

COMMITTEE REPORT

Date: 18 October 2017 **Ward:** Huntington/New Earswick
Team: Major and Commercial Team **Parish:** Huntington Parish Council

Reference: 17/01250/FUL
Application at: Cemetery New Lane Huntington York
For: Change of use of part of OS Field 0042 from agricultural land to extension to existing cemetery
By: Huntington Parish Council
Application Type: Full Application
Target Date: 30 September 2017
Recommendation: Approve

1.0 PROPOSAL

1.0 New Lane cemetery is situated on the eastern side of New Lane in Huntington. The Design and Access Statement states that the cemetery was created in 1986 when the church yard at Huntington was closed. It is operated by Huntington Burial Authority on behalf of the Parishes of Huntington, New Earswick and Earswick. The application site lies to the immediate east of the existing cemetery on New Lane, Huntington. The surrounding land is agricultural, with Monks Cross Park and Ride to the east, and residential development to the west. The southern boundary of the site is bounded by a cycle way which provides access to Monks Cross. Access will be through the existing site. The site is separated from the existing site by a mature hedge with some trees within it.

1.1 The operational development in respect of the application relates to the formation of access roads. Two site plans have been submitted as part of the application with two different options. Option 1 retains the existing drive as it is, and at the hammer head, a new drive is continued in each direction. This will create a central planting area in the line of the hedge, and then a single drive will continue through the centre of the site, to enable burial plots on each side of the driveway.

1.2 Option 2 retains the existing drive as it is, with a hammer head before the central hedge. At the hammer head, the driveway will split into two and run along each boundary of the site to create a circular driveway around the burial plots. A footpath will be provided in the centre.

1.3 The site lies in the general extent of the York Green Belt.

1.4 Permission was granted in 2004 for the change of use of part of OS Field 0042 from agricultural land to extension to existing cemetery (application 04/03228/FUL).

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In 2005 permission was granted for the erection of a storage building for maintenance staff (Application 05/02146/FUL).

2.0 POLICY CONTEXT

2.2 Policies:

See section 4 (Appraisal).

CYHE10 -Archaeology

CYGB1 - Development within the Green Belt

3.0 CONSULTATIONS

INTERNAL

Highway Network Management

3.1 Has no objections to the proposed extension of the cemetery. From a highways point of view, the development does not materially differ from the extension that had been already approved (ref 04/03228/FUL) but has now lapsed. The car park remains the same, as it reflects the number of cars required at burial times (weekdays) and peak visiting times (weekends). Whichever option is agreed, it would not affect the highway.

Planning and Environmental Management (Ecology)

3.2 Although no ecology information has been submitted to support this application the field is already recorded as a Site of Local Interest (48 Huntington Cemetery and Fields Area) for semi-improved neutral grassland, being moderately species rich. SLIs are sites that do not fulfil the criteria for designation as Sites of Importance for Nature Conservation (SINC) but on which there is some nature conservation interest that merits consideration as it is from these sites that further SINCs could more easily develop or be established, and they contribute to the network of biodiversity across York.

3.3 The proposed use could enable to the retention of this grassland and an opportunity to manage it sensitively for nature conservation; this will require some planning as there can be conflicting views on how a burial ground should look, but if the management is agreed and communicated from the outset then this can be avoided.

3.4 The boundary hedgerows are likely to provide local habitat corridors and will be valuable for nesting birds, small mammals and invertebrates, and in turn support other species such as foraging bats. The hedgerows should be retained - it is not clear what sections and what trees will be removed in the different options and this

should be clarified by the applicant. The use of sustainable drainage systems (SuDS) has been mentioned by the Internal Drainage Board; these could be designed to be beneficial for wildlife.

3.5 If this application is approved it is recommend that a condition requiring a Landscape and Ecological Management Plan be imposed.

Planning and Environmental Management (Archaeology)

3.6 A geophysical survey has now been undertaken across the accessible areas of the proposed cemetery site. The survey revealed a number of weak parallel linear anomalies that indicate past agricultural activity, namely ploughing, in the survey area. Amorphous spreads of natural variation in the soils and/or superficial geology were also detected along with a small number of anomalies probably indicating modern activity on the site. Given the known significant prehistoric and Romano-British features in the area and the buried field systems/land divisions, possible settlement activity and pit alignments to the north of this site identified through geophysical survey further evaluation will be required.

