

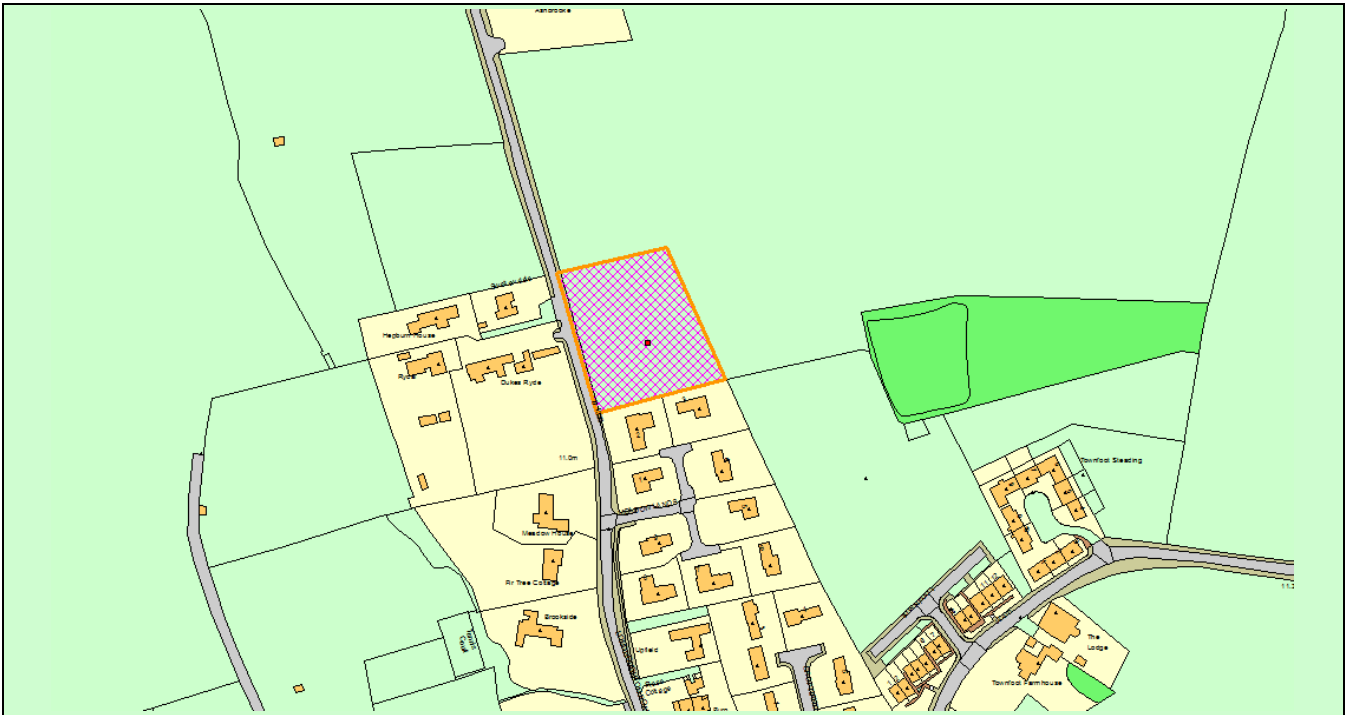
NORTHUMBERLAND

Northumberland County Council

North Northumberland Local Area Council

21st December 2017

Application No:	17/03535/OUT		
Proposal:	Outline permission for the development of 5no. residential dwellings, including access road, gardens, car parking and other ancillary works.		
Site Address	Land North Of Meadowlands, Longhoughton Road, Lesbury, Northumberland		
Applicant:	Mr Guy Munden Quayside House, 110 Quayside, Newcastle, NE1 3DX	Agent:	None
Ward	Alnwick	Parish	Lesbury
Valid Date:	2 October 2017	Expiry Date:	22 December 2017
Case Officer Details:	Name: Mr Ragu Sittambalam Job Title: Planning Officer Tel No: 01670 622704 Email: Ragu.Sittambalam@northumberland.gov.uk		



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1. Introduction

- 1.1 Under the provisions of the Council's current Scheme of Delegation, this application is to be recommended for approval contrary to a valid objection from Lesbury Parish Council. The application has been reviewed by the Head of Service and the Planning Chair of the North Northumberland Local Area Council for consideration to be given as to whether the application should be referred to Planning Committee for determination.

The proposal was duly considered under these provisions, confirming that the matter should be dealt with at Committee.

