

Former Ashworth Frazer Industrial Estate Planning Compliance Statement

Oakley Homes

10 February 2026

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1.0 Introduction

1.1 This Planning Compliance Statement has been prepared by Lichfields on behalf of Oakley North East [the Applicant]. The purpose of this Statement is to assist South Tyneside Council [the Council] as the Local Planning Authority [LPA] in its consideration of an application for the approval of Reserved Matters relating to land south of Argyle Street, on the former Ashworth Frazer Industrial Estate and the cleared site (and car park) of the former Hebburn community centre, Hebburn.

1.2 Planning permission was granted on 17/02/2023 (Reference: ST/0412/20/FUL). The description of development for the OPP was as follows:

A hybrid planning application comprising demolition of existing buildings and seeking (1) detailed planning permission for 82 dwellings (Use Class C3) with associated access, parking, landscaping and infrastructure; and (2) outline planning permission for up to 18 dwellings (Use Class C3) with associated access, parking, landscaping and infrastructure (with all matters reserved for determination at a later stage except for access).

1.3 Works relating to the detailed planning permission part of the application have since commenced on site.

1.4 With regard to the outline planning permission [OPP] part of the application, matters of appearance, scale, dwelling type, layout and landscaping were reserved for future consideration. The application seeks approval for these remaining matters, and the description of development for this application is as follows:

Reserved Matters (appearance, landscaping, layout and scale) for up to 18 dwellings (Use Class C3) with associated access, parking, landscaping and infrastructure

1.5 This statement has been prepared to assist the Council and consultees in its consideration of the application to demonstrate the conformity of the proposals with the original outline planning permission having regard to Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 in terms of the policies in the development plan, as well as relevant national policy, and any other material considerations.

1.6 This Reserved Matter submission is accompanied by a suite of plans and documents. A full list of the submission documents, including a drawing schedule, is contained within Appendix 1.

Scope of the Application

1.7 The principles around outline planning permissions are set out at Section 92 of the Town and Country Planning Act 1990 and by the Town and Country Planning (Development Management Procedure) (England) Order 2015.

1.8 It is clear from the Act, relevant regulations, and associated case law, that an application for the approval of reserved matters does not open up for consideration the principle of the development or those matters that were considered by the outline planning permission. An application for reserved matters approval in effect simply discharges the requirements of a

condition on an existing planning permission. It is not on its own an application for planning permission but simply provides those details that were not provided, or required to be provided, at the outline stage when planning permission was granted. The consideration of an application for the approval of reserved matters is therefore limited to those matters that are reserved for future consideration.

- 1.9 In this case, Condition 29 provides a timescale of 3 years for the application for approval of the reserved matters from the date of the grant of outline planning permission (i.e., by 17th February 2026). It also gives a timescale for the starting of works once reserved matters has been granted.
- 1.10 Condition 30 requires plans, documents or other specification showing details of those reserved matters, namely layout, scale, appearance, and landscaping.
- 1.11 This statement focuses on providing details of the Reserved Matters and those details required by Condition 30, although the statement also includes a concise summary on the status of the other relevant planning conditions.

Structure of the Statement

- 1.12 The following sections of this Statement are structured as follows:
- Section 2.0 describes the application site and its surroundings;
 - Section 3.0 outlines the development proposals;
 - Section 4.0 sets out the relevant planning policies for the determination of the application;
 - Section 5.0 provides an assessment of the proposals against the OPP and against the relevant planning policies; and
 - Section 6.0 concludes that the proposal is consistent with the parameters in the outline planning permission and should be approved without delay.

2.0 Site and Surroundings

2.1 The application site, subject to this application, is located in Hebburn adjacent to Station Road and measures approximately 0.25 hectares (0.63 acres). The site area for the wider site that has planning permission measures approximately 2.83 hectares.

2.2 The wider development, known as “The Ropery”, is currently under construction.

2.3 The application site is bound:

- To the north by Mambo II (an Italian restaurant) beyond which is Bell Street;
- To the east by the cleared site of the former Ashworth Frazer Industrial Estate, which is currently being redevelopment, pursuant to the wider planning permission for the site;
- To the south by the Metro Station railway line and Hebburn Metro Station, beyond which is Hebburn Town Centre; and
- To the west by existing vegetation and an embankment to Station Road (B1927), with residential development beyond.

