

NORTHUMBERLAND

Northumberland County Council

CASTLE MORPETH LOCAL AREA COUNCIL PLANNING COMMITTEE 12TH FEBRUARY 2018

Application No:	16/04486/FUL		
Proposal:	Detailed planning proposal for 53 residential dwellings and associated infrastructure		
Site Address:	Land North Of The Garth, Pottery Bank, Morpeth, Northumberland		
Applicant :	Persimmon Homes, Mr Samuel Kenny, 2 Esh Plaza Sir Bobby Robson Way, Newcastle Great Park, Newcastle upon Tyne, NE13 9BA.		
Ward:	Morpeth North	Parish:	Morpeth
Valid Date:	09.01.2017	Expiry Date	28.02.18
Case Officer Details	Name:	Mrs Haley Marron	
	Job Title:	Principal Planning Officer	
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1. Introduction

- 1.1 Following referral of the application to the Head of Service and Committee Chairman it has decided that the application should be determined by the Castle Morpeth Local Area Council Planning Committee given the level of interest in the application.

2. Description of the site and proposals

- 2.1 The application site is located off Pottery Bank (A192) within the defined settlement limits of Morpeth Town. The site is a greenfield site on the outskirts of the town centre on a parcel of land in between existing housing.
- 2.2 Immediately to the north of the site is new residential development currently under construction. This development was allowed on appeal (14/03601/FUL). To the east is Cotting Woods and The Cotting Burn watercourse. To the south is existing housing located at Pottery Bank Court. To the west is Lancaster Park and housing fronting onto Pottery Bank.
- 2.3 The site itself consists of 6.02 hectares of rough grassland. The site is higher than Pottery Bank and rises as per the topography of Pottery Bank, falling away to the east towards Cotting Woods and the Burn.

- 2.4 In the Morpeth Neighbourhood Plan the site is located with the settlement boundary. The site is not designated for any particular purpose.
- 2.5 In the Castle Morpeth District Local Plan the site is located within the settlement boundary of Morpeth and is not designated for any particular purpose. Bounding the site to the east is a designated wildlife corridor and a local wildlife and geological site. The woodland is also protected by a Tree Preservation Officer.
- 2.6 Full planning permission is sought for the erection of up to 53 dwellings with one point of access from Pottery Bank to be controlled by a traffic light system. The development includes two SUDS drainage basins and landscaping to site boundaries.

3. Planning History

The Application Site

Reference Number: 14/00663/FUL

Description: Flood storage area comprising an embankment, containing a culvert, across the Cotting Burn.

Status: Permitted

Reference Number: 14/00663/FUL

Description: Variation of condition 2 (Approved Plans) relating to planning permission 14/00663/FUL (Flood storage area comprising an embankment, containing a culvert, across the Cotting Burn).

Status: Permitted

Land to the north

Reference Number: 14/03601/FUL

Description: Residential development comprising 39no. dwellings

Status: Allowed on Appeal

4. Planning Policy

4.1 Development Plan Policy

Morpeth Neighbourhood Plan (2016)

Hou 1 Sustainable development principles

Des 1 Design principles

Set 1 Settlement boundaries

Hou 1 Housing developments

Hou 3 Housing mix

Hou 4 Delivery of affordable housing
 Hou 5 Infrastructure
 Tra 3 Transport requirements for new developments
 Inf 1 Flooding and sustainable drainage

Castle Morpeth District Local Plan (2003)

C1 – Settlement Boundaries
 C10 – Sites of Local Conservation Interest
 C11 – Protected Species
 C15 – Trees in the Countryside and Urban Areas
 C38 – Protection of Historical Assets
 RE6 – Service Infrastructure
 RE8 – Contaminated Land
 RE9 – Ground Stability
 H1 – Housing Land Supply
 H9 – Affordable Housing in Rural Areas
 H15 – New Housing Developments

4.2 National Planning Policy

National Planning Policy Framework (2012)
 National Planning Practice Guidance (2014)

5. **Consultee Responses**

<p>Morpeth Council</p> <p>Town</p>	<ol style="list-style-type: none"> 1. This site was included in the SHLAA with an overall assessment that it is suitable for a maximum of 40 homes. Storey Homes already have permission to build 39 homes. The overall SHLAA site is very close to capacity. 2. Development on the site has been refused in the past on environmental grounds (ecological). 3. Concerns about surface water runoff having regards to the site's steep gradient and the properties adjacent. 4. NCC have identified that the Central Delivery Area has more than a 5YHLS. 5. Local infrastructure in terms of schools, GP surgeries etc. are struggling to cope with existing demand and this proposal would put yet more pressure on these services. 6. The proposal is for homes on elevated land and they would overlook existing properties immediately to the south and at a much lower level.
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	<p>7. We consider that the proposed properties are of 'identikit' design that do not complement the existing properties.</p> <p>8. The proposal is therefore contrary to Policies Sus 1 and Des1.</p> <p>If a proposal were to go ahead on this site, the maximum number of dwellings should be in the region of 15 and they should all be to the north of the site, separated and screened from existing properties to the south.</p> <p>MTC object to the proposed traffic lights primarily on the grounds that they will obstruct traffic and slow it down.</p>
NCC Highway Authority	No objection subject to standard highway conditions and a S278 Legal Agreement to secure works to the adopted highway including works within the existing highway to provide the site access and associated sustainable transport connections and improvements to footways and bus stop infrastructure.
NCC Public Protection	No objections subject to conditions relating to traffic noise, construction hours and contaminated land.
NCC Public Right Way Officer	There are no rights of way implications involved in this development.
NCC Lead Local Flood Authority	No objections subject to conditions relating to surface water and ground water flood risk.
NCC Ecology	No objections to the proposals on ecological grounds are raised on condition that the avoidance, mitigation and enhancement measures detailed in the report are carried out in full.
NCC Archaeology	The application site has been subject to a phased programme of archaeological assessment. No objections.
NCC Waste Disposal	No comments received.
NCC Tree and Woodland Officer	No response received to consultations

NCC Building Conservation Officer	Building Conservation consider that the proposed housing development will not cause harm to the character and appearance of the Morpeth Conservation Area or the nearby listed buildings.
The Environment Agency	No objections to the application subject to the flood risk assessment and drainage report forms part of the approved plans.
Northumbrian Water	No objections subject to a condition relating to the disposal of foul water.
Morpeth Flood Action Group.	<p>The flood risk both onsite and offsite associated with this development proposal are substantial.</p> <p>The Flood Risk Assessment produced has barely scratched the surface of the detailed investigation required to produce a safe development plan. Should work commence onsite flood risk to existing downstream homes from immediately adjacent to the site to Low Stanners would be exacerbated during the build-out period. The engineering work required to mitigate the difficult ground conditions and water flows through the site has not been presented in the Flood Risk Assessment supporting this planning application.</p> <p>We have here presented a limited amount of the concerning detail we have found.</p> <p>This planning application must be refused in order to adequately protect existing and proposed homes from flooding.</p>
Natural England	No objections
Northumberland Wildlife Trust	Objects to the application on the grounds that they are concerned about impact of the development on white clawed crayfish in the Cotting Burn.