- 1.2 Under s.92 of the Town and Country Planning Act 1990 (as amended), an application for outline planning permission allows for a decision on the general principles of how a site can be developed. Outline planning permission is granted subject to conditions requiring the subsequent approval of one or more 'reserved matters'.
- 1.3 Under s.5 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 where the authority who are to determine an application for outline planning permission are of the opinion that, in the circumstances of the case, the application ought not to be considered separately from all or any of the reserved matters, the authority must within the period of 1 month beginning with the date of receipt of the application notify the applicant that they are unable to determine it unless further details are submitted, specifying the further details they require.
- 1.4 Under the provisions of s.5 the following reserved matters were sought;
 - Layout
 - Scale
- 1.5 The application was amended as follows;
 - 15/11/17 - Submission of details regarding layout and scale.

2. Description of the Proposals

- 1.1 The application site is located on the periphery of Lesbury to its northern end to the east side of Longhoughton Road. The land is immediately adjacent to residential development to the south and west with open countryside to the north and east. The land is currently open fields formerly associated with agriculture of a relatively flat topography with boundary hedges toward the highway and onto existing properties to the south which are single storey toward the highway and two storeys behind. The dwellings to the opposite side of the road are set back from the highway and not as readily visible.
- 1.2 The application is for outline permission with Access, Layout and Scale to be considered now. Appearance and Landscaping are reserved. The proposals include:
 - Form an access off Longhoughton Road with 2 no visitor spaces onto a turning head, this would form a cul-de-sac arrangement with the dwellings
 - Erect 5 no. dwellings, comprising of 2 no. properties no higher than single storey (Plots 1 and 5) set toward the highway and 3 no. properties bearing off the turning head no higher than two storeys (Plots 2-4).
- 1.3 The application site is subject to the following environmental constraints;
 - Northumberland Coast Area of Outstanding Natural Beauty (AONB)
 - Heritage Coast

- Impact Risk Zone - SSSI

3. Planning History

No relevant planning history

4. Consultee Responses

Lesbury Parish Council	<p>Objects;</p> <p>Parish Councillors have carefully reviewed the planning proposal for 5 new houses on the right of Longhoughton Road in the North of Lesbury Village. Lesbury Parish Council objects to this proposal on three grounds:</p> <p>Firstly, the proposed buildings lie outside the development line of the Northern Edge of Lesbury Village as it presently stands.</p> <p>Second, access from Longhoughton Road to these dwellings will add another junction to what is a very busy road. The road is used by lorries travelling to and from the Longhoughton Quarry and by the RAF base and there are already many access points on this road from individual houses and two small scale housing estates. The point at which the development is proposed has no pavement and is in a 60 mile an hour speed area. There is considerable risk for residents using this road to access dwellings.</p> <p>Third, there is no pavement along Longhoughton Road beyond the 30 mile limit and this puts current and any future residents who walk in this area at risk.</p>
County Ecologist	<p>No Objection; Conditions/Informatives Advised</p> <p>The site itself carries no statutory or non-statutory ecological designation though it does lie within 5km of a number of such sites including the SAC, SPA and SSSI sites at the coast approx. 2k to the east. The comments, that the proposal is unlikely to significantly affect those sites, in the response from Natural England (18.10.17) are noted.</p> <p>No other protected, threatened or notable habitats and/or species are likely to be affected by the proposals.</p> <p>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. Conditions are therefore advised for inclusion should permission be granted.</p>
Highways	<p>No Objection; Conditions/Informatives Advised</p> <p>The application seeks outline approval with all matters reserved except access for five dwellings. Therefore, the internal layout of the development has not been considered and will be reviewed at the subsequent Reserved Matters stage.</p> <p>The level of traffic generated by five dwellings will not materially impact upon the operation or safety of the surrounding highway network</p>