3.7 The results from the geophysical survey will be used to identify areas to investigate intrusively this will also include the part of the site which was not surveyed. Given the results of the survey and the seemingly low archaeological potential of the site, the trial trenching can be conditioned.

EXTERNAL

Huntington Parish Council

3.8 Do not object but the committee would like to see that all available plots within the existing cemetery have been occupied before the second phase of development is begun. The committee would also like to express their preference for 'option1'.

Earswick Parish Council

3.9 No objection

Environment Agency

3.10 No objections to the proposed cemetery extension, however a hydro-geological risk assessment must be undertaken to show that there are minimal risks to the environment either at time of burial, or in the future. Reference should be made to the Environment Agency document "Assessing the Groundwater Pollution Potential of Cemetery Developments". Relevant best practice guidance must be followed and the design should be appropriate for the local circumstances, and should be based on site investigation.

Foss (2008) Internal Drainage Board

3.11 No objection to the principle of the development, however where possible the risk of flooding should be reduced and that, as far as is practicable, surface water arising from a developed site should be managed in a sustainable manner to mimic the surface water flows arising from the site prior to the proposed development. This should be considered whether the surface water arrangements from the site are to connect to a public or private asset (watercourse or sewer) before out-falling into a watercourse or, to outfall directly into a watercourse in the Board area. The Board does have assets adjacent to the site in the form of New Lane Culvert; this watercourse is known to be subject to high flows during storm events. Recommend a condition requiring the submission of a scheme for surface water drainage works.

PUBLICITY AND NEIGHBOUR NOTIFICATION

3.12 The application was advertised on site, and neighbouring occupiers on Huntington Road notified by letter. No representations have been received.

4.0 APPRAISAL

Key Consideration

- Planning policy
- Green belt
- Design and landscape considerations
- Ecology
- Archaeological consideration
- Ground Water protection and surface water drainage.
- Highway considerations
- Neighbour impact.
- Consideration of very special circumstances

PLANNING POLICY

4.1 Section 38(6) of the Planning and Compensation Act 2004 requires that determinations be made in accordance with the development plan unless material considerations indicate otherwise. The development plan for York comprises the saved policies of the Yorkshire and Humber Regional Spatial Strategy (RSS) relating to the general extent of the York Green Belt. These are policies YH9(C) and Y1 (C1 and C2) which relate to York's Green Belt and the key diagram insofar as it illustrates general extent of the Green Belt. The policies state that the detailed inner and the rest of the outer boundaries of the Green Belt around York should be defined to protect and enhance the nationally significant historical and environmental character of York, including its historic setting, views of the Minster and important open areas.

4.2 The National Planning Policy Framework (NPPF) was published in March 2012. It sets out government's planning policies and is material to the determination of planning applications. The NPPF is the most up-to date representation of key relevant policy issues (other than the saved RSS Policies relating to the general extent of the York Green Belt) and it is against this policy Framework that the proposal should principally be addressed. The NPPF sets out the presumption in favour of sustainable development unless specific policies in the NPPF indicate development should be restricted. This presumption does not apply in Green Belt locations.

DRAFT DEVELOPMENT CONTROL LOCAL PLAN (2005)

4.3 The City of York Draft Local Plan Incorporating the Fourth Set of Changes was approved for Development Management purposes in April 2005 (DCLP). Whilst the DCLP does not form part of the statutory development plan, its policies are considered to be capable of being material considerations in the determination of planning applications where policies relevant to the application are consistent with those in the NPPF. However their weight is limited.

4.4 Policy GB1 'Development in the Green Belt' of the DCLP sets out a number of criteria of considering new sites, whilst some of the specific criteria do not comply with the National Planning Policy Framework (NPPF) the general aim of the policy is considered to be in line with the NPPF.

4.5 Policy SP2 'The York Green Belt' states that the primary purpose of the green belt is to safeguard the setting and historic character of the city. Policy SP3 'Safeguarding the Historic Character and setting of York' states high priority will be given to the historic character and setting of York. The general aim of the policy is considered to be consistent with the NPPF.