6. Public Responses

Neighbour Notification

Number of Neighbours Notified	73
Number of Objections	90
Number of Support	
Number of General Comments	

Notices

A Site Notice was displayed at the application site on the 31/01/2017

A Press Notice was published in the Morpeth Herald on the 10/01/2017

Summary of Responses

Sustainability

- The site is not allocated for housing in the Neighbourhood Plan
- There is no need or demand for new housing in Morpeth
- This is a green field site, there are brown field sites that should be developed first
- The schools and surgeries cannot cope with more housing development
- Morpeth has taken its fair share of housing
- The infrastructure in the area cannot take this development
- Morpeth and Fulbeck will end up merging

Visual Impact / Amenity

- There are very strong objections in terms of visual impact
- Morpeth is losing its charm by the abundance of housing developments
- The development would be out of character particularly the three storey split level units
- There are too many units on the site
- The SHLAA does not support 53no. houses on the site

Ecology

- The development will destroy habitat and wildlife
- Building on this land will have a significant impact on the nearby wildlife corridor where the red squirrels have reappeared.
- The development will impact on bats

Highways

- We strongly object to the proposed traffic lights
- We strongly object to the previous proposal for a roundabout
- Speeding is a problem on Pottery Bank
- There has been accidents on Pottery Bank
- The footpaths are too narrow
- There are no crossing points

Drainage

- There is a serious risk of surface water and ground water flooding as a result of this development.
- The SUDS basins are too close to residents
- The access to the SUDS is also too close

The above is only a summary of representations received. Full copies of all representations can be viewed on line using this link:

<https://publicaccess.northumberland.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OHKFA4QSLJA00>

7.0 Appraisal

7.1 Having regard to the requirements of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the relevant development plan policies, relevant guidance and all other material planning considerations, including representations received, it is considered that the main planning issues raised relate to:

- Principle of development
- Impact on amenity
- Impact on character of the area
- Heritage assets
- Ecological impact
- Highway issues
- Flooding and drainage
- Ground conditions
- Obligations

8.0 Principle of Development

8.1 Planning applications should be determined in accordance with the development plan, unless other material considerations indicate otherwise.

8.2 For the purposes of this application the adopted development plan in relation to this application comprises the Morpeth Neighbourhood Plan (2016) and the saved policies of the Castle Morpeth District Local Plan (adopted in 2003).

8.3 The NPPF is also a material consideration in the determination of planning applications.

8.4 The Development Plan policies are considered to be generally consistent with the NPPF and should be given due weight in the determination of this application.

Accessibility of the site

- 8.5 At a national level the NPPF at paragraph 14 sets out a presumption in favour of sustainable development. The NPPF and local planning policies support development in sustainable locations where prospective residents have easy access to a full range of services and public transport links.
- 8.6 The application site is located within the defined settlement limits of Morpeth Town as defined by the Morpeth Neighbourhood Plan and Caste Morpeth Local Plan. The site is also just outside the defined Town Centre boundary. The site is within easy walking distance of Morpeth Town Centre which contains a wide range of facilities and services. Morpeth is also served by the existing bus and train services that serve the town connecting to other settlements in Northumberland and beyond including Newcastle upon Tyne.
- 8.7 The Castle Morpeth District Local Plan seeks to direct new housing development to Morpeth because it is a principal town in the former district area, whilst also permitting housing development in other settlements. Such proposals may be acceptable where growth supports existing services and facilities, but importantly when it does not adversely impact on character of the settlement.

Housing Land Supply

- 8.8 The NPPF does seek to implement the Government's growth agenda by significantly boosting the supply of housing. The NPPF requires Local Planning Authorities to provide a five year supply of deliverable housing land and, where this cannot be demonstrated, relevant policies for the supply of housing should be considered out of date.
- 8.9 In accordance with the NPPF, the Council is required to identify and update annually a supply of specific deliverable sites sufficient to provide five year's worth of housing against their housing requirements. The five year housing land supply position is pertinent to proposals for residential development in that paragraph 49 of the NPPF states that relevant policies for the supply of housing should not be considered up-to-date if the Local Planning Authority cannot demonstrate a five-year supply of deliverable housing sites. In such cases, the presumption in favour of sustainable development, as stated in paragraph 14 of the NPPF will be engaged.
- 8.10 For details of the five year housing land supply assessment, and the Objectively Assessed Need calculation, the Council's Five Year Supply of Deliverable Sites 2017 to 2022 report, published in November 2017 should be referred to. This report identifies housing land equivalent to a 6.5 years supply. Therefore, policies for the supply of housing should not be considered out of date, and the presumption in favour of sustainable development, as stated in paragraph 14 does not apply.

- 8.11 Notwithstanding the above, consistent with the presumption in favour of sustainable development, the housing figures are a minimum and should not be viewed as a ceiling. The key consideration is whether the proposed development is considered sustainable development, in line with the NPPF.
- 8.12 It is considered that the principle of new dwellings within this location would be acceptable and would not undermine the ability to manage housing supply. The scale of development proposed at this site is considered acceptable in principle and would not undermine the ability to manage housing supply. The principle of development on the site is therefore considered to be acceptable and the site would be a suitable location for new housing development.
- 8.12 In conclusion and having regards to the above, it is considered that the site represents an excellent location for housing and the development should be considered within the context of the presumption in favour of sustainable development. The impacts of the development are however considered in the next sections of this report.

Impact on Residential Amenity

- 8.13 NPPF Paragraph 17 requires that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Paragraph 123 requires that planning decisions should aim to avoid impacts on health and quality of life. Paragraph 57 of the NPPF stresses the importance of planning positively for the achievement of high quality and inclusive design for all development.
- 8.14 Policy H15 of the Castle Morpeth District Plan seeks good design and to protect the amenity of residents.
- 8.15 Objections have been received from local residents on the grounds the development will have a direct detrimental impact on their amenity and general quality of life.
- 8.16 The nearest residents to be affected by this development are located to the north and to south of the site.
- 8.17 It is accepted that the development would impact on resident's general visual amenity because the site would change in character from a green field site to a housing development. However those objections based on the loss of a view are not a material planning consideration and cannot be taken into account in the determination of this application. However it is important to have regards to other standards of amenity relating to privacy, outlook, light and overbearing impact.
- 8.18 To the north is the new housing development by Storey Homes which is currently under construction. That development consists of 39no. new homes,

with the gables of dwellings facing onto the application site. Here the proposed separation distances are acceptable.