2.4 The application site is identified in Figure 2.1 below.

Figure 2.1 The Application Site



Source: Google Aerial Imagery

2.5 The site forms the western extent of a wider site that has planning permission for residential development (ST/0412/20/FUL). Prior to this, the wider site was commonly known as the Ashworth Frazer Industrial Estate. As well as including part of the cleared site

of the former industrial estate, the site also contains an existing access road to the adjacent railway line.

- 2.6 The site is not located within a Conservation Area or a Flood Zone, and there are no Tree Preservation Orders ("TPOs") located on or adjacent to the site.
- 2.7 The site is well-located within the heart of an area characterised by residential use and is served by a wealth of public transport services. Several bus stops are located within 100m of the site on Argyle Street and Station Road, providing frequent service to locations including Hebburn, Heworth, Jarrow, Murton and Sunderland. In addition, the site benefits from convenient access to the Tyne and Wear Metro which provides regular rail connections to South Shields, Sunderland, Newcastle and other destinations in the wider region.
- 2.8 The site is within walkable distance (approximately 250m) to Hebburn Town Centre and has good access to a range of facilities and services in the surrounding area. These notably include two supermarkets, a medical centre, a post office, a social club, a barber and a bank.

3.0 **Proposed Development**

- 3.1 This reserved matters application is made pursuant to the outline planning permission portion of the hybrid application Ref. ST/0412/20/FUL. It seeks approval of namely the layout, scale, appearance, and landscaping for the development as identified in Condition 30 of the decision notice.

Layout

- 3.2 The layout and is generally consistent with the information that was submitted with the earlier hybrid planning application. The development includes 3 no. apartment buildings, each containing 6 no. (2 bedroom) apartments.
- 3.3 In terms of vehicular access, the development adjoins the detailed element of the planning permission immediately to the east. As such, access is from Bell Street and Argyle Street, via the newly constructed development at “The Ropery”.
- 3.4 Pedestrian and cycle access is available to the east adjacent to the new highway to be created, and also to the west (from the front elevation of the buildings), towards Station Road, via the existing access road within the site and Ropery Lane. For the avoidance of doubt, the proposal does not include vehicular access or parking provision along the existing access road within the site.
- 3.5 With regards to parking provision, each building includes 6no. under croft parking spaces, which equates to one space per apartment, and 18 no. dedicated parking spaces in total. In addition, the proposals also include 9no. visitor parking spaces.

Scale

- 3.6 The proposed development will deliver a total of 3 no. apartment buildings consisting:
- 18 no. apartments, each with two-bedrooms
 - 6 no. apartments per building
- 3.7 As shown on the submitted Apartments Plan (Drg No. P12), the apartment buildings are 4-storeys in height consisting of 3-storeys of accommodation with 2no. 2-bed flats per floor, along with associated under-croft parking, entrance, staircase and refuse storage at ground level.