4.6 The land is not currently located within an area identified as important to the historic character and setting of the City, (ref 'Approach to the Green Belt Appraisal, 2003 / Historic Character and Setting Technical Paper, 2011 / Historic Character and Setting Technical Paper Update, 2013), it is intended that a further update to this paper is produced alongside work towards a new Publication Draft Local Plan.

4.7 Policy NE5a 'Local Nature Conservation Sites' seeks to ensure that development likely to have an adverse effect on a local nature reserve or a non-statutory nature conservation site will only be permitted where the reasons for the development clearly outweigh the substantive nature conservation value of the site.

EMERGING LOCAL PLAN

4.8 The Pre-Publication Draft of the emerging plan is currently being consulted on. The consultation period expires on October 30th 2017. In accordance with

paragraph 216 of the NPPF, it can only be afforded very little weight at this stage of its preparation. However the evidence base underpinning the emerging plan is capable of being a material consideration in the determination of planning applications. Of relevance to this application is:

- Approach to the Green Belt Appraisal, 2003
- Historic Character and Setting Technical Paper, 2011
- Historic Character and Setting Technical Paper Update, 2013

GREENBELT STATUS OF THE SITE

4.9 The NPPF states that the fundamental aim of the Green Belt policy is to prevent urban sprawl by keeping land permanently open and that, the essential characteristics of the Green Belt are its openness and permanence. The Green Belt serves 5 purposes:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns;
- and to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

4.10 The site is located within the general extent of the York Green Belt as described in the RSS. The DCLP (2005) and the emerging local plan designate the site as Green Belt.

4.11 The site was not identified in the City of York Local Plan - The Approach to the Green Belt Appraisal (2003) which the Council produced to aid in the identification of those areas surrounding the City that should be kept permanently open. However, whilst this document identifies key important areas, which do not include this site, it leaves large areas of countryside as similarly not being of particular importance and it does not set out that all that remaining land within the extent of the Green Belt is necessarily suitable for development or that it has no Green Belt purpose.

4.12 Additionally, when the site is assessed on its merits it is concluded that it serves a number of Green Belt purposes, namely assisting in safeguarding the countryside from encroachment and helping to preserve the setting and special character of York. As such, the site should be treated as lying within the general extent of the York Green Belt and the proposal falls to be considered under the restrictive Green Belt policies set out in the NPPF.

4.13 The NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Very special circumstances will not exist unless there are other considerations which

clearly outweigh the potential harm to the Green Belt and any other harm. The NPPF at Paragraph 89 states that the construction of new buildings is inappropriate in the Green Belt, save in the case of a list of exceptions, including:

- Provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purpose of including land within it.

4.14 Nevertheless the proposed development does not fall within the exceptions set out. Whilst the exceptions include 'appropriate facilities for cemeteries', para 98 refers to the construction of new buildings, and not the change of use of land. Therefore the proposed change of use is inappropriate development.

4.15 The NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The NPPF further states that local planning authorities should ensure that substantial weight is given to any harm to the green belt. Very special circumstances will not exist unless the potential harm to the green belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

HARM TO OPENNESS AND PURPOSES OF THE GREENBELT

4.16 The application site lies between the existing cemetery which fronts New Lane, and further agricultural land that separates the site from Monks Cross Park and Ride. The operational development relates to the creation of a road to through the site, together with the erection of grave stones as required. The fundamental purpose of Green Belt policy is to keep land permanently open. The concept of 'openness' in terms of the Green Belt means, being free from development, and the absence of buildings. And, furthermore, relates to the quantum and extent of development and the physical effect on the site. Accordingly, whilst the level of operational development is considered to be minor, it would nevertheless have some impact on openness. In addition, it is considered that the site serves one of the five purposes of the Green Belt as identified in paragraph 80 of the NPPF, by assisting in safeguarding the countryside from encroachment. The proposal therefore gives harm to the Green Belt by reason of inappropriateness and impact on openness and should not be approved except in very special circumstances.