- 8.19 To the south, the rear gardens of Pottery Bank Court face the application site. The closest proposed plots to Pottery Bank Court are plots 44 and 45. These are split level plots where they are three storeys to the rear. At its closest point the plots are in excess of 70 metres away from Pottery Bank Court. This distance increases with the remainder of the development. Furthermore, none of the proposed dwellings directly face Pottery Bank Court – they are laid out to maximise views of Cotting Wood. It is considered that this distance, coupled with the orientation of the dwellings and the additional planting to the southern boundary, will reduce the impact on the amenity of these residents as a result of the rising topography of the site and the properties being split level at this point.
- 8.20 Having regards to the above it is considered that the proposals would not have an adverse impact on the living conditions of existing residential neighbours.
- 8.21 In the context of the above, the proposals are not considered to be in conflict with Part 11 of the NPPF in this respect.

Impact on the Character of the Area

- 8.22 The Government attaches great importance to the design of the built environment and, through the NPPF, recognises that good design is a key aspect of sustainable development which is indivisible from good planning and should contribute positively to making places better for people. Paragraph 57 of the NPPF stresses the importance of planning positively for the achievement of high quality and inclusive design for all development. Paragraph 64 reinforces this message by stating that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. Policy H15 of the Castle Morpeth District Plan seeks good design.
- 8.23 The site located within defined settlement limits and on the outskirts of Morpeth Town Centre. Housing in the immediate area is predominantly two storeys in height, but very much varies in terms of design. The site is set against a back drop of extensive woodland which contributes to the character of the site and the area.
- 8.24 Objections have been received on the grounds the development would be out of character with the area.
- 8.24 The proposed layout shows 53no. dwellings laid out in two sections across the site with an existing band of trees in the middle, dividing the site into two

parts. Significant landscape buffers are proposed along Pottery Bank and along the extent of the eastern boundary with Cotting Wood.

- 8.25 The development consists of 1 storey bungalows, two storey dwellings and split level properties which appear as two storey from the front but are three storeys to the rear, as the site slopes away behind. The proposed design approach is traditional. Various house types are proposed in small character groups. The dwellings are predominantly detached, boasting generous plots with traditional design features throughout including bay windows, dormers, gable projecting features, timber doors and windows, chimneys. The roof space will appear varied because of the topography of the site.
- 8.26 It is considered that the development responds well to the character of the area and to the scale, height and massing of existing housing stock in the locality. The development will integrate well into the existing built form. The site is located in between existing housing to the north and to the south.. The retention and enhancement of existing trees on the site and significant landscaping buffers will further retain and enhance the character of the development. The design approach is appropriate for the site and the area.
- 8.27 It is considered that the development is acceptable in terms of design and complies with the NPPF.

Impact on Heritage Assets

- 8.28 The NPPF, Part 12 relates to conserving and enhancing the historic environment. Policy C38 of the Castle Morpeth District Local Plan seeks to protect the built and historic environment.
- 8.29 There are no designated heritage assets within the application site itself. The site lies outside of and to the north west of the Morpeth Conservation Area and to the north of listed buildings Bolland Hall and Bow Villa (Grade II).
- 8.30 Given the location of buildings within the town and the fact there is no inter-visibility between the application site and those buildings it is considered the development will not impact on the setting of the listed buildings. The Council's Building Conservation Officer has been consulted and raises no objections to the application.
- 8.31 With regards to archaeological assets, an Archaeological Desk Based Assessment, Geophysical Report and Evaluation Report applicant has been submitted. Trial trenching has been undertaken on the site.
- 8.32 Ridge and furrow earthworks associated with medieval and post-medieval cultivation survive across much of the site. These earthworks are of local significance. The earthworks have already been recorded as part of the geophysical survey report. No further mitigation will therefore be required in relation to the archaeological earthworks.

- 8.33 The geophysical survey identified a number of anomalies of potential archaeological origin. These features were tested by targeted evaluation trenching. No significant archaeological features were identified.
- 8.34 The County Archaeologist has assessed the reports and raises no objections to the development. He confirms that no further archaeological work is required.
- 8.35 On the basis of the above the development complies with the NPPF and Local Planning policy in terms of impact on archaeological heritage assets.

Ecology and Landscaping

- 8.36 The NPPF Paragraph 118 seeks to conserve and enhance biodiversity and sets out that assessment of potential impacts from development should be undertaken. Policy C11 of the Local Plan states that proposals will be assessed in terms of their potential impact on the nature conservation interests of the site and on any habitats/species present.
- 8.37 The site itself does not have any ecological designation. However to the east are Cotting Wood and The Cotting Burn, which form part of a designated Wildlife Corridor and Local Wildlife Site. Local objection has been received in response to the application on ecological grounds.
- 8.38 The applicant has submitted an Ecological Impact Assessment, Bat Survey, Breeding Bird Survey and Badger Survey to support the application.
- 8.39 To mitigate for the ecological impacts of the development the applicant proposes dense landscaping belts adjacent to the Burn and Pottery Bank to buffer the development from the ecological sites. The linear tree group in the middle of the site is to be retained as part of the development. Bat and bird mitigation measures are also proposed. The applicant also proposes a financial contribution towards improvements of Local Nature Reserve publicly accessible in the locality (£10,000.00).
- 8.40 The County Ecologist has the assessed the application and does not object to the proposal, primarily because of the buffer zones mitigate for the impacts of the development. However, he recommends conditions relating to the retention and landscaping of the buffer zones, retention of significant trees, implementation of bat and bird mitigation measures, including timing of works, tree protection of retained trees, new native planting and new roost provision within the development. If Members are minded to approve the application, these points can be controlled by restrictive planning condition. The County Ecologist accepts the applicant's proposal of a financial contribution because of the likely impact on new residents on the Council's Local Nature Reserve nearby. This can be secured by S106 Legal Agreement.