	<p>The location of the proposed site access is acceptable, although some changes to the design are required to widen the bellmouth of the junction. Amendments can be secured by condition.</p> <p>The application includes a new footway connection along the B1339 Longhoughton Road, however the proposed 1.2m footway should be 2.0m in width in order to accommodate all users of the footway. Revisions to this connection can be secured through condition.</p> <p>The development will also need to relocate the existing 30mph speed limit change and provide new gateway features to reduce speed to enable the proposed visibility splay at the site access to be acceptable.</p> <p>Subject to the imposition of conditions and considerations of detailed design at the Reserved Matters stage, the principle of development sought as part of this outline application is considered to accord to local and national transport policies.</p>
Northumbrian Water Ltd	<p>No Objection; Condition Advised</p> <p>The planning application does not provide sufficient detail with regards to the management of foul and surface water from the development for Northumbrian Water to be able to assess our capacity to treat the flows from the development. We would therefore request a condition to secure a detailed scheme for disposal of foul and surface water from the development.</p>
Natural England	<p>No Objection;</p> <p>Based upon the information provided, Natural England advises the Council that the proposal is unlikely to affect any statutorily protected sites</p>
Housing Department	<p>No Objection; No Contribution Sought</p> <p>As this scheme is for 5 units no contribution is sought for affordable housing even though it is in the AONB.</p>
Northumberland Coast AONB	<p>No Objection;</p> <p>The Northumberland Coast AONB Partnership has reviewed the amended plan and acknowledges that it is encouraging that the Planning Officer has secured positive amendments to try and address landscape impact. The amendment to restrict the roadside properties to single storey does have the potential to ameliorate the some of the landscape impact of the proposal.</p> <p>First Consultation;</p> <p>The Partnership is concerned that this is an 'outline' application and as a result it is not possible to define or assess the full landscape impact of the proposal. This coupled with the sensitive settlement edge and the independent landscape advice to avoid development in this area dictates that the Partnership can not support a development of this nature in this location.</p>
Lead Local Flood Authority (LLFA)	<p>No Objection; Condition Advised</p> <p>As a minor development, we do not wish to be consulted on this development. However, I have had a brief look at the application and please feel free to add the following condition onto any approved planning permission securing a scheme of surface water management.</p>

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5. Public Responses

Neighbour Notification

Number of Neighbours Notified	9
Number of Objections	2
Number of Support	0
Number of General Comments	1

Notices

No Site Notice Required.

No Press Notice Required.

Summary of Responses:

During the consultation period, two objections and one representation raised the following issues;

- Scale of the housing proposed.
- Potential drainage issues.
- Highway safety issues due to access and the road speed.

Reference was also made to the site being within the Green Belt, for clarification there is no designated Green Belt within the former Alnwick District. In addition, potential conflicts with a Parish Plan were also mentioned, however there is no document such as a neighbourhood plan at an advanced enough stage to be given significant weight in the determination of planning applications.

The above is a summary of the comments. The full written text is available on our website at:

<http://publicaccess.northumberland.gov.uk/online-applications//applicationDetails.do?activeTab=summary&keyVal=OX1D9EQSJMZ00>

6. Planning Policy

7. Appraisal

7.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF operates under a presumption in favour of sustainable development. It states that development proposals, which accord with the development plan, should be approved without delay. The adopted Development Plan where the site is located comprises the saved policies of the Alnwick District Wide Local Plan (1997) and the Alnwick LDF Core Strategy (2007).

7.2 The main issues in the consideration of this application are;

- Principle of Development

- Landscape
- Design
- AONB
- Amenity
- Ecology
- Highway Safety
- Water Management
- Other Matters

Principle of Development

- 7.3 *S1 of the ACS sets out the hierarchy of settlements to inform the location and scale of development in the former Alnwick District.*
- 7.4 The site is located on the settlement edge of Lesbury, a 'Sustainable Village Centre' in conjunction with Hipsburn, Bilton and Alnmouth identified as settlements with public transport and a strong service base. Development is supported that will be well-related to the scale and function of the settlements.
- 7.5 *S2 of the ACS sets out a sequential approach for development where weight is given to previously developed land or buildings before other suitable sites within the built up area of settlements.*
- 7.6 Limited weight can be attached to this policy as the NPPF does not require a sequential test in residential development.
- 7.7 *S3 of the ACS sets out sustainability criteria stipulating that development must satisfy the criteria with exceptions to compensate for sustainability shortcomings through condition/legal agreement but also states that it may be necessary to allow development which does not meet one or more of the criteria.*
- 7.8 The site would be accessible to the main settlement without the need for private car, set within a residential context. There are also other settlements in relatively close proximity that would allow for the access of services and would in turn contribute to their vitality.
- 7.9 *S16 of the ACS sets out that all development will be expected to achieve a high standard of design reflecting local character or distinctiveness as well as taking into full account the need to protect and enhance the local environment.*
- 7.10 As set out above, the site is in a residential area, the proposal would therefore reflect the local character of the area subject to further considerations at the reserved matters stage.
- 7.11 *The NPPF seeks to promote sustainable development with paragraph 7 providing the starting point against which the sustainability of a development proposal should be assessed. This identifies three dimensions to sustainable development - an economic element, a social element and an environmental element.*

Paragraph 14 of the NPPF then establishes a presumption in favour of sustainable development. For decision taking this means (unless material considerations indicate otherwise); approving development proposals that accord with the development plan without delay; and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in the Framework indicate development should be restricted.