DESIGN AND LANDSCAPE CONSIDERATIONS

4.17 The government attaches great weight to the importance of good design, and one of its core planning principles states that planning should 'contribute to conserving and enhancing the natural environment and reducing pollution.' Furthermore, Paragraph 58 of the NPPF includes the requirement that developments 'will function well and add to the overall quality of the area, not just for the short term but the lifetime of the development.' In this case, the level of

development is relatively minor, and would not be seen readily from outside the site. The existing cemetery is well landscaped on all sides by existing trees and hedges. The existing car park fronting New Lane is more urban in character, however from most public view points; the area the subject of this application will retain its landscaped setting. Indeed there would be an absence of 'visual intrusion' when viewed from outside the site.

4.18 The application includes two alternative layouts for the access driveway. Option 1 retains the existing access, with a new driveway created through the existing hedge in two places, and the driveway continuing through the middle of the site. Alternative 2 would provide a circular driveway around the perimeter of the extension to the cemetery. Huntington Parish Council has expressed a preference for option 1. It is considered that this option would result in a layout that would reduce the amount of road surfacing, and better respect the rural character of the site.

ECOLOGY

4.19. The NPPF states that the planning system should contribute to, and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests and soils, recognising the wider benefits of ecosystems and minimising impacts on biodiversity. The site is recorded as a Site of Local Interest (48 Huntington Cemetery and Fields Area) for semi improved neutral grassland. The proposed development could enable the retention of areas of the grassland and provide an opportunity to manage sensitively for nature conservation. A condition requiring the submission of a habitat management plan was imposed on the approved in 2004. It is recommended that the condition be updated, in accordance with British Standard BS 42020:2013 Biodiversity — Code of practice for planning and development, to require the submission of a Landscape and Ecological Management Plan. It is also recommended that a condition be imposed requiring the erection of a new hedge on the eastern boundary of the site.

ARCHAEOLOGY

4.20 Paragraph 128 of the NPPF states that where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

4.21 In the light of this, geophysical survey has been undertaken across the accessible areas of the proposed cemetery site. The survey revealed a number of weak parallel linear anomalies that indicate past agricultural activity, namely ploughing, in the survey area. Amorphous spreads of natural variation in the soils and/or superficial geology were also detected along with a small number of anomalies probably indicating modern activity on the site. Given the known significant prehistoric and Romano-British features in the area further evaluation will

be required. The results from the geophysical survey will be used to identify areas to investigate intrusively by trial trenching. This will also include the part of the site which was not surveyed.

4.22 Given the results of the survey and the seemingly low archaeological potential of the site, the Heritage officers have advised that the further trial trenching can be subject to a condition.

GROUNDWATER PROTECTION

4.23 The Environment Agency has advised that they have no objection to the application. However they state that owners of cemeteries should take appropriate measures to manage their sites to ensure that they do not cause an unacceptable risk to groundwater quality. In principle the guidelines state that any new cemetery or extension to an existing cemetery must:

- Be at least 250 metres from a well borehole or spring used to supply water that is used for human consumption, or for use in dairy farms;
- Be at least 30 metres from any other spring or watercourse and at least 10 metres from any field drain;
- Have at least one metre of subsoil below the bottom of the burial pit, allowing a hole deep enough for at least one metre of soil to cover the remains; and
- Have at least one metre of unsaturated zone below the base of any grave.

4.24 Public Protection officers have confirmed that the site satisfies the first two criteria. It is noted however that the application relates to the extension of an existing cemetery, and there are no known problems in relation to the depth of the water table on the existing site. The Environment Agency has recommended that sufficient information be provided to understand the ground conditions, and whether any mitigation measures are needed to ensure that the cemetery doesn't cause contamination of groundwater. The environment Agency has confirmed that the requirement is advisory, and as such it is considered that it can be conditioned.

4.25 In relation to the disposal of surface water drainage, discussions with the lead Flood Engineer have been carried out. It is considered that the most effective method would be for the driveway to have a slight camber to enable water to disperse into the ground. This would be in accordance with guidance in relation to sustainable drainage.

HIGHWAY CONSIDERATIONS

4.25 There are no objections to the proposed extension of the cemetery from a highways point of view; the development does not materially differ from the extension that had been already approved (ref 04/03228/FUL) but has now lapsed. There have been no material changes to the highway to affect the requirements already accepted in the previous submission. The car park remains the same, as it reflects the number of cars required at burial times (weekdays) and peak visiting times (weekends).