- 8.41 The comments from Northumberland Wildlife Trust are noted. They have expressed concerns regarding the impact of the development on White Clawed Crayfish in the Cotting Burn. This issue has been discussed in detail with the County Ecologist and he considers that the applicant has satisfactorily mitigated for impact on the Burn. The proposed buffer zones to the Cotting Burn mitigates for any potential disturbance on the Burn. Furthermore, the proposed SUDS basins on the site will effectively deal with additional surface water from the site and any potential additional sediment load to the Cotting Burn (and hence to the main river where the biggest populations of White Clawed Crayfish are). Having regards to these points it is considered that impact on this species is acceptable.
- 8.42 Natural England has been consulted and they do not object to the application.
- 8.43 Cotting Wood is subject to a Tree Preservation Order. The development will not impact on the trees and their status, given the fact the development would be set well away from the woodland. However conditions are imposed to ensure the trees are protected during construction.
- 8.44 Subject to conditions, the development is considered acceptable in ecological and landscaping terms. The development complies with Local Planning Policies and the NPPF which seeks to conserve and enhance biodiversity.

Highway issues

- 8.45 Paragraph 32 of the NPPF states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.
- 8.46 Significant objections have been received in response to the application on highway grounds, with many objecting to the proposed signalised junction arrangements at the entrance of the site.
- 8.47 The applicant has submitted a Transport Assessment including a Road Safety Audit, to inform the Council's assessment of the likely highway impacts of the scheme. The TA concludes that the impact of the development on the surrounding road network, in terms of capacity and highway safety is acceptable, with no severe residual cumulative impacts.
- 8.48 The local opposition is noted however, the Council as Highway Authority has fully assessed the proposals and does not object to the application.
- 8.49 In terms of impact on the surrounding network, the proposals would not result in severe impacts. The highway network in the area can accommodate the anticipated trip generation.
- 8.50 With regards to road safety and the proposed signalised junction, the Highway Authority have no objections to the proposals. Indeed they note that the

proposed signalised junction offers additional benefits for pedestrians and cyclists. This applies for pedestrians crossing all arms of the junction who benefit from controlled crossing points and cyclists using the A192 on-road cycle lanes and the advanced stop lines at the junction. The junction proposals also provide improvements to the existing bus stops in the vicinity of the site, connecting with the improvements provided by the new development immediately to the north of the site.

- 8.51 With regards to the internal aspects of the development such as the parking, cycle storage and refuse servicing strategy these aspects are also considered to be acceptable.
- 8.52 The Public Rights of Way Officer has advised that the development has no implications for the definitive rights of way network and as such has no objections to the application.
- 8.53 The development is considered acceptable in highway terms. If Members are minded to approve the application subject to standard highway conditions and a Grampian condition are recommended to ensure the works to the adopted highway are implemented in connection with the planning permission. The development complies with the NPPF and local planning policy in this regard.

Flood Risk and Drainage

- 8.54 NPPF Part 10 Paragraph 103, states that when determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere.
- 8.55 Strong opposition has been received from the Town Council, Morpeth Flood Action Group and local residents in terms of the impact of the development on flooding and drainage grounds.
- 8.56 The applicant has submitted a Flood Risk Assessment and Drainage Strategy Report. The report considers flood risks from the Burn, surface water, ground water and foul drainage.
- 8.57 In terms of flood risk from the watercourse the site is located primarily within Flood Zone 1, however the eastern limits of the site encroach into Flood Zones 2 and 3 associated with Cotting Burn.
- 8.58 The Environment Agency have been consulted on the application and on the basis the housing development itself is entirely within Flood Zone 1, they raise no objections to the development subject to a planning condition to ensure the above report forms part of the approved plans. Furthermore, the Environment Agency does not raise any objections regarding the impact of the development on their infrastructure, namely the 'Cotting Burn Dam - Flood Risk Alleviation Scheme'. However they do advise that the applicant will need

a permit for works close to their infrastructure. An informative is recommended regarding this.

- 8.59 In terms of surface water, it is proposed that surface water from the development will be discharged (via new connections) to the Cotting Burn. Flows from the site will be restricted to Greenfield Runoff Rates, with all surface water runoff generated by the new development attenuated via the two SUDS basins. The SUDS basins are proposed on the lowest parts of the site, one adjacent to Pottery Bank Court and the other to the north eastern boundary.
- 8.60 The Council as Local Lead Flood Authority is satisfied with the proposed surface water drainage proposals. Further technical information has been submitted in respect of the drainage basins and as a result the LLFA raise no objections to the application regarding this issue.
- 8.61 With regards to ground water flood risk, a natural spring is known to be on site. This has the potential to affect four plots in the middle of the site (21-24). The LLFA do not object to the application in terms of ground water flood risk but do require further analysis of the spring (over a 12 month period) to allow for further consideration of any mitigation measures including pump and sump arrangements and alterations to building foundations. The LLFA are satisfied that these matters can be controlled by way of planning condition.
- 8.62 With regards to foul drainage, the strategy is to connect to the public combined sewer on Pottery Bank. Northumbrian Water has been consulted and do not object to the application subject to scheme for foul drainage being agreed. This can be controlled by the imposition of a planning condition should Members be minded to approve the application.
- 8.63 Having regard for the above it is considered that the proposals would accord with the NPPF Part 10.

Pollution and Ground Conditions

- 8.64 The NPPF Part 11, Paragraph 121 advises that planning decisions should ensure that the site is suitable for its new use.
- 8.65 With regards to noise pollution issues, the applicant has submitted a Noise Assessment to consider the impact of road traffic noise from the A192 on potential new residents. The Council's Public Protection Team has considered the application and is satisfied that traffic noise will not have adverse impact on the amenity of new residents, subject to planning conditions to secure 2 metre high mounding to the rear of plots 1 – 5 (bungalows). The mounding and its finished appearance can be controlled by condition.
- 8.66 With regards to ground conditions, the site is not within a Coal Mining High Referral Area and the Council's Public Protection Team has not raised any

objections in terms of known land contamination. However, in the event ground contamination is found during construction they require a working method statement and remediation strategy to be submitted and agreed. This can be controlled by way of planning condition.

- 8.67 Based on the advice from the Public Protection Team it is considered there would be no conflict with Part 11 of the NPPF with regard to noise pollution and land contamination.

Obligations

- 8.68 The NPPF Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.

- 8.69 Planning obligations should only be sought where they meet all of the following tests:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

- 8.70 Policy Hou5 of the Morpeth Neighbourhood Plan states that infrastructure to serve new housing development should, subject to viability testing in accordance with paragraph 173 of the Framework, make provision for, or contributions towards, the infrastructure and community requirements arising from the development including, as appropriate, children's play areas, playing pitches and open space, allotments, landscaping, habitat enhancement, sports and community facilities, schools, roads, pedestrian and cycling routes and facilities, water, sewerage, sewage treatment capacity and public transport.

- 8.71 Furthermore Castle Morpeth Local Plan Saved Policy 12 relates to Planning Obligations and the need for Major development to make provision for infrastructure and community facilities.

Affordable Housing

- 8.72 The NPPF paragraph 50 seeks to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.