Appearance

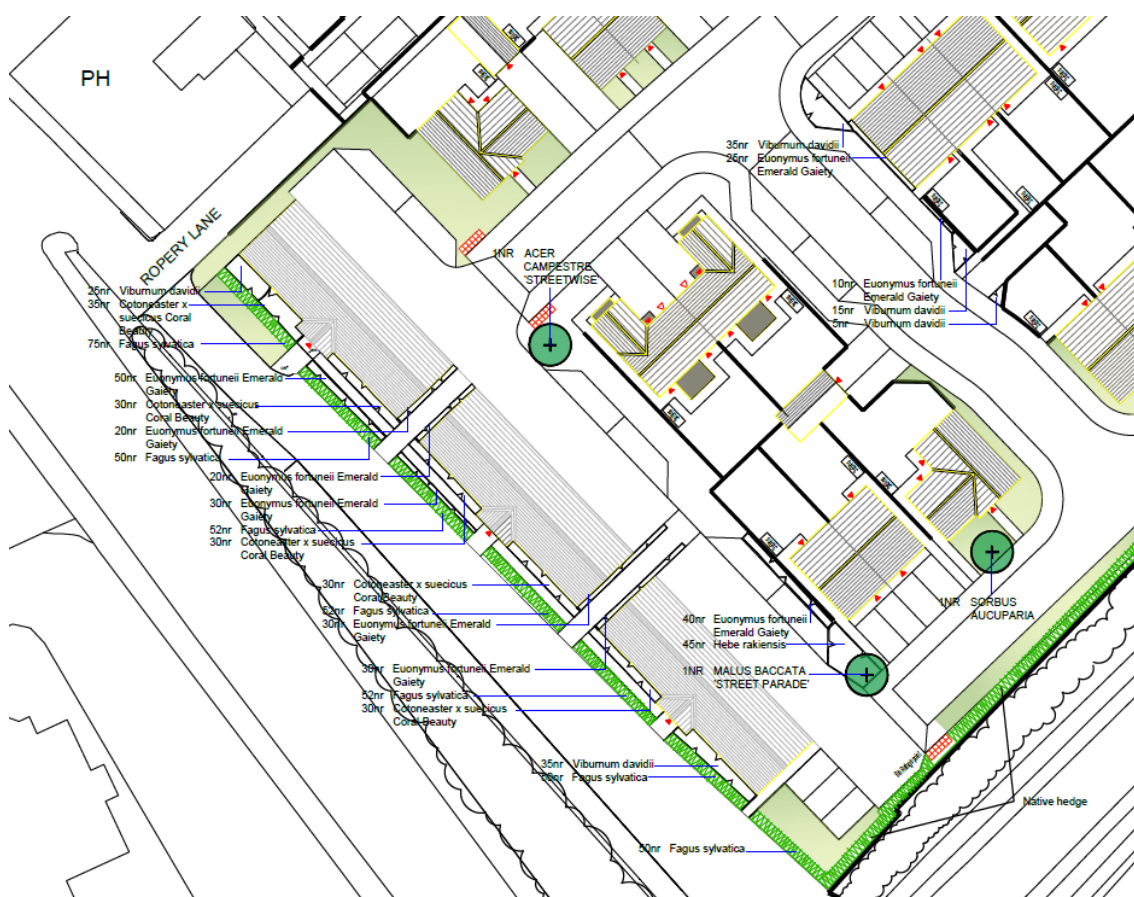
- 3.8 The apartments will follow the design principles indicated in the earlier planning application, and a material palette that is also consistent with the adjoining wider development.
- 3.9 As shown on the submitted Materials and Enclosures Plan (Drg No. P18), the central apartment building will have ‘Slate Grey’ interlocking roof tiles, with walls composed of Ibstock ‘Grainger Antique’ multi-facing brick and finished in render. The two apartment buildings that flank this central building will have ‘Cottage Red’ roof tiles and Ibstock ‘Alnwick Blend’ multi-facing brick.

- 3.10 The apartment buildings will be surrounded by grass, along with a proposed hedgerow running along the front (western) and side (southern) elevations. To the north and east of the site, the proposals include 1.8m high closed boarded fencing.
- 3.11 There is also a commitment from the development to improve the existing surface of the access road within the site, comprising macadam.

Landscaping

- 3.12 The landscape details for the site include new hedgerow planting along western (front) elevation, with further hedgerow also to the south. The proposals also include areas of grass to the north and south of the buildings, and 2 no. street trees along the north eastern edge.
- 3.13 The submission includes a Planting Plan (Drg No. 2336.01), with an extract of the subject proposals shown below in Figure 3.1.

Figure 3.1 Extract from approved landscaping details



Source: Drg No. 2336.01

- 3.14 This Planting Plan was submitted pursuant to condition 20, relating to the detailed element of the planning permission. This plan also shows the landscape proposals for the outline area of the (wider) site, and was approved by notice (ST/0808/23/COND).
- 3.15 Whilst not shown on the approved Planting Plan, the existing vegetation adjacent to Station Road, to the west of the site, would also be retained.

4.0 Planning Policy Context

- 4.1 This section of the Statement sets out the planning policy context for the application, detailing the Development Plan policies, national planning policies and other material considerations relevant to the proposals.

Legislation

- 4.2 The Combined effects of Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 is that planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise.