- 7.12 It is considered that the proposed location and scale of development would be sustainable in relation to economic and social considerations. It would deliver economic benefits through new housing and in social terms would deliver market housing in an appropriate location, which would help to sustain the existing and nearby community and associated services, as well as being able to contribute to improvements to existing services. In terms of its environmental role there would not be any significant or unacceptable harmful impacts on the site and wider area and the development could be assimilated into this location, subject to further consideration of the final layout, landscape and appearance of the dwellings. The principle of development is therefore considered acceptable and in accordance with S1, S3, and S16 of the ACS and the NPPF.

Landscape

- 7.13 *S13 of the ACS seeks for all proposals for development and change to be considered against the need to protect and enhance the distinctive landscape character of the district.*

S16 of the ACS states that proposals should take full account of the need to protect and enhance the local environment.

- 7.14 *Paragraph 17 of the NPPF sets out its core planning principles to be applied in plan-making and decision-taking, taking account of the different roles and character of different areas, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.*
- 7.15 As set out in the introduction the applicant was requested to submit reserved matters with relation to scale and layout as part of this application. The site at bound by existing residential development to the south and west, the proposed site tapering along its rear boundary to reflect the pattern of existing development. In securing the reserved matters relating to layout (alongside the submitted access) the proposal puts forward cul-de-sac arrangement of properties with good sized plots. In setting out scale, the two properties that would front onto Longhoughton Road would be no higher than single storey with dwellings to the rear no higher than two storeys. This is to reflect the existing massing of Meadowlands to the south and serve as a logical extension to the settlement without adversely affecting the landscape character of the wider area.
- 7.16 From this, the level of detail provided is sufficient to better understand the scope of the proposals and their potential impact on the wider area. In terms

of character, the site is currently agricultural fields which are defined by soft treatments with a well established field entrance. Overall it is acknowledged that there will be a landscape impact through the introduction of built form to the site, however the proposed design, layout and boundaries of the site is such that the proposal would appear sympathetic against existing built and natural form. The landscape impact of the proposal is considered acceptable and in accordance with S13 and S16 of the ACS and the NPPF.

Design

- 7.17 *S16 of ACS sets out that all development will be expected to achieve a high standard of design reflecting local character and distinctiveness in traditional or contemporary design and materials.*
- 7.18 *Paragraph 58 of the NPPF sets out the principles of design that planning policies and decisions should seek to ensure in new developments.*
- 7.19 Design issues can only be assessed thoroughly at reserved matters stage through the submission of Appearance.
- 7.20 Having regard to Layout and Scale, it is considered that from the site area, taking cues from the well established vernacular of both old and new development within Lesbury and on Longhoughton Road, that a satisfactory appearance of the development could be achieved at the site without adversely affecting the visual amenity of the area in accordance with in accordance with BE8 of the ALP, S16 of the ACS and the NPPF.

AONB

- 7.21 *RE16 of the ALP sets out that planning permission will not normally be granted for developments which would adversely affect the Area of Outstanding Natural Beauty or the Heritage Coast except in circumstances of overriding national need, where no suitable alternative locations for development can be found.*
- 7.22 Northumberland Coast AONB had initially expressed concerns over the potential landscape impact that the proposal would have. Following the submission of reserved matters, a further response has acknowledged that in securing details regarding scale and layout the proposal, particularly through the use of single storey properties to the roadside would help to mitigate the overall impact of built form. Within the Landscape Sensitive and Capacity Study there is cognisance to the considerable buffer that the land to the north of Longhoughton provides, however the development area is not considered to compromise this northern edge and would be bound by existing development to two sides.
- 7.23 Overall the proposal would not have an adverse impact of the special qualities of the AONB and therefore the impact is considered acceptable in accordance with RE16 of the ALP.

Amenity

- 7.24 *Policy CD32 of the ALP states that permission will not be granted for development which would cause demonstrable harm to the amenity of residential areas or to the environment generally.*
- 7.25 *Paragraph 17 of the NPPF sets out its core planning principles, to underpin both plan-making and decision-taking. One of these principles is to always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.*
- 7.27 The nearest residential properties are to the south on Meadowlands, a development of dwellings separated by 20m (side-side) from Plot 5. Plot 4 set to the east of the site would be separated by 15m to corresponding dwelling. There is further residential properties to the west, separated by up to 40m.
- 7.27 As part of the consultation response from Highways Development Management, a construction method statement is to be discharged from the outset of development to secure details of on site operations during the construction period. This in turn would ensure good practise having regard to amenity issues for nearby occupants prior to completion of the development.
- 7.28 Further assessment of amenity on neighbouring residents in terms of privacy or overlooking would be assessed thoroughly following submission of the appearance. It is considered that the dimensions of the site are such that a satisfactory layout of development would be achieved at the site without compromising amenity in accordance with CD32 of the ALP and Paragraph 17 of the NPPF.

