped to tie it back into the local area.

Don Gardens, is described as a quiet, tree-lined lane with a handful of detached houses overlooking the school grounds and the bank of the river Don. Its intensification is described as likely to intrude on hillside views from the riverbanks and could dilute its secluded private character.

The Appraisal identifies the approach into the village along North Road and references the inter-war housing intruding on the view up the steep hillside east of the Road. It commends the imposing domed hillside, with only the church spire visible on the horizon, which is enhanced by the rich texture of the local stone wall and the hedgerow opposite.

Within Supplementary Planning Document 11 - West Boldon Conservation Area Management Plan, the conservation area has been divided into 12 distinct character areas. The application site is included within Character Area 3 – Don Gardens. The Management Plan identifies further the need for the open nature of the area to be protected and the protection of views in and out the village. SPD11 identifies that further intensification of development in this area should be strongly resisted. Preservation should entail the use of materials that would be appropriate to the area.

The applicant has advised within the submitted Heritage Statement that it is considered that the development will not impinge on the special characteristics of the conservation area and will be beneficial in bringing a derelict site back into use. The development will have no effect on any individual designed or undesignated heritage asset within the conservation area, as these are not within the visual envelope of the development.

It is considered that the proposals, which would be located predominately on previously developed land, will avoid extending the development to the west away from the former school site. The land to the west, the existing playing pitch is not included within the application site.

SPD11 and The Character Appraisal note the existence of the school building, which since its closure and demolition has resulted in a derelict site. Although reference is made to the further intensification of development in the area, it is considered that the redevelopment of the former school site, would not result in intensification. The former school site would be utilised for the development of housing. Consideration of the scale, design, layout and use of materials are addressed later in the report. As noted above the preservation of the area should entail the use of materials that would be appropriate to the area.

The magnesium limestone boundary walls to North Road and Don Gardens are referenced within SPD11 and the Character Appraisal, which would be retained through these proposals.

The Council's Historic Environment Officer has been consulted on the proposals, and following initial comments relating to the use of uPVC, has raised no objections. The use of uPVC has been raised with the applicant, who is considering alternatives and has requested that a condition is attached to any approval. As such, a condition is recommended in respect of the submission and approval of materials, including windows. It is acknowledged that a level of detail has been provided with the submission, however further specifications and details are considered necessary to ensure the use of appropriate materials within the conservation area.

Overall, it is considered that the proposal would preserve the character and appearance of the West Boldon Conservation Area and would convey sensitive consideration to its surroundings. It would accord with the NPPF and adopted South Tyneside Local Development Framework (LDF) Development Management Policies DM1 (A) and DM6, Core Strategy policy EA1 and Supplementary Planning Document (SPD) 11 – West Boldon Conservation Area Management Plan.

Archaeology

The Tyne and Wear County Archaeologist has been consulted on the application and confirmed that there are no known archaeological features within the site and no archaeological work is needed with regards to this planning application.

The proposal would therefore accord with the NPPF and LDF Policy DM6 with regards to archaeology.

Biodiversity and Geodiversity

The submitted ecological survey work records the following habitats on the site; ephemeral vegetation, species poor semi-improved grassland, tall rederal vegetation, amenity grassland, introduced shrubs, trees and bare ground. The site is dominated by bare ground with ephemeral/rederal vegetation (newly

colonised vegetation) that has developed since the demolition of the school buildings. Small areas of introduced shrub are present. A number of semi-mature trees, with Tree Preservation Orders, lie around the south and east boundaries of the site and continue around the south and east boundaries of the site and continue around the periphery of the former school field which extends to the north and west, outside the site boundary. The survey also recorded an invasive non-native plant species on site - *montbretia*.

The proposed development site is situated approximately 80m south from the River Don Local Wildlife Site (LWS), 120 m to the River Don, West Boldon Local Wildlife Site and within the River Don Wildlife Corridor. West Farm Meadow SSSI is located 1.3km from the development site, but no impacts on this designated site are anticipated. Within 2 km the Ecological Impact Assessment identifies a total of 18 non-statutory designated sites. The report concludes that it is considered due to the small number of units proposed, that there would be no impacts anticipated to these sites from the proposed development. The Council's Countryside Officer has been consulted on the application and has advised that they would agree, given the modest housing numbers and the formal paths through the River Don corridor which will encourage people not to stray into areas of sensitive habitat, the likely minor adverse impact from the additional people is not considered significant.