NEIGHBOUR IMPACT

4.26 The access to the site will be unchanged. Given the nature of the use, it is not considered that the proposed development will give rise to any significant increase in burials. Nor is it considered that the potential increase in those visiting the cemetery will give rise to a significant adverse impact on the existing amenity of neighbouring occupiers.

4.27 In relation to other neighbouring uses, cemeteries by their very nature require a tranquil setting. The extension will be sited closer to Monks Cross Park and Ride than the existing cemetery. Nevertheless, there is a separation buffer between the site and the Park and Ride, and it is not considered that the Park and Ride will cause an adverse impact on the tranquillity of the location. Accordingly it is considered that the two uses are compatible.

VERY SPECIAL CIRCUMSTANCES

4.28 The considerations in relation to the application to be weighed against the harms identified in this report are:

- The principle of the development of the site was approved in October 2004 (application 04/03228/FUL)
- On the basis of the previous approval, the application site was acquired.
- The location is required adjacent to the existing cemetery for operational reasons. Indeed a storage building is sited on the existing site for the storage of the necessary machinery.
- The cemetery primarily serves the three Parishes of Huntington, New Earswick and Earswick, and the location is therefore important.
- The location of the site adjacent to the existing site would be of benefit to local families who use it, and enable them to visit
- The cemetery is self financing, using the burial plots to finance the upkeep and running costs.
- Over the last two years, Huntington Burial Authority has undertaken several projects from their revenue reserves, including the erection of an equipment store, car parking, a service road, footpaths, new machinery and water stand

pipes. Such investment will be utilised for the existing site and the proposed extension.

- The application site is identified as a site of local interest for semi improved neutral grassland. The use would enable this to be managed in a manner of benefit to nature conservation.

ASSESSMENT OF VERY SPECIAL CIRCUMSTANCES

4.29 In relation to the above, it is considered that the operation of the extension to the cemetery would be integral to the operation of the existing site. The land was acquired as a result of the previous approval on the site, and the receipt from burial costs will go towards the running of the site as a whole. The work that has been carried out over recent years to improve facilities would benefit the proposed site, and reduce any pressure for buildings etc on the application site. The operations are relatively low key, and the machinery and equipment would serve the land as a whole. This would make it difficult to manage a site elsewhere.

4.30 The location of the site predominantly serves local people who can visit the cemetery, in a sustainable manner, which may not be possible if the extended land were located in a different part of the city.

4.31 The land is identified as a Site of Local Interest (48 Huntington Cemetery and Fields Area) for semi improved neutral grassland. The use of the site will enable it to be managed in a manner that benefits nature conservation.

4.32 It is unlikely that the development would set a precedent for other development because of the particular circumstances. It is not considered that the development would have an adverse impact on the amenity of the area, because it would not be visually intrusive. In addition, the principle of the development has been previously approved and could have been implemented if greater demand had occurred.

5.0 CONCLUSION

5.1 The application site is located within the general extent of the York Green Belt and serves a number of Green Belt purposes. As such it falls to be considered under paragraph 87 of the NPPF which states that inappropriate development is by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness and any other harm are clearly outweighed by other considerations. National planning policy requires that substantial weight should be given to any harm to the Green Belt.

5.2 In addition to the harm by reason of inappropriateness, it is considered that the development would impact on openness, because openness is considered to be an 'absence of development'. However it is considered that the operational development would not be readily seen from outside the site, with an absence of

visual intrusion. As such it is considered that subject to a landscape/ecological management plan, to include the retention of existing trees and hedges, (except where access is required), the development will not impact on the amenity of the area.

5.3 The proposed development is required to enable the extension of the existing cemetery to accommodate future demand in the Parishes of Huntington, New Earswick and Earswick. The land has already been acquired, and will enable the continued operation of the cemetery in a manner that benefits local people. Works carried out on the existing site, will enable the implementation of additional land in a manner that is low key, and utilises existing employees, equipment and a storage building. Furthermore it can be managed in a manner that benefits nature conservation. Furthermore the principle of development has already been agreed.