- 8.73 Meeting affordable housing needs is central to the Council's approach on housing. Policy Hou4 of the Morpeth Neighbourhood Plan states that proposals for developments resulting in a net gain of ten dwellings or more will be expected to provide affordable housing on the site, in accordance with the

Development Plan or an up-to-date housing needs assessment. In exceptional circumstances, where it can be justified, affordable housing will be accepted off-site; this must be on a site that is agreed as being in a suitable location relative to the housing need to be met, ideally within the same town or village, or if this is not feasible, then within another village in the Neighbourhood Area.

- 8.74 The Council's current requirement is for 15% of homes on development sites to be affordable.
- 8.75 The applicant proposes 8no. affordable housing units on site in the form of Discount Market Value bungalows. These are located at the site entrance.
- 8.76 The Council's Affordable Housing Team supports the proposals subject to the affordable housing units being sold at a 30% discount from market value and the detail of the homes and the process of marketing / allocating the homes to qualifying persons being agreed. The affordable units can be secured by a Section 106 Legal Agreement.

Education

- 8.77 With regards to education provision the site falls within the catchment area is 'Morpeth Partnership' for primary and secondary provision. The Council's Education Service Provider requests a financial contribution of to address infrastructure / capacity pressures on primary and secondary education to the sum of £198,000.00. This is in line with projected pupil yield calculations and consequential financial requirements. The applicant has agreed to the contribution as per the request. This can be secured by a S106 Legal Agreement.

Health

- 8.78 The NHS Northumberland Clinical Commissioning Group (CCG) advise that the three GP surgeries serving Morpeth (Wellway, Gas House Lane and Greystoke) are operating at capacity and cannot accommodate the projected population yield from the proposed development. The CCG has requested a financial contribution towards creating additional capacity within Morpeth (£41,100.00). The applicant has agreed to the contribution as per the request. This can be secured by a S106 Legal Agreement.

Play provision

- 8.79 The requirements for play provision are met within the site as part of the development. The development proposes a significant buffer zone to the western boundary of the site adjacent to Pottery Bank. Within this area, a series of natural features are proposed in the form of boulders, balance beams and a log stump hill. These features are proposed as play provision for children. Although, the proposal does not align with the traditional forms of

equipped play, the proposals are accepted in this case and meet the requirements of local plan policy in terms of their being adequate infrastructure for play purposes on site.

Other Matters

- 8.80 Members should be aware that whilst not documented within the report, the application has been assessed under the Equality Act, Crime and Disorder, and the Human Rights Act. A short assessment of these is provided below.

Equality Duty

- 8.81 The County Council has a duty to have regard to the impact of any proposal on those people with characteristics protected by the Equality Act. Officers have had due regard to Sec 149(1) (a) and (b) of the Equality Act 2010 and considered the information provided by the applicant, together with the responses from consultees and other parties, and determined that the proposal would have no material impact on individuals or identifiable groups with protected characteristics. Accordingly, no changes to the proposal were required to make it acceptable in this regard.

Crime and Disorder Act Implications

- 8.82 These proposals have no implications in relation to crime and disorder.

Human Rights Act Implications

- 8.83 The Human Rights Act requires the County Council to take into account the rights of the public under the European Convention on Human Rights and prevents the Council from acting in a manner which is incompatible with those rights. Article 8 of the Convention provides that there shall be respect for an individual's private life and home save for that interference which is in accordance with the law and necessary in a democratic society in the interests of (inter alia) public safety and the economic well-being of the country. Article 1 of protocol 1 provides that an individual's peaceful enjoyment of their property shall not be interfered with save as is necessary in the public interest.
- 8.84 For an interference with these rights to be justifiable the interference (and the means employed) needs to be proportionate to the aims sought to be realised. The main body of this report identifies the extent to which there is any identifiable interference with these rights. The Planning Considerations identified are also relevant in deciding whether any interference is proportionate. Case law has been decided which indicates that certain development does interfere with an individual's rights under Human Rights legislation. This application has been considered in the light of statute and case law and the interference is not considered to be disproportionate.

- 8.85 **Conclusion**

The proposed development is deemed acceptable. It is considered to be a sustainable form of development sited in a sustainable location. The site is located within the settlement boundary of Morpeth Town as defined by the Morpeth Neighbourhood Plan and the Castle Morpeth Local Plan. Furthermore the site adjoins the defined town centre boundary.

- 8.86 The development is acceptable having regards to impact on residential amenity, the character of the area, heritage assets, ecology and landscaping, highway safety, flood risk, drainage and ground conditions. The development can be accommodated within existing infrastructure subject to S106 Obligations.
- 8.87 The representations received in response to the publicity of the application are noted and have been taken into account.
- 8.88 It is the advice of Officers that this application be granted outline planning permission subject to planning conditions and a S106 Legal Agreement.

19.0 Recommendation

That Members be minded to GRANT permission subject to the completion of a legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990 to secure the following obligations:-

- 15% affordable housing (8 affordable homes comprising Discount Market Value bungalows)
- Education contribution (£198,000.00)
- Health contribution (£41,100.00)
- Ecology contribution (£10,000.00)

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

02. The development hereby permitted shall not be carried out other than in complete accordance with the following approved plans:

Plans

BOUNDARY TREATMENT PLAN - Drawing No. PL-06

LOCATION PLAN -

PEACOCK GAP - ARCH TRENCH PLAN -

SECTIONS - Drawing No. PL-05

STREET SCENES - Drawing No. PL-04

BUNGALOW 9-10 ELEVATIONS - Drawing No. BUN-06

BUNGALOW PLOT 6-8 FLOOR PLANS - Drawing No. BUN-03

BUNGALOW PLOTS 1-5 - ELEVATIONS - Drawing No. BUN-02
BUNGALOW PLOTS 6-8 ELEVATIONS - Drawing No. BUN-04 BUNGALOW
PLOTS 9-10 FLOOR PLANS - Drawing No. BUN-05
BUNGALOWS - PLOTS 1-5 FLOOR PLANS - Drawing No. BUN-01
CLAYTON CORNER - ELEVATIONS - Drawing No. CLY/HAN-02
CLAYTON CORNER FLOOR PLANS - Drawing No. CLY/HAN-01
COMPTON - ELEVATIONS - Drawing No. COM-02
COMPTON FLOOR PLANS - Drawing No. COM-01
HOLBORN - ELEVATIONS - Drawing No. HOL-02
HOLBURN - FLOOR PLANS - Drawing No. HOL-01
KINGLSEY - ELEVATIONS - Drawing No. KIN-02
KINGSLEY - FLOOR PLANS - Drawing No. KIN-01
RAEBURN - ELEVATIONS - Drawing No. RAE-02
RAEBURN - FLOOR PLANS - Drawing No. RAE-01
RAEBURN CORNER - ELEVATIONS - Drawing No. RAE-02
RAEBURN CORNER - FLOOR PLANS - Drawing No. RAE-01
ROMNEY - ELEVATIONS - Drawing No. ROM-02
ROMNEY - FLOOR PLANS - Drawing No. ROM-01
SPLIT LEVEL - ELEVATIONS - Drawing No. SPL-02
SPLIT LEVEL - ELEVATIONS - Drawing No. SPL-03
SPLIT LEVEL FLOOR PLANS - Drawing No. SPL-01
VANBURGH - ELEVATIONS - Drawing No. VAN-02
VANBURGH - ELEVATIONS - Drawing No. VAN-03
VANBURGH - FLOOR PLANS - Drawing No. VAN-01
ADDITIONAL SITE SECTIONS - Drawing No. 291.ENG.100
BIN COLLECTION PLAN - (submitted 14/09/17)
DRAINAGE BASIN PLAN - Drawing No. QD1161-00-10
DRAINAGE STRATEGY PLAN - Drawing No. QD1161-00-01
LANDSCAPE MATER PLAN REV E - Drawing No. 5736-99-001
LEVELS STRATEGY PLAN 1 / 2 - Drawing No. QD1161-00-02
LEVELS STRATEGY PLAN 2/2 - Drawing No. QD1161-00-03
PROPOSED PLANTING PLANS (PAGES 1/7) - Drawing No. 5736-93-02
TRAFFIC SIGNALS PLAN AND REPORT - Drawing No. 102612/1030
TOPOGRAPHICAL SURVEY
PLOT 22 SPRING MITIGATION DETAILS - Drawing No. QD1161-00-01
PLOT 22 SPRING MITIGATION PLAN - Drawing No. QD1161-00-01
POS IN FRONT OF 23 & 24 MITIGATION DETAILS
POS IN FRONT OF 23 & 24 MITIGATION PLAN - Drawing No.
QD1161-00-01
REV C DRAINAGE STRATEGY - Drawing No. QD1161-00-01
PROPOSED SITE PLAN REV S - Drawing No. 291/A/GA/001

Documents

DESIGN AND ACCESS STATEMENT - Concept Architecture November 2016
5 YEAR HOUSING SUPPLY - Barton Willmore November 2015
AGRICULTURAL LAND REPORT - H&H August 2015
ARCHAEOLOGICAL DBA - AD Archaeology March 2015
ARCHAEOLOGICAL EVALUATION - AD Archaeology November 2015

ARCHAEOLOGICAL GEOPHYSICAL & EARTHWORK SURVEY - AD
Archaeology
October 2015
BADGER ANNEX - E3 Ecology Ltd November 2016
BAT SURVEY - E3 Ecology Ltd November 2016
BREEDING BIRD SURVEY - E3 Ecology Ltd November 2016
COVERING LETTER - Persimmon December 2016
ECOLOGICAL IMPACT ASSESSMENT - E3 Ecology Ltd November 2015
FLOOD RISK ASSESSMENT - Fairhurst December 2016
PLANNING STATEMENT - Charles Church December 2016
PRELIMINARY GEOTECHNICAL AND GROUND CONTAMINATION
DESKTOP
REPORT - The Shadbolt Group April 2015
STATEMENT OF COMMUNITY - Charles Church November 2016
STATEMENT OF COMMUNITY - EXHIBITION BOARDS SLIDE 2 - Charles
Church
November 2016
STATEMENT OF COMMUNITY - EXHIBITION BOARDS SLIDE 3 - Charles
Church
November 2016
STATEMENT OF COMMUNITY - EXHIBITION BOARDS SLIDE 4 - Charles
Church
November 2016
STATEMENT OF COMMUNITY - EXHIBITION BOARDS SLIDE 5 - Charles
Church
November 2016
STATEMENT OF COMMUNITY - PEACOCK GAP FLYER - Charles Church
November 2016
STATEMENT OF COMMUNITY - WEBSITE HOME PAGE - Charles Church
November 2016
STATEMENT OF COMMUNITY - COUNCILLORS LETTERS - Persimmon
July 2015
STATEMENT OF COMMUNITY - EXHIBITION BOARDS SLIDE 1 - Charles
Church
November 2016
ARBORICULTURAL METHOD STATEMENT - Elliott Consultancy June 2017
DRAINAGE STATEMENT - Queensberry August 2017
TRANSPORT STATEMENT - Fairhurst June 2017
NOISE REPORT - LA Environmental October 2017
CONFIDENTIAL BADGER REPORT - E3 Ecology December 2017
Reason: For the avoidance of doubt and in the interests of proper planning.
03. No construction of the approved dwellings above damp proof course level
shall take place until a schedule and samples of the materials to be used on
the external elevations of the dwellings hereby permitted have been submitted
to and approved in writing by the Local Planning Authority. Thereafter, the
development shall not be completed other than with these approved materials.
Reason: In the interests of the satisfactory appearance of the development
upon completion and in accordance with the NPPF.

04. The landscaping scheme shall be carried out in accordance with the approved drawings before the end of the year in which the development starts, or within such other time as may be agreed with the Local Planning Authority in writing beforehand. The landscaped areas shall be subsequently maintained to ensure rapid and complete establishment of the agreed scheme, including watering, weeding and the replacement of any plants which fail.

Reason: In the interests of the appearance of the area.

05. Notwithstanding the details shown on the submitted plans, prior to the construction of the dwellings, full details showing the proposed finished ground floorlevels of the hereby approved development and the existing ground levels, shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be constructed in complete accordance with the approved details.

Reason: In the interests of visual amenity and the satisfactory appearance of the development.

06. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) 'Peacock Gap, Morpeth Flood Risk Assessment and Draining Strategy, D/I/D/108722/01' and the following mitigation measures detailed within the FRA:

1. Dwellings shall be developed in Flood Zone 1 only.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To reduce the risk of flooding to the proposed development and future occupants.

07. Prior to the commencement of the development the applicant shall provide full details of the acoustic screening contained within the LA Environmental Noise Assessment ref:PH/PG/002 (18 October 2017) to the LPA for its written approval.

Reason: To protect residential amenity and provide a commensurate level of protection against noise.

08. Plots 1-5 shall not be occupied until the acoustic screening approved in condition 7 has been implemented in full.

Reason: To protect residential amenity and provide a commensurate level of protection against noise.

09. The acoustic screening approved in condition 7 shall be retained for the lifetime of the development.

Reason: To protect residential amenity and provide a commensurate level of protection against noise.