The trees on and adjacent to the site and a small building on site were assessed for their suitability to provide features for roosting bats. No likely potential roost features were found in the trees. The building was classified as being low risk for bats which usually necessitates active surveys, however the feature was considered sub-optimal due to light ingress and precautionary working methods for demolition are recommended instead.

Specific species surveys were deemed unnecessary, but the site is considered suitable for and likely to support the following notable species / species groups: nesting and foraging birds; foraging bats; and hedgehog.

An avoidance, mitigation and compensation strategy was included within the applicant's submitted Ecological Impact Assessment. The impacts of the proposed development on ecology within the application site can be summarised as follows:

- Loss of approximately 2512m2 of habitats of local habitat value.
- Risk of damage to roots and crowns of retained trees.
- Risk of disturbance and/or harm to nesting birds should any tree felling or vegetation clearance be undertaken during the bird breeding season (March to August inclusive).
- Loss of potential bird nesting habitat of local value.
- Loss of low suitability bat roosting features within the small hut
- Low residual risk of harm to bats
- Loss of bat foraging habitat of up to local value.
- Loss of local value hedgehog habitat
- Increased levels of disturbance and light pollution due to occupants of the properties and their pets, following on from the development.
- Risk of harm to mammals through entrapment in works trenches
- Risk of spread of invasive non-native species – montbretia.

It is recommended that in order to address the impacts, the following mitigation and compensation measures, as summarised in the table below, should be secured through appropriate planning conditions.

Impact	**Avoidance / Mitigation / Compensation Measures proposed**	**Notes**
Loss of 2632m2 habitats of local habitat value.	All trees will be retained. Retained grassland under the tree lines will be enhanced with additional woodland shade seed mix and native species rich hedging will be incorporated into the development. Small areas of new grassland will be established	This should be secured by condition and will require a habitat management and monitoring plan – see BNG section. There will be a net loss of biodiversity, so this will not meet the requirements of the NPPF.
Damage to roots and crowns of retained trees.	The roots and crowns of retained trees will be protected throughout the development through the provision of adequate construction exclusion zones in accordance with the guidance given by BS5837:2012.	This should be secured by condition. This will be sufficient to address the impact.
Spread of invasive Montbretia	Works will proceed to an invasive species method statement for the removal of Montbretia to further prevent its spread within site.	This should be secured by condition. This will be sufficient to address the impact.
Potential disturbance / harm to nesting birds during construction works	Vegetation clearance works will not be undertaken during the nesting bird season (March to August inclusive) unless the site is checked by an appropriately experienced ecologist and nests are confirmed to be absent.	This should be secured by condition. This will be sufficient to address the impact.
Loss of habitat suitable for nesting and foraging birds of local value.	Native species rich hedgerow will be incorporated into the development. Five integrated bird next boxes suitable for a range of urban bird species on elevations facing N, NE or NW	5 x integrated bird nesting features should be secured by condition. This will be sufficient to address the impact.
Loss of low suitability bat roosting features within the small hut.	Four integrated bat boxes suitable for crevice dwelling species on SW elevations	Integrated bat roost opportunities for crevice roosting species on all SW facing elevations (4 in total) is required. This should be secured by condition. This will be sufficient to address the impact.
Low residual risk of harm to bats.	Works to demolish the small hut will be completed in accordance with a precautionary method statement for bats.	This should be secured by condition. This will be sufficient to address the impact.

Loss of local value hedgehog habitat.	Close boarded fences will be avoided, or gaps 13cm x 13cm will be provided in fences between gardens and landscaped areas to allow hedgehogs to forage and commute across the site.	This should be secured by condition. This will be sufficient to address the impact.
Risk of harm to mammals through entrapment in works trenches.	Mats and any potential refuge areas will be checked for the presence of hedgehog prior to removal. Any excavations left open overnight will have a means of escape for mammals that may become trapped in the form of a ramp at least 300mm in width and angled no greater than 45°.	This should be secured by condition. This will be sufficient to address the impact.
Increased levels of disturbance and light pollution due to occupants of the properties and their pets, following on from the development.	Any new lighting will be minimal, low level, low lumen, fitted with cowls to minimise upward light spill and directed and targeted towards hard standing/building areas and not directed towards the trees.	This should be secured by condition. This will be sufficient to address the impact.

Habitat Regulations Assessment (HRA)

The Habitats Directive relates to European Protected sites which include the SPA and SAC on the coast. The UK Habitat Regulations are used to implement the Directive and require a Habitat Regulations Assessment to be made when a project is likely to have a significant effect on a European site. Where a project may be capable of affecting a SPA/SAC a screening assessment must be carried out by the applicant and assessed by the local planning authority in terms of the significance of the impact.