5.4 As such, even when substantial weight is given to the harm to the Green Belt, it is considered that the cumulative weight of the considerations referred to in paragraph 4.28 are sufficient to clearly outweigh the harm to the Green Belt and any other harm and that the very special circumstances necessary to justify the development exist.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

1 TIME2 Development start within three years

2 The development hereby permitted shall be carried out in accordance with the following plans and other submitted details:-

Site Location Plan: 1695-001-PO1

Proposed Site Plan: Option 1 1695-105-PO1

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

3 No development on the formation of the access road or the commencement of any burials shall take place until an archaeological evaluation of the site has been carried out in accordance with a detailed methodology (which will detail a trial trench, or strip, map and record, analysis, publication and archive deposition) which shall first be submitted to and approved in writing by the Local Planning Authority and a report submitted to and approved in writing by the Local Planning Authority. A report on the results of the evaluation shall be submitted to the Local Planning Authority within six weeks of the completion of the field investigation.

Reason: The site is located within an area identified as being of archaeological

interest. The investigation is required to identify the presence and significance of archaeological features and deposits and ensure that archaeological features and deposits are either recorded or, if of national importance, preserved in-situ.

4 If the archaeological evaluation carried out in connection with condition 2 demonstrates a requirement, an archaeological excavation of the site shall be carried out prior to the commencement of any operational development on site. The excavation shall be carried out in accordance with a detailed methodology (to include trenches, community involvement, post-excavation analysis, publication and archive deposition), which shall first be submitted to and approved in writing by the local planning authority. Reasonable access shall be afforded to any Local Planning Authority nominated person who shall be allowed to observe the excavations. A report on the excavation results shall be submitted to the Local Planning Authority within twelve months of the completion of the field investigation.

Reason: The site is located within an area identified as being of archaeological interest. The investigation is required to ensure that archaeological features and deposits identified during the evaluation are recorded before development commences, and subsequently analysed, published and deposited in an archaeological archive.

5 A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to the commencement of the development. The content of the LEMP should include the following;

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organisation responsible for implementation of the plan.

Thereafter, the development shall be carried out in accordance with the approved plan.

Reason: To maintain the biodiversity value of the site and ensure no net loss in line with the National Planning Policy Framework and Section 40 of the Natural

Environment and Rural Communities Act 2006.

With the exception of that area required for the formation of the access drive, the existing trees

6 Unless otherwise agreed in writing by the local Planning Authority, the use of the site for burials shall not commence until all available plots within the extent of the existing cemetery are completed.

Reason: In the interests of the management the site which is identified as a site of local interest as semi-improved neutral grassland.

7 The use of the site for burials shall not commence until an assessment of the ground conditions together with any necessary mitigation has been submitted to and approved in writing by the local planning authority. The assessment shall include sufficient information to demonstrate that the cemetery will not result in the contamination of groundwater.

Reason: In the interests of ground water protection.

8 The development shall not be implemented until there has been submitted and approved in writing by the Local Planning Authority a detailed landscaping scheme for the planting of a hedge on the eastern boundary of the site. The scheme shall be implemented within the first planting season following the commencement of the development, unless a longer period has first been agreed in writing by the local planning authority. Any trees or plants which within a period of five years from the completion of the development die are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless alternatives are agreed in writing by the Local Planning Authority.

Reason: So that the Local Planning Authority may be satisfied with the variety, suitability and disposition of species within the site in the interests of the character and appearance of the area.

9 Prior to the development being first brought into use, details of the disposal of surface water drainage shall be submitted to, and approved in writing by the local planning authority.

Reason: In the interests of sustainable drainage.

7.0 INFORMATIVES:

Notes to Applicant

1. STATEMENT OF THE COUNCIL`S POSITIVE AND PROACTIVE APPROACH

In considering the application, the Local Planning Authority has implemented the requirements set out within the National Planning Policy Framework (paragraphs 186 and 187) in seeking solutions to problems identified during the processing of the application. The Local Planning Authority took the following steps in order to achieve a positive outcome:

- Requested archaeological evaluation of the site, together with information on the Very Special Circumstances in relation to the location of the site within the extent of the York Green Belt.

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