National Planning Policy Framework

- 4.3 The National Planning Policy Framework 2025 ('NPPF') sets out the Government's planning policies for England and how they are expected to be applied by Local Planning Authorities. The policies contained within the NPPF are a material consideration in the determination of this planning appeal.
- 4.4 Paragraph 7 of the NPPF confirms that the purpose of the planning system is to contribute to the achievement of sustainable development, broadly summarised as *"meeting the needs of the present without compromising the ability of future generations to meet their own needs"*. Paragraph 8 sets out the following three interdependent dimensions of sustainable development which are to be pursued in mutually supportive ways:
- **An economic objective** - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.
 - **A social objective** - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - **An environmental objective** - to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 4.5 Paragraph 11 of the NPPF sets out a presumption in favour of sustainable development. For decision takers, such as Local Planning Authorities, this involves *"approving development proposals that accord with an up-to-date development plan without delay"*.
- 4.6 The NPPF is clear in paragraph 39 that: *"Local planning authorities should approach decisions on proposed development in a positive and creative way...Decision-makers at every level should seek to approve applications for sustainable development where possible"*

- 4.7 Paragraph 103 of the NPPF states that *“Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change.”*
- 4.8 Paragraph 115 of the NPPF sets out that, in assessing specific applications for development, it should be ensured that:
- Safe and suitable access to the site can be achieved for all users;
 - The design of streets, parking areas, other transport elements and the content of associated standards reflect current national guidance, including the National Design Guide and the National Model Design Code; and,
 - Any significant impacts arising from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.
- 4.9 The NPPF (paragraph 116) goes on to state that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe, taking into account all reasonable future scenarios.
- 4.10 Paragraph 117 of the Framework goes on to state that, within context, applications for development should:
- Give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible –to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use
 - Address the needs of people with disabilities and reduced mobility in relation to all modes of transport.
 - Create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards.
 - Allow for the efficient delivery of goods, and access by service and emergency vehicles and,
 - Be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.
- 4.11 Paragraph 124 of the NPPF states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 4.12 Paragraph 135 of the NPPF notes that planning policies and decisions should ensure that, inter alia, developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.
- 4.13 Paragraph 164 of the NPPF explains that new development should be planned for in ways that avoid increased vulnerability to the range of impacts arising from climate change and

that help to reduce greenhouse gas emissions, such as through its location, orientation and design.

4.14 Paragraph 187 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and sites of biodiversity.

4.15 Paragraph 187 is also clear that, when determining planning applications, local planning authorities should aim to minimise impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs.

4.16 The timing of this statement follows the publication of a consultation draft NPPF on 16 December 2025, however this version is subject to consultation until 10 March 2026.

Adopted Development Plan

4.17 As such, the Statutory Development Plan relevant to this application comprises the following key documents:

- South Tyneside Core Strategy (June 2007);
- South Tyneside Development Management Policies (December 2011); and
- South Tyneside Site-Specific Allocations (2012).

South Tyneside Core Strategy (June 2007)

4.18 The South Tyneside Core Strategy lies at the heart of the Council's Local Development Framework, guiding future development and use of land and buildings within the Borough over a 15-year period.

4.19 The following Core Strategies are considered relevant to the development proposals:

- **Policy ST2 (Sustainable Urban Living)** affirms that high quality in sustainable urban living will be promoted by ensuring that, in part, highest standards of urban design are promoted so that buildings and their settings make a positive contribution to the local area;
- **Policy SC4 (Housing Needs, Mix and Affordability)** notes that a range and choice of good quality, energy-efficient and affordable homes will be provided for all
- **Policy EA1 (Local Character and Distinctiveness)** confirms that the distinctive urban character of Hebburn will be improved to conserve the best qualities of South Tyneside's built environment You should be able to take extracts from the Planning Statement submitted within the hybrid application, as it is still the same development plan.

South Tyneside Development Management Policies (2011)

4.20 The South Tyneside Development Management Policies document sets out the policies required to address locally distinctive issues that are not covered elsewhere by national policy, the Regional Spatial Strategy or other Local Development Framework documents.

4.21 Policy DM1 (Management of Development) is considered to be the relevant policy to this application. Policy DM1 sets out an extensive list of matters which will be taken into consideration by the council in the determination of planning applications including:

- Residential amenity;
- Trees and landscaping;
- Design;
- Highway Safety;
- Carbon emissions; and
- Contamination.