The proposed development is located within the 6km buffer zone of the following European designated sites:

- Durham Coast Special Area of Conservation (SAC),
- Northumbria Coast Special Protection Area (SPA),
- Northumbria Coast Ramsar Site.

Interim SPD23: Mitigation Strategy for European Sites - Recreational Pressure from Residential Development, applies to all residential development proposals of 10 dwellings or more, within 6km of the designated European sites.

This is an application for a minor residential development of 5 dwellings within the 6km zone of influence outside of the European Sites that is identified within the Interim HRA and SPD23. Mitigation will be secured to address likely significant in-combination effects due to recreational disturbance through developer contributions obtained through this strategy, which are obtained on a tariff basis from major residential developments, which is set at a level designed to also provide sufficient mitigation to address effects associated with minor residential development proposals. The LPA undertook a Screening and Appropriate Assessment for the application and concluded that the proposal, in-combination with other plans and projects, will not have an adverse effect on the integrity of the Durham Coast SAC and the Northumbria Coast SPA & Ramsar Site. The HRA process has been recorded.

It is considered that in view of the above the proposal would accord with NPPF and LDF Policies EA3 and DM7.

Biodiversity Net Gain

The NPPF requires developments to result in a measurable net gain for biodiversity.

The applicant has submitted a BNG report and metric calculation to accompany their application, which has been updated in consultation with the Council's Countryside Officer following amendments to the application, increasing the site area to include proposals for the adjacent car parking serving the playing field.

As part of the development, it is proposed create the following habitats: 961m2 of vegetated gardens; 204m2 of modified grassland; 5 additional small trees. These will collectively deliver 0.2631, which, when combined with the retained habitats, brings the final post development habitat unit score to 1.0797. There is a commitment to enhance the retained grassland by oversowing with a shade tolerant species mix, this is not considered sufficient to improve the condition to enable it to be calculated as 'enhanced' within the metric calculation, but is very welcomed nonetheless.

Overall, the Biodiversity Net Gain Assessment demonstrates an anticipated net loss of 0.4192 habitat units in the biodiversity value of the site and a gain of 0.2342 hedgerow units. The proposed development will result in a net loss for biodiversity on the site and therefore an off-site compensation scheme is required.

The number of habitat units required to meet the NPPF policy requirements of a measurable net gain (a 1% increase) would be 0.496112. This would equate to a financial contribution of £7,441.500 (£15k per unit), for the Council to deliver compensatory habitats and net gain for the applicant. The applicant has confirmed payment of this amount to be secured through a S106 agreement.

The Council's Countryside Officer has advised that the habitats proposed to be delivered onsite should be secured by condition and will require long term management and monitoring. Some of the elements required are included within the applicant's submitted Biodiversity Net Gain report (section C.3). A condition is recommended in this regard.

Other Development Management Policies

Layout, design and visual amenity.

The layout proposes the distribution of dwellings across the 'L'' shaped site, all set within the site. Two 4 bedroom detached dwellings would be built adjacent to one another to the northern section of the site with two further detached 4 bedroom dwellings to the south west of the site. The single 5 bedroom dwelling would be located to the west of the site.

The housing would be traditional in style. A facing brick is proposed and a pitched tiled roof. Further materials are yet to be agreed, and as detailed above, a further planning condition is recommended seeking additional details for external materials to the dwellings.

The proposal has been developed to retain the mature and visually prominent trees within the site, which dominate the approach along North Road. Coupled with the trees to the northern boundary of the site, which provides a visual buffer looking towards the site, these enhance the visual amenity of the area and character of the conservation area and will provide an element of screening and softening to the built development proposed. The Conservation Area Management Plan identifies the need for the open nature of the area to be protected and the protection of views in and out the village. The views along North Road would be altered through these proposals, however it is considered that the development

would be seen within the context of a backdrop of existing residential properties and would be predominantly sited on previously developed land, retaining the existing playing pitch and open nature of this land to the west of the application site. The view up the steep hillside to the east of North Road, with the church spire visible on the horizon would not be eroded through these proposals.

Design comments have been received from representations. It is considered that the amended layout and design of the proposed dwellings are acceptable. The design of the proposed houses reflects the mix of property types within the wider village, with no one property type dominating.

Details of the external materials for the dwellings and means of enclosure (i.e. fences/gates) have been submitted, however following consultation comments from the Council's Landscape consultant, questions have been raised about gated accesses and the practicalities of fencing adjacent to existing metal railings. As such, notwithstanding the details already submitted, a condition is recommended seeking approval of boundary treatments to the site.