10. During the construction period, there should be no noisy activity, i.e. audible at the site boundary, on Sundays or Bank Holidays or outside the hours: Monday to Friday - 0800 to 1800, Saturday 0800 to 1300.

Reason: To protect residential amenity and provide a commensurate level of protection against noise.

11. If during re development contamination not previously considered is identified, then an additional written Method Statement regarding this material shall be submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until a method statement has been submitted to and approved in writing by the Local Planning Authority, and measures proposed to deal with the contamination have been carried out. [Should no contamination be found during development then the applicant shall submit a signed statement indicating this to discharge this condition.

Reason: To ensure that risks from land contamination to the future users of the land and dwellings are minimised and to ensure that the development can be carried out safely without unacceptable risks to any future occupants.

12. No development shall be undertaken in and within the immediate vicinity of plots 21, 22, 23 and 24 until further and extensive groundwater monitoring is undertaken in this area. Following this monitoring, further appropriate mitigation for groundwater flood risk to these plots shall be submitted to and agreed by the LPA.

Reason: To prevent the risk of groundwater flooding to the development.

13. Development shall not commence until details of the implementation, maintenance and management of a scheme for surface water using a sustainable drainage scheme has been submitted to and approved by the Local Planning Authority. The scheme shall be in broad accordance with drawing No QD1161-00-01 Rev C "Drainage Strategy" and designed to dispose and attenuate surface water up to the 1 in 100 year plus climate change event from the development and shall limit discharge from the development to 10l/s, for all rainfall events. The scheme shall be implemented in accordance with the approved details, which shall include:

- i. A timetable for its implementation; and,
- ii. A management and maintenance plan for the lifetime of the development, which shall include the arrangements for adoption by any public body or statutory undertaker, or the other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To ensure the effective drainage of surface water from the development, not increasing the risk of flooding elsewhere.

14. Prior to first occupation details of the adoption and maintenance of all SUDS features and groundwater flood mitigation measures shall be submitted to and agreed by the Local Planning Authority. A maintenance schedule which includes details for all SuDS features for the lifetime of development shall be comprised within and be implemented forthwith in perpetuity.

Reason: To ensure that the scheme to disposal of surface water operates at its full potential throughout the development's lifetime.

15. Development rights pertaining to plots 21, 22, 32 and 24 shall be hereby removed.

Reason: To prevent the risk of groundwater flooding to the development.

16. No development shall take place unless in accordance with the avoidance, mitigation and enhancement measures detailed within the ecological report ('Confidential Badger Annex - Peacock Gap, Morpeth, December 2017, Final', E3 Ecology Ltd., Version R04, 05.12.17) including, but not restricted to a checking survey for badgers and badger activity to be carried out no more than 2 months prior to the commencement of works on site to check that no new setts have become established within 30m of the site with the results of that survey, together with any necessary modifications to avoidance, mitigation and enhancement measures as required (including a Natural England licence should that be required) to be forwarded to, and agreed in writing with, the LPA before works commence; provision of badger foraging opportunities within the landscape planting layout; provision of buffer zones to the Cotting Burn/Cotting Wood and across the site to provide commuting and foraging areas for badgers; any deep (in excess of 300mm) excavations left open overnight to be either securely covered or provided with an earth or timber ramp not less than 300mm wide and no steeper than 45 degrees to provide an escape route for ground animals that might otherwise become entrapped; adherence to external lighting recommendations and in accordance with 'Bats & Lighting in the UK', Bat Conservation Trust/Institution of Lighting Engineers, 2008; landscape design to minimise access to Cotting Wood.

Reason: To maintain the favourable conservation status of protected species.

17.

No development shall take place unless in accordance with the avoidance, mitigation and enhancement measures detailed within the ecological reports (Ecological Impact Assessment Peacock Gap, Morpeth Final, November 2015, Version R05, E3 Ecology Ltd. 14.11.16, Breeding Bird Survey Peacock Gap, Morpeth Final, November 2016, Version R02, E3 Ecology Ltd.

14.11.16, Bat Survey Peacock Gap, Morpeth Final, November 2016, Version R02, E3 Ecology Ltd. 14.11.16) including, but not restricted to, maintenance and protection of a 15m buffer zone (not including gardens or other areas of house curtilage) to the south west boundary of the Cotting Wood Local

Wildlife Site with species rich grassland to be created within the buffer zone; a contribution towards the funding of management of sites of nature conservation interest in the local area to be made by the applicant, to be agreed in writing with the LPA and to be secured by s.106 agreement before first occupation of the site; retention of all mature trees on site; adherence to timing restrictions; adherence to precautionary working methods to include a Method Statement for prevention of pollution and works in or near a watercourse to be submitted to and agreed in writing with the LPA before works commence; adherence to external lighting recommendations and in accordance with Bats & Lighting in the UK Bat Conservation Trust/Institution of Lighting Engineers, 2008; erection/incorporation of 35No. bird nesting features (as generally specified) with types and locations to be submitted to and agreed in writing with the LPA before works commence within the site boundary (the red line of the application) and in the ownership/control of the applicant; any deep (in excess of 300mm) excavations left open overnight to be either securely covered, fenced or provided with an earth or timber ramp not less than 300mm wide and no steeper than 45 degrees to provide an escape route for ground animals that might otherwise become entrapped; a checking survey for red squirrel dreys on or near the site to be conducted not more than 2 months before works commence with the results of that survey, together with any necessary modifications to avoidance, mitigation or enhancement measures to be forwarded to and agreed in writing with the LPA before development works commence; updating ecological, nesting bird and bat surveys to be carried out in the event that development works do not commence before the end of November 2019 with the results of that survey together with any necessary modifications to avoidance, mitigation or enhancement measures to be forwarded to and agreed in writing with the LPA before development works commence.

Reason: To maintain the favourable conservation status of protected species.

All wild birds and their nests are protected when in use and this will, therefore, need to be accounted for before any works commence (nesting period for most species would be fully encompassed by the period March August inclusive). Accordingly a planning condition should be imposed on any grant of planning permission stating that: No development or removal of vegetation shall be undertaken between 1 March and 31 August unless a suitably qualified ecologist has first confirmed that no birds nests that are being built or are in use, eggs or dependent young will be damaged or destroyed.
Reason:
To protect nesting birds, all species of which are protected by law.

19.
Hedgehogs, included in s.41 of the Natural Environment and Rural Communities (NERC) Act 2006 and in both the UK and Northumberland Biodiversity Action Plans, are recorded on and/or near the site and this species is in decline across the UK for a variety of reasons. A simple measure to allow hedgehogs to move freely between gardens is known to be of benefit to the species. All garden boundary fences or walls will include a gap at the base measuring a minimum 13cm x 13cm to allow continued access through the site for hedgehog.
Reason:
To maintain the population of a priority species.