Site-Specific Allocations (2012)

4.22 The Site-Specific Allocations document identifies allocations across the Borough. As the principle of development has already been established, this is not considered to be relevant to the determination of the subject application. Other Material Conditions

Supplementary Planning Documents

4.23 The following South Tyneside Supplementary Planning documents (SPD) provide supporting advisory guidance to the South Tyneside Development Plan:

- SPD1: Sustainable Construction and Development (2007)
- SPD5: Planning Obligations & Agreements (2008)
- SPD6: Parking Standards (2010)

Emerging South Tyneside Local Plan

4.24 At the time of writing, the emerging South Tyneside Local Plan is subject to examination and is therefore at an advanced stage in its preparation. The site is recognised in the emerging Local Plan as a committed development.

5.0 **Assessment of the Proposals**

- 5.1 The following sections assess the details relating to layout, scale, appearance and landscaping.

Layout

- 5.2 A Planning Layout Plan (Drg No. P17) has been submitted as part of this application which illustrates the layout of the proposed development. The application is also accompanied by a Design and Access Statement, prepared by MWE Architects, which assesses the proposals in further detail in the context of the Design and Access Statement, submitted to support the OPP.
- 5.3 Floor plans for the apartment buildings are submitted as part of this application with these plans providing details of the internal layout of each individual storey including flats and undercroft parking.
- 5.4 The layout and is generally consistent with the information that was submitted with the earlier hybrid planning application. The development includes 3 no. apartment buildings, each containing 6 no. (2 bedroom) apartments.
- 5.5 Consistent with the earlier planning application, the intention from the Applicant is to market the apartments for over 55s, to meet this particular housing need. Should the apartments be made available more openly, there are the appropriate provisions in the Section 106 Agreement.
- 5.6 As described in Section 3 of this statement, vehicular access is taken from Bell Street and Argyle Street, via the newly constructed development at “The Ropery”. For the avoidance of doubt, the proposal does not include vehicular access or parking provision along the existing access road within the site (to the west of the proposed apartment buildings).
- 5.7 Pedestrian and cycle access is available to the east adjacent to the new highway to be created, and also to the west (from the front elevation of the buildings), towards Station Road, via the existing access road within the site and Ropery Lane.
- 5.8 With regards to parking provision, each building includes 6no. undercroft parking spaces, which equates to one space per apartment, and 18 no. dedicated parking spaces in total. In addition, the proposals also include 9no. visitor parking spaces. Parking is provided in accordance with the Council’s Parking and Accessibility SPD, with a mix of private and visitor parking. The provisions include visitor parking at 1 space per 2 dwellings – more than the standard requirement.
- 5.9 In summary, the apartment buildings layout would be in accordance with plans submitted as part of the original hybrid application. The layout, as shown in the submitted Planning Layout (Drg No. P17), is consistent with the scheme indicated in the earlier planning application with all three apartment buildings in line, parallel to the full application area.
- 5.10 As the proposal is generally consistent with the scheme submitted as part of the approved application, the Noise Assessment took account of apartments in this part of the site. Notwithstanding this, the application is accompanied by an addendum to the Noise Assessment, which provides details of the mitigation measures required. It is recognised

that this information will also need to be formally submitted pursuant to the requirements of Condition 31.

- 5.11 Taking into account the above, the proposed development is considered to be acceptable and would comply with the relevant national and local planning policies.

Scale

- 5.12 The proposed development will deliver a total of 3no. apartment buildings consisting:

- 18 no. apartments, each with two-bedrooms
- 6 no. apartments per building

- 5.13 The number of dwellings proposed within this application complies with the OPP in terms of overall quantum (18 dwellings).

- 5.14 Building heights are proposed to be consistent at 4-storeys for all three apartment buildings. This is to allow for the provision of under-croft parking, refuse storage and entrance at ground floor level, with the three floors above comprising the apartments.

- 5.15 It is considered that the proposals respond positively to Policy SC4 which identifies a need for 2-bed dwellings, with a specific demand for 2-bed dwellings for older people.