It is also considered necessary to include a condition removing permitted development rights in respect of boundary enclosures to plot 1 and the remainder of the front boundary to North Road, due to its prominence within the conservation area. The installation of future enclosures to these areas, where visible from the public domain, may impact upon the character and appearance of the conservation area and therefore the local planning authority would wish to approve details in the future.

In respect of the proposed car parking to serve the adjacent playing field, works would be limited to include replacement gates and new surface treatment, grasscrete or similar, which would not significantly alter the existing entrance to the site or its appearance, where an existing service access for maintenance vehicles is provided.

In view of the above, the proposal would accord with the NPPF and LDF Policy DM1(A) and DM1(C).

Residential Amenity

The layout and design of the proposal is considered to be acceptable in terms of ensuring a reasonable level of amenity for the future occupants of the proposed new dwellings.

Supplementary Planning Document 9 (SPD9) providing guidance for householder and residential development seeks to maintain a reasonable outlook from habitable room windows and it generally seeks to ensure that there is a distance of more than 14 metres between habitable room windows of neighbouring properties, especially where windows in properties are directly facing each other. It is considered that the proposal would maintain a reasonable outlook from habitable windows with adequate separation distances between elevations containing habitable room windows.

The height of dwellings and site levels have been reviewed. Whilst the proposed properties would be taller than a number of existing properties within Don Gardens, due to their scale and design, it is not considered that the height of the proposed properties would be over dominant or result in an unreasonable outlook. Due to the orientation of the development site, located to the north of Don Gardens, there would be no resultant issues of over shadowing.

There would be adequate separation distances between the proposed facing gable elevations and the front and side elevations to properties in Don Gardens with the intervening highway of Don Gardens and existing boundary walls retained. It should also be noted that the location of the proposed dwellings would not be in direct alignment with any existing properties, being off-set. It is therefore considered that in terms of the existing properties that surround the planning application site, the proposed layout and design is not considered to materially harm these neighbouring occupiers in terms of outlook, privacy or overshadowing in accordance with the NPPF and LDF policy DM1 and associated guidance contained in SPD9.

Landscaping and Trees

Following the refusal of a previous planning application (and a subsequent appeal was dismissed) which included for a significant loss of trees on site, these proposals seek to retain all trees on site, including the TPO trees. However, as identified within the submitted Arboricultural Assessment, one tree (tree no. 2) which is growing at the base of a stone wall, has been identified as being expedient for removal. Further management works to trees is also identified within the applicant's submitted Arboricultural Assessment, however as not being required to facilitate the development, separate consent for works to the trees will be required and the applicant has been advised of this.

Both the Council's Landscape consultant and Tree Team have been consulted on the application. Following amendments to the application, to provide car parking to the playing field, the Tree Team have clarified that the works would not impact on the health of retained trees. A condition has been recommended relating to tree protection measures during construction works.

Landscaping, including tree planting forms part of the proposals and indicative details have been submitted alongside the submitted Biodiversity Net Gain information. The landscape consultant has advised that full details including a planting specification are required, and it has been requested by the applicant that this be agreed by condition. Maintenance details would also need to be submitted for approval. Both aspects are directly linked to the ecology and biodiversity enhancement to the site and therefore conditions are recommended that incorporate and combine these matters. The applicant has advised that there will be an appointed person for the landscaping work and intended that all properties are served by a management company who will arrange maintenance of the planting etc.

Consultation comments from landscape also included reference to the layout and soft landscape areas being of an appropriate size of space for soil/roots/shrubs/growth and for green infrastructure to be included in private garden areas. Details for proposed levels across the site in relation to boundaries have also been requested as part of further landscape information. In developing the detailed landscape proposals, it is considered that such matters could be addressed. Further comments were received in respect of the delivery and positioning of new trees to supplement the existing tree canopy, increase the long-term potential, and provide a better balance between hard surfaces and foliage.

In view of the above, the proposal would accord with the NPPF and LDF Policies DM1, DM7, EA1 and EA3.

Conclusions

The proposal is considered to be acceptable in terms of its layout and design, impact on the general character of the area, conservation area, amenities of neighbours, highway safety, parking and the council objective of delivering sustainable development, subject to the conditions suggested and planning obligation in respect of the delivery of car parking for the adjacent retained playing field.

Furthermore, the potential environmental impacts of the proposal would not be harmful, subject to the conditions suggested and planning obligation in this regard.

The proposal is considered to accord with the NPP and Local Development Framework policies to be taken into account having regard to all relevant material planning considerations.