20.
No development shall be carried out other than in accordance with the Arboricultural Method Statement Peacock Gap, Morpeth, Elliott Consultancy Ltd., June 2017 and the guidance set out in BS5837:2012: Trees in Relation to Design, Demolition and Construction: Recommendations British Standards Institution, 2012.
Reason:
To maintain and protect the existing landscape and biodiversity value of the site.

21.
No development shall commence unless in accordance with the detailed landscape

planting proposals set out on Planting Plan Robinson Landscape Design, Drawing Nos.: 5736-93-01 to 07, Dated: 18.8.17 and as specified on Planting Schedule, Robinson Landscape Design, Drawing No.: 5736-93-08, Received: 12.10.17 and to be fully implemented during the first full planting season (November March inclusive) following the commencement of development.

Reason:

To maintain and protect the landscape value of the area and to enhance the biodiversity value of the site.

22.

Implementation of car parking area - No dwelling shall be occupied until the car parking area indicated on the approved plans has been implemented in accordance with the approved plans. Thereafter, the car parking area shall be retained in accordance with the approved plans and shall not be used for any purpose other than the parking of vehicles associated with the development.

Reason:

In the interests of highway safety, in accordance with the National Planning Policy Framework.

23. Completion of highway works before occupation - Development shall not commence until details of the proposed highway works have been submitted to and approved in writing by the Local Planning Authority. The dwellings shall not be occupied until the

highway works have been constructed in accordance with the approved plans.

Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework.

24.

Estate Street Phasing and Completion Plan - No development shall commence until

an Estate Street Phasing and Completion Plan has been submitted to and approved

in writing by the Local Planning Authority. The Estate Street Phasing and Completion

Plan shall set out the development phases, completion sequence and construction

standards that estate streets serving each phase of the development will be completed. The development shall then be carried out in accordance with the

approved Estate Street Phasing and Completion Plan.

Reason:

To ensure estate streets serving the development are completed in the interests of residential amenity and highway safety, in accordance with the National Planning Policy Framework.

25.

Management and Maintenance of Estate Streets - No development shall commence until details of proposed arrangements for future management and maintenance of the proposed streets within the site have been submitted to and approved in writing by the Local Planning Authority. Following occupation of the first dwelling on the site, the streets shall be maintained in accordance with the approved management and maintenance details.

Reasons: To ensure estate streets serving the development are completed in the interests of residential amenity and highway safety, in accordance with the National Planning Policy Framework.

26. Submission of details of adoptable streets - No development shall commence until full engineering, drainage, street lighting and constructional details of the streets proposed for adoption have been submitted to and approved in writing by the Local Planning Authority . Thereafter, the development shall be constructed in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.

Reason:

In the interests of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the amenities of the locality and users of the highway in accordance with the National Planning Policy Framework.

27.

Details of cycle parking to be submitted - No dwelling shall be occupied until details of cycle parking have been submitted to and approved in writing by the Local

Planning Authority. The approved cycle parking shall be implemented before each dwelling is occupied. Thereafter, the cycle parking shall be retained in accordance with the approved details and shall be kept available for the parking of cycles at all times.

Reason:

In the interests of highway safety and sustainable development, in accordance with the National Planning Policy Framework.

28.

Surface water drainage (Private Land) - Prior to occupation, details of surface water drainage to manage run off from private land have been submitted to and approved by the Local Planning Authority. The approved surface water drainage scheme shall be implemented in accordance with the approved details before the development is occupied and thereafter maintained in accordance with the approved details.

Reason:

In order to prevent surface water run off in the interests of the amenity of the area and to ensure suitable drainage has been investigated for the development and implemented, in accordance with the National Planning Policy Framework.

29.

Fire Hydrants - Prior to the installation of any services (i.e. water/electric/gas/telecommunication) within the development site, details for the installation of a fire hydrant(s) to serve the development shall be submitted to the Local Planning Authority, in consultation with Northumberland Fire and Rescue Service, for approval in writing. The details shall include the location and specification of the fire hydrant facilities to be installed in accordance with the requirements of BS 750:2012 "Specification for Underground Fire Hydrants and Surface Box Frames and Covers", National Guidance on the Provision of Water for Firefighting and/or to the satisfaction of the Northumberland Fire and Rescue Service. Thereafter, no dwelling shall be occupied until the approved scheme for fire hydrant provision has been implemented in full and the hydrant(s) is/are operational

in accordance with the approved details.

Reason: To ensure the development is sufficiently served by equipment for the use of the emergency services in accordance with the National Planning Policy Framework.

30.

Removal of Permitted Development Rights - Boundary treatment - Notwithstanding

the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any other re-enacting or revoking

Order with or without modification), no fence, gate, wall, or other means of enclosure

other than those expressly authorised by this permission shall be erected or constructed within the curtilage of any property without planning permission being

obtained from the Local Planning Authority.

Reason: In the interests of visual amenity and highway safety, in accordance with

the National Planning Policy Framework.

31.

Construction Method Statement (including Plan) - Development shall not commence

until a Construction Method Statement, together with 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 plan shall, where applicable, provide for:

i. details of temporary traffic management measures, temporary access, routes and vehicles;

ii. vehicle cleaning facilities;

iii. the parking of vehicles of site operatives and visitors;

iv. the loading and unloading of plant and materials;

v. storage of plant and materials used in constructing the development

Reason: To prevent nuisance in the interests of residential amenity and highway

safety, in accordance with the National Planning Policy Framework.

32.

Details of refuse storage facilities and strategy (Plots 1 - 12) - Notwithstanding details submitted, Plots 1 to 12 shall not be occupied until details of refuse storage

facilities and a refuse storage strategy for Plots 1 to 12 have been submitted to and approved in writing by the Local Planning Authority. The details shall include the location and design of the facilities and arrangement for the provision of the bins.

The approved refuse storage facilities shall be implemented before Plots 1 to 12 are brought into use. Thereafter the refuse storage facilities and refuse storage plan shall operate in accordance with approved details.

Reason:

To ensure sufficient and suitable facilities are provided for the storage and collection of household waste in accordance with the National Planning Policy Framework.

33.

Refuse - No external refuse outside of the premises - No external refuse or refuse container shall be stored outside of the approved refuse storage area except on the day of refuse collection.

Reason:

In the interests of the amenity of the surrounding area and highway safety, in accordance with the National Planning Policy Framework.

Date of Report: 30.01.2018

Authorised by:

Date:

Background Papers: Planning application file(s) 16/04486/FUL