- 5.16 The proposals include parking provision for 27no. total spaces comprising of 18 no. under croft parking and 9 no. visitor parking spaces.

- 5.17 The scale of the proposed development is not considered to give any rise to any amenity or overbearing issue and is in line with the OPP in terms of quantum. Additionally, the parking provision meets the Council's parking standards for both private and visitor parking. The proposed scale of the dwellings is therefore considered entirely appropriate in this location.

Appearance

- 5.18 As described in Section 3 of this statement, the proposals are consistent with the design principles indicated in the earlier planning application, and a material palette that is also consistent with the adjoining wider development. The approach which includes the 4 storey buildings with under croft parking is also consistent.

- 5.19 The submitted details includes the Proposed Apartments and Garages plan (Drg No. P12) which comprises a single sheet with the 4no. floor plans, and 4 no. elevations for the building. The design is consistent across the three proposed buildings, with the front elevation facing west to create an outward facing development, however the submitted Materials and Enclosures Plan (Drg No. P18), presents the materiality variation.

- 5.20 As shown on the submitted plan, the central apartment building will have 'Slate Grey' interlocking roof tiles, with walls composed of Ibstock 'Grainger Antique' multi-facing brick and finished in render. The two apartment buildings that flank this central building will have 'Cottage Red' roof tiles and Ibstock 'Alnwick Blend' multi-facing brick.

- 5.21 There is also a commitment from the development to improve the existing surface of the access road within the site, comprising macadam.

- 5.22 Overall, the proposals will provide a high-quality, visually attractive development befitting of the wider development and in-line with the Design and Access Statement which supported the OPP. The proposals continue to contribute to good urban design, conserve local distinctiveness, and remain compatible with the surrounding area. The proposals are therefore considered to accord with the relevant national and local planning policies.

Landscaping

- 5.23 This application is accompanied by a Planting Plan (Drg No. 2336.01), which provides details of the type and location of the proposed hard and soft landscaping to be provided on the site.
- 5.24 This Planting Plan was submitted pursuant to condition 20, relating to the detailed element of the planning permission. This plan also shows the landscape proposals for the outline area of the (wider) site, and was approved by notice (ST/0808/23/COND).
- 5.25 The landscape details for the site include new hedgerow planting along western (front) elevation, with further hedgerow also to the south. The proposals also include areas of grass to the north and south of the buildings, and 2 no. street trees along the north eastern edge.
- 5.26 A new 2.5m high close boarded fence is proposed to the southeastern boundary, together with hedgerow planting adjacent to the railway line.
- 5.27 Whilst not shown on the approved Planting Plan, the existing vegetation adjacent to Station Road, to the west of the site, would also be retained.
- 5.28 Overall, the proposed landscaping will ensure the development is accommodated within a landscaped and attractive setting.

Compliance with the Outline Planning Permission

Conditions 29 and 30

- 5.29 Condition 29 requires that an application for approval of reserved matters must be made not later than three years following the grant of outline planning permission. Condition 30 states that details of (a) siting of the building; (b) the design of the development proposed; (c) external appearance; (d) planting and landscaping of the site should accompany the reserved matters application.
- 5.30 The submission of this application fulfils the requirements of both Conditions 29 and 30.

Other Conditions

- 5.31 Conditions 29 to 41 on the decision notice specify the requirements relating to the outline element of the planning permission.
- 5.32 In some instances, the technical information has already been provided as part of the details that were submitted to discharge the relevant conditions for the detailed part of the planning permission. This includes the following applications:
- ST/0682/23/COND – approved 15/11/2023
 - i Condition 27 (Archaeological Building Recording)

- ST/0808/23/COND – approved 05/07/2024
 - i Condition 3 (Materials)
 - ii Condition 4 (Boundary Treatments)
 - iii Condition 7 (Contaminated Land Remediation Strategy)
 - iv Condition 10 (Drainage)
 - v Condition 20 (Landscape Plan)
 - vi Condition 23 (Bat Boxes)
 - vii Condition 24 (Bird Boxes)
 - viii Condition 26 (Temporary Safety Barrier)
- ST/0738/24/COND – approved 07/04/2025
 - ix Condition 6 (Site Investigation Report)
 - x Condition 8 (Contaminated Land Validation Report)
 - xi Condition 12 (Sustainable Drainage Construction System)
 - xii Condition 13 (Sustainable Drainage Management and Maintenance Plan)
 - xiii Condition 21 (Landscape Maintenance)

5.33

The table below provides a summary of the relevant planning conditions.