In assessing this application due regard has been had to the requirement of section 149 of the Equality Act 2010.

Recommendation

Minded to grant planning permission subject to:

a) The schedule of planning conditions as set out below; and

b) The completion of a legal agreement in respect of the provision of:
   1) A contribution of £7,441.500, for the Council to deliver compensatory habitats and net gain for the applicant; and
   2) The delivery and provision of seven car parking spaces associated with the adjacent playing pitch, including surface treatment and sub-construction layers, passing place, turning space and gated access, (details to be agreed by planning condition).

Conditions

1 The development to which this permission relates must be commenced not later than 3 years from the date of this permission.

As required by Section 91 of the Town and Country Planning Act 1990 and to ensure that the development is carried out within a reasonable time.

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

Drg. no. (00)391 rev G received 29/06/2022
Drg. no. BOL-NOR-A1-ZZ-DR-A-00102 rev A02 received 01/04/2022
Drg. no. BOL-NOR-A1-ZZ-DR-A-00101 rev A08 received 01/04/2022
Drg. no. BOL-NOR-A1-ZZ-DR-A-00101 rev A12 received 01/04/2022
Drg. no. 1001-01 rev B received 18/02/2022
Drg. no. 1003-01 rev C received 18/02/2022

Any minor material changes to the approved plans will require a formal planning application under S73 of the Town and Country Planning Act 1990 to vary this condition and substitute alternative plans.

In order to provide a procedure to seek approval of proposed minor material change which is not substantially different from that which has been approved.

Drainage

3 Prior to the commencement of development (excluding preparatory groundworks) a detailed scheme for the disposal of foul and surface water from the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water and the Local Highway Authority. Development shall thereafter take place in accordance with the approved details.

To ensure the discharge of surface/foul water from the site does not increase the risk of flooding and in the interests of highway safety, in accordance with Policies DM1 and ST2 of the South Tyneside Local Development Framework and the NPPF.

Sustainable Drainage

4 The development hereby permitted shall not be occupied until a verification report evidencing the completion of the approved sustainable drainage system (including geocellular attenuation tanks, permeable paving, and measures to prevent run-off from private land onto the highway), the contents of which is to include amongst other things methodology of installation, evidence of depths and dimensions and supporting images from installation, has been submitted to and approved in writing by the Local Planning

Authority. Thereafter, the approved sustainable drainage system shall be maintained in accordance with the approved details.

To ensure the discharge of surface/foul water from the site does not increase the risk of flooding and to prevent surface water run-off from private land onto the highway in the interests of highway in accordance with Policies DM1 and ST2 of the South Tyneside Local Development Framework and the NPPF.

Unexpected contamination

5 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. Sufficient detail should be provided identifying how the unexpected contamination will be dealt with.

Development shall be carried out in accordance with the approved details.

To ensure that risks from land contamination to the future users of the development site and neighbouring land are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors, in accordance with Policies DM1 and EA5 of the South Tyneside Local Development Framework and the NPPF.

Playing field access during construction

6 Prior to the commencement of development above damp proof course level, a scheme to provide continued access for pedestrians and playing pitch maintenance vehicles during the construction of the paying pitch car park, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be undertaken in accordance with the approved details.

To ensure a satisfactory and safe means of continued access to the playing pitch during the construction period for pedestrian and playing pitch maintenance vehicles, in accordance with the NPPF and policy SC6 of the South Tyneside Local Development Framework.

Construction Hours

7 No construction or associated works or deliveries of materials shall take place outside the hours of 8am - 6pm Monday to Friday and 8am - 1pm Saturdays and no such works or deliveries shall be carried out at any time on Sundays or Public Holidays.

To safeguard the amenity of the nearby residents in accordance with the NPPF and Policy DM1 of the South Tyneside Local Development Framework.

Boundary treatments, means of enclosure and access

8 Notwithstanding the details submitted on Drg no. (00)350 rev E received 29/06/2022, no dwelling hereby permitted shall be occupied unless and until details for all boundary treatments and means of enclosure have been submitted to and approved in writing by the Local Planning Authority. The details shall include gaps with dimensions of 13cm x 13cm in fences between gardens and landscaped areas to allow hedgehog movement and foraging.
No dwelling hereby permitted shall be occupied until the means of enclosure in respect of that dwelling, have been provided in full accordance with the approved details and

thereafter such means of enclosure shall remain in place at all times.

To safeguard the character and appearance of the West Boldon Conservation Area, in the interests of visual amenity and biodiversity in accordance with South Tyneside Local Development Framework Policies DM1, DM6, DM7, EA3 and the NPPF.