Table 5.1 Summary of Relevant Planning Conditions

Number	Condition	Response
29	Reserved Matters – Timing	Conditions 29 and 30 are satisfied through the submission of the application.
30	Reserved Matters – Required Details	
31	Noise Assessment	A Noise Assessment, including a suitable scheme of glazing and ventilation, is required to be submitted and approved prior to the commencement of works. A Noise Addendum is included as part of this application and it will be submitted before development in the outline area of the site commences.
32	Contaminated Land – Investigation and Risk Assessment	Information has been submitted to discharge Condition 6 relating to the detailed part of the planning permission (ref. ST/0738/24/COND). The Applicant will review if this information and/or anything further is required to formally discharge condition 32.
33	Contaminated Land – Remediation Strategy	Information has been submitted to discharge Condition 7 relating to the detailed part of the planning permission (ref. ST/0808/23/COND). The Applicant will review if this information and/or anything further is required to formally discharge condition 33.
34	Contaminated Land – Verification Report	Information has been submitted to discharge Condition 8 relating to the detailed part of the planning permission (ref. ST/0738/24/COND). The Applicant will review if this

Number	Condition	Response
		information and/or anything further is required to formally discharge condition 34.
35	Contaminated Land – Unexpected Contamination	This is standard condition relevant to the construction of the development.
36	Surface Water Drainage Design Scheme	Information has been submitted to discharge Condition 12 relating to the detailed part of the planning permission (ref. ST/0738/24/COND). This includes a site-wide drainage strategy for the development, including the subject site. The Applicant will submit details in due course to show how the proposed development will connect into the approved strategy, to address the requirements of condition 36.
37	Completion of Surface Water Drainage Scheme	The requirements of Conditions 37 and 38 are noted, and the Applicant will submit further details to satisfy these conditions in due course.
38	Construction of Surface Water Drainage Scheme	
39	Surface Water Drainage – Management and Maintenance	Information has been submitted to discharge Condition 13 relating to the detailed part of the planning permission (ref. ST/0738/24/COND). The Applicant will review if this information and/or anything further is required to formally discharge condition 39.
40	Temporary Safety Barrier	Information has been submitted to discharge Condition 26 relating to the detailed part of the planning permission (ref. ST/0808/23/COND). The Applicant will review if this information and/or anything further is required to formally discharge condition 40.
41	Archaeology – Programme of Archaeological Building Recording	The buildings on the site have been demolished, following the discharge of condition 27 (ST/0682/23/COND). This information is also sufficient to discharge condition 41, and it will be submitted in due course.

Summary

5.34

With the above in mind, the proposed development is considered to be acceptable in respect of the reserved matters and would accord with the parameters set by the OPP.

6.0 Conclusion

- 6.1 The principle of residential development on this site has been established by the approval of the hybrid planning permission (ref. ST/0412/20/FUL).
- 6.2 This application focuses specifically on the outline area of the planning permission. The scope of this application relates to the approval of those matters reserved, namely, layout, scale, appearance, and landscaping. This application does not re-open any matters relating to the principle of residential development or approved access.
- 6.3 This compliance statement, together with the accompanying plans and documents, demonstrates that the proposals are consistent with the requirements of the outline planning permission.
- 6.4 In view of the above, we consider that this application for reserved matters approval should be granted without delay.

Birmingham
0121 713 1530
birmingham@lichfields.uk

Edinburgh
0131 285 0670
edinburgh@lichfields.uk

Manchester
0161 837 6130
manchester@lichfields.uk

Bristol
0117 403 1980
bristol@lichfields.uk

Leeds
0113 397 1397
leeds@lichfields.uk

Newcastle
0191 261 5685
newcastle@lichfields.uk

Cardiff
029 2043 5880
cardiff@lichfields.uk

London
020 7837 4477
london@lichfields.uk

Thames Valley
0118 334 1920
thamesvalley@lichfields.uk

@LichfieldsUK

lichfields.uk