Permitted development rights – means of enclosure

9 Notwithstanding the provisions of Article 3 and Class A of Part 2 of Schedule 2 of the Town & Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that order with or without modification), no gate, fence, wall or other means of enclosure shall be erected within the curtilage of the dwelling adjacent to North Road (plot 1 as detailed on Drg no. (00)391 rev G received 29/06/2022), or along the remainder of the development site frontage to North Road without an application for planning permission having first been made to and approved in writing by the Local Planning Authority.

To maintain control over any future harmful boundary treatment works that may have otherwise benefitted from permitted development, in the interests of safeguarding both the character and appearance of West Boldon Conservation Area in accordance with Policies DM1 and DM6 of the South Tyneside Local Development Framework and the NPPF.

Fencing during construction

10 Prior to the commencement of development a physical barrier separating the application site from the existing playing pitch (such as Herras fencing or similar) to maintain both pedestrian and playing pitch maintenance vehicle access to the existing playing pitch and to provide a temporary means of enclosure along the western and north western boundaries of the application site, shall be erected and maintained during the whole construction period.

In the interests of health and safety and to safeguard the playing surface of the pitch from damage during the construction phases of the development, in accordance with policy SC6 of the South Tyneside Local Development Framework and the NPPF.

Ground levels

11 The development shall be carried out in accordance with the proposed ground levels, finished floor levels shown on Drg no. 1003-01 rev C received 18/02/2022.

To safeguard the amenities of the occupiers of existing neighbouring dwellings and in the interest of visual amenity in accordance with Policies DM1 and DM6 of the South Tyneside Local Development Framework and the NPPF.

Materials and surface treatments

12 Notwithstanding the details submitted, prior to the commencement of the development above damp proof course level, samples and details of all external materials for the dwellings hereby approved and details for hard surfacing, shall be submitted to the local planning authority and approved in writing. All works shall be carried out in accordance with the approved details.

To safeguard the character and appearance of the West Boldon Conservation Area in accordance with Local Development Framework Policies DM1 and DM6 and the NPPF.

Trees

13 No works (including demolition) shall be undertaken and no plant, machinery or building materials shall be brought to site until the detailed tree protection measures, as detailed in the Arboricultural Method Statement inc. Impact Assessment ref: ARB/CP/2492 dated April 2021 received 18/02/2022 (and in accordance with BS5387 'Trees in Relation to design, demolition and construction' 2012, and NJUG guidelines), have been carried out on site. Furthermore, in accordance with the Pre-development and Site Preparation measures, as set out in the Arboricultural Method Statement inc. Impact Assessment ref: ARB/CP/2492 dated April 2021 received 18/02/2022, no work (including demolition) shall commence on site until the project arboriculturist has checked the protective fencing and ground protection measures have been installed on site and certification of inspection has been submitted to and approved in writing by the Local Planning Authority.

The development must be undertaken on site in strict accordance with the approved details and the tree protection features and ground protection measures shall be maintained in position and in good order during the whole period of construction works on site. Works, including the excavation, removal or deposit of earth or other materials shall not be carried out within any area enclosed by protective fencing without the written prior consent of the Local Planning Authority.

To ensure that existing trees within and adjacent to the site, several of which are the subject of a Tree Preservation Order, are adequately protected during the period of construction works and to safeguard the character and appearance of the West Boldon Conservation Area in accordance with Local Development Framework Policies DM1 and DM6 and EA1 and the NPPF.

Ecology / Landscaping

14 No dwelling hereby permitted shall be occupied unless and until full details of hard and soft landscaping and on-site biodiversity enhancement measures have been submitted to and approved in writing by the Local planning Authority. These details shall include:
a) Planting plans including the type, height, species, densities and location of any new trees, hedges and shrubs as well as any proposed seeding or turfing, topsoil depths, planting specification and boundary enclosure.
b) Details for 5 no. integrated roosting features for birds (on elevations facing north, north east or north west) and 4 no. integrated bat boxes on south west elevations.
c) Timing details regarding implementation thereof.

Thereafter landscaping works and biodiversity enhancement measures shall be implemented as approved in accordance with the approved timing details.

To safeguard the character and appearance of the West Boldon Conservation Area in ensure a satisfactory standard of development in the interests of visual amenity and biodiversity in accordance with NPPF and South Tyneside Local Development Framework policies EA3, DM7 and DM1.

Habitat Management and Monitoring Plan

15 No dwelling hereby permitted shall be occupied unless and until a Habitat Management and Monitoring Plan has been submitted to and approved in writing by the Local Planning Authority. The contents of that plan shall accord with the requirements of BS8683:2021 - process for designing and implementing Biodiversity Net Gain - Specifications' including details of, but not restricted to, the following:

a) the project's biodiversity baseline assessment against which BNG outcomes are assessed and monitored;
b) the project's BNG targets;
c) the number of years to achieve and then maintain the BNG targets which shall comprise a continuous period of at least 30 years from first occupation of the development;
d) a programme detailing the long-term phases of the management and monitoring activities;
e) a monitoring plan to inform decisions about management, whether assessing progress towards the BNG targets is on track and whether changes to management are required to achieve the targets;
f) the roles, responsibilities and required competencies of those involved with implementing and monitoring the BNG design during the implementation and post-implementation stages;
g) provision for any approved landscaping that is removed, dies or becomes seriously diseased within the agreed timescales for achieving and maintaining the BNG targets to be replaced in the next planting season with landscaping of similar size and species to that which it replaces.

Thereafter the Habitat Management & Monitoring Plan shall be carried out/implemented as approved and in accordance with the approved timetables.

To ensure a satisfactory standard of development in the interests of visual amenity and biodiversity in accordance with NPPF and Policies DM1, DM7 and EA3 of the South Tyneside Local Development Framework.

Ecological method statement

16 No development shall take place (including any demolition, ground works, site clearance) until a method statement for the following have been submitted to and approved in writing by the local planning authority:
a) A precautionary method statement for bats in the context of demolition works on site.
b) A hedgehog method statement detailing the measures required to protect these species from harm during de-vegetation, site clearance and construction works.
c) An invasive non-native species method statement, detailing the containment, control and removal of Montbretia from the site.

The content of the method statement shall include the:
a) purpose and objectives of the method statements.
b) detailed design(s) and/or working method(s) necessary to achieve the stated objectives.
c) extent and location of relevant works shown on appropriate scale maps and plans.
d) Timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction.
e) Persons responsible for implementing the method statements and clearly stating when/if an Ecological Clerk of Works is required to oversee works.
The works shall be caried out in accordance with the approved details.

To ensure the development does not harm habitats, encourages biodiversity and ensures the appropriate containment, control and removal of an invasive non-native species in accordance with the NPPF and South Tyneside Local Development Framework policies EA3, DM1 and DM7 and the Wildlife and Countryside Act 1981.

Verification of checks to vegetation

17 No removal of hedgerows, tree, shrubs or other vegetation 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 interests on site. All British Birds, their nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife and Countryside Act 1981. Any such written confirmation should be submitted to the Local Planning Authority.

To ensure that breeding birds are protected from harm during construction in accordance with the Countryside Act 1981, the NPPF and South Tyneside Local Development Framework policies EA3, DM1 and DM7 and the NPPF.

External lighting

18 Before the first occupation of any dwelling hereby permitted, full details of the proposed external lighting to serve the development shall be submitted to and approved in writing by the local planning authority. All external lighting shall be installed and thereafter retained in accordance with the approved details.

In the interests of both visual and residential amenity and to minimise impacts from lighting on existing habitats (specifically retained trees from upward directional lighting) in accordance with Core Strategy policy EA3 and Development Management policies DM1 and DM7 of the South Tyneside Local Development Framework and the NPPF.

Construction Method Statement

19 Development shall not commence until a Construction Method Statement, together with a supporting plan, has been submitted to and approved in writing by the Local Planning Authority. The approved Construction Method Statement shall be adhered to throughout the construction period. The Construction Method Statement and supporting plan shall, where applicable, provide for:

a) details of temporary traffic management measures, temporary boundary treatments, vehicular/pedestrian gates, visibility splays.
b) Method of preventing mud or other materials spilling out onto the highway from the site and/or cleaning the highway of such materials.
c) the loading and unloading of plant and materials.
d) storage of plant and materials used in constructing the development.

To prevent nuisance in the interests of residential amenity and highway safety, in accordance with South Tyneside LDF Policy DM1 and the NPPF.

Off-site highway works

20 Notwithstanding the details shown on drawing no. (00)391 rev G received 29/06/2022, no dwelling shall be occupied unless and until specification details in respect of the following off-site highway works and a timetable for implementation of these works have been submitted to and approved in writing by the Local Planning Authority (in consultation with Nexus):

i. The modifications, widening and resurfacing of the vehicular access to North Road, together with associated replacement / re-location of street lighting column and

interactive speed sign (impacted by the widening works);

ii. Re-location of bus stop, shelter and associated infrastructure on North Road, together with provision of raised kerbing, removal / adjustments to the pedestrian guard rail, reinstatement of footway / carriageway areas, adjustments to signage, road markings, including provision of system of double white lines in the central North Road carriageway, and associated works; and

iii. Modifications/removal of the maintenance access gates from the footway of North Road (in line with the pedestrian guard rail).

Thereafter, the works shall be undertaken in full accordance with the specification and timetable details approved by the Local Planning Authority.

In the interests of highway and pedestrian safety, in accordance with the Policy DM1 of the South Tyneside Local Development Framework and the NPPF.

Means of vehicular access to be constructed

21 No dwelling hereby permitted shall be occupied unless and until the means of vehicular access from North Road to serve the residential development has been constructed in accordance with the approved plans.

In the interests of highway and pedestrian safety, in accordance with policies A1 and DM1 of the South Tyneside Local Development Framework and the NPPF.

Playing field car park

22 Notwithstanding the details shown on drawing no. BOL-NORR-YY-00-DR-A-90-001 rev B received 23/11/2022 and drawing no. BOL-NORR-YY-DR-A-90-000 rev D received 23/11/2022, prior to the commencement of development above damp proof course level, full details for the car park layout serving the playing field, including 7no. car parking spaces, turning area, passing place, surface treatments and sub-construction layers, and entrance gate and a timetable for implementation of these works shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter, the highway works shall be undertaken in full accordance with the specification and timetable details approved by the Local Planning Authority.

In the interests of highway and pedestrian safety, in accordance with the Policy DM1 of the South Tyneside Local Development Framework and the NPPF.

Car Parking - Implementation of details

23 No dwelling hereby permitted shall be occupied unless and until the car parking areas indicated on the approved plans have been provided for that dwelling and all visitor bays have been implemented in accordance with the approved plans. Thereafter all such car parking shall remain in place and be available for such use at all times.

To ensure vehicle parking is accommodated within the site, in the interests of highway safety, in accordance with Policy DM1 of the South Tyneside Local Development Framework, SPD6 and the NPPF.

Informatives

1 In dealing with this application the Council has implemented the requirements of

the National Planning Policy Framework to seek to approve applications for sustainable development where possible.

2 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

3 The Council requires the developer to provide to each unit before first occupation a 240l refuse bin and a 240l recycling bin to the Council's specification in order that the council can fulfil its obligation to collect and dispose of household waste. Details of the Council's specifications can be obtained from Waste Services at South Tyneside Council

4 **Highway condition survey.**

You should note that a highway condition survey is required to be carried out before the commencement of construction vehicle movements associated with this site. To arrange a survey contact South Tyneside Council at Highways@SouthTyneside.gov.uk . Any damage caused to the highway resulting from the construction phase of the development is required to be repaired and made good to the satisfaction of the Highway Authority.

5 **Reminder to not store building material or equipment on the highway.**

Building materials or equipment shall not be stored on the highway unless otherwise agreed. You are advised to contact Highways@SouthTyneside.gov.uk for Skips and Containers licences.

6 **Section 278 Agreement and works in adopted highway.**

You are advised that offsite highway works required in connection with this permission are under the control of the Council's Highway and Infrastructure Team and will require an Agreement under section 278 of the Highway Act 1980. These works are required to be technically approved and satisfactorily completed before the development is first brought into use. All such works will be undertaken by the Council at the applicant's expense. You should contact the Highway and Infrastructure Team at Highways@SouthTyneside.gov.uk to progress this matter.

7 **Road Safety Audits**.

You should note that Road Safety Audits are required to be undertaken as part of the S278 Agreement works process, in accordance with GG119. South Tyneside Council is the Overseeing Organisation Representative for this service. Please contact: Highways@SouthTyneside.gov.uk to discuss the processes and scoping of the RSA.

8 **Contact Lighting Section.**

You are advised to contact the Council's Lighting Section on Highways@SouthTyneside.gov.uk before and during the construction period with respect of de-commissioning and installation of new street lighting column (and interactive speed sign), to ensure sufficient illumination levels of the public highway.

9 All British bats are protected by both UK and European legislation. This legal protection extends to any place that a bat uses for shelter or protection whether bats are present or not. Should bats or signs of bats (such as droppings or dead bats) be discovered at any stage during the works, work must stop immediately and advice sought from Natural England. Failure to do this may result in an offence being committed, regardless of planning consent, and could lead to prosecution.

Case officer: Helen Lynch
Signed: HL
Date: 19/04/2023

Authorised Signatory:
Date:

«END»