Highway Safety

- 7.29 *S11 of the ACS sets out criteria to which the location of development is likely to maximise accessibility and minimise the impacts of traffic generated.*
- 7.30 *Paragraph 32 of the NPPF sets out the considerations of decisions with regard to highways issues, stating that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.*
- 7.31 Access is to be considered now as part of this application. In terms of impact on the highway network, Highways Development Management have set out that the addition of dwellings in this location would not significantly add to traffic levels, that the access is acceptable subject to modifications. In terms of highway safety, additional highways works such as the new footway connection as set out in the application should be modified to increase its width and the relocation of 30 mph signage is required to be secured as part of s278 works. Further conditions have been imposed to secure details in either event if the estate road is to be adopted or remain private. Parking details would also be secured through condition and in-part assessed at reserved matters for appearance.
- 7.32 Highways Development Management have raised no objection subject to conditions and considerations to secure detailed design. The impact on

highway safety is therefore considered acceptable and in accordance with S11 of the ACS and the NPPF.

Ecology

- 7.33 *S12 of the ACS stipulates that all development proposals will be considered against the need to protect and enhance the biodiversity and geodiversity of the district.*
- 7.34 *Paragraph 118 of the NPPF states that local planning authorities should aim to conserve and enhance biodiversity based on detailed principles.*
- 7.35 With regards to the impact of the development on ecological designated sites off site, Natural England who have raised no objection setting out that there is unlikely to be any significant impact on designated sites having regard to the impact risk zone on the site of special scientific interest. In terms of the application site itself, the County Ecologist has reviewed the submitted ecology report and raised no objection subject to conditions relating to methodology, restricting the removal of vegetation, trees and hedges, working practices for the trees and landscaping plan that has been set out in the recommendation.
- 7.36 On this basis the impact on designated sites and protected species has been sufficiently addressed, subject to further assessment at the reserved matters stage, the proposal would be in accordance with S12 of the ACS and the NPPF.

Water Management

- 7.37 *Paragraph 94 of the NPPF states that Local Planning Authorities should adopt proactive strategies to mitigate and adapt to climate change, taking full account of flood risk, coastal change and water supply demand considerations.*
- 7.38 The application has set out that foul water would be disposed of via mains sewer with surface water via a sustainable drainage system. Although not a statutory consultee on minor applications, having been flagged as an issue over the consultation period, the Lead Local Flood Authority have reviewed the application requesting a condition to secure details of the surface water management scheme to be agreed from the outset of development.
- 7.39 Subject to the aforementioned condition, water management can be successfully be undertaken on site in accordance with the NPPF.

Other Matters

- 7.40 In response to issues raised over the consultation period;
- Scale of the housing proposed.
This has been addressed in Landscape (7.13-7.16).
 - Potential drainage issues.

This has been addressed in Water Management (7.36-7.37).

- Highway safety issues due to access and the road speed. See Highway Safety (7.29-7.32). Highways Development Management are seeking as part of s278 works to move the existing 30 mph signage to Longhoughton Road, provide a pedestrian footway (2m wide) to connect with the existing footpath and improve the access arrangement to the site. Together, the measures are considered to overcome highway safety concerns on the site.

8. Conclusion

- 8.1 The main planning considerations in determining this application have been set out and considered above stating accordance with relevant Development Plan Policy. The application has also been considered against the relevant sections within the National Planning Policy Framework (NPPF) and there is not considered to be any conflict between the local policies and the NPPF on the matters of relevance in this case.
- 8.2 The application has addressed the main considerations and would accord with relevant policy. The proposal is therefore recommended for approval.

9. Recommendation

That this application be GRANTED subject to the following:

Conditions

01. Application for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended)

02. Except where modified by the conditions attached to this planning permission, the development shall be carried out in accordance with the details shown on plan number;

1. 3787-10-100 - Site Location Plan
2. 3787-10-04 Rev A - Proposed Site Plan

Reason: To ensure the development is carried out in accordance with the approved plans

03. Notwithstanding details contained within the approved plans, approval of the details of;
- Landscaping; and
 - Appearance

hereinafter called the reserved matters shall be obtained from the Local Planning Authority.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended)

04. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended)

Ecology

05. No development shall take place unless in accordance with the avoidance, mitigation and enhancement measures detailed within the ecological report ('Preliminary Ecological Appraisal - Longhoughton Road, Lesbury, September 2017', E3 Ecology Ltd., Version R02, 28.9.17) including, but not restricted to, adherence to timing restrictions; adherence to precautionary working methods; adherence to external lighting recommendations in accordance with 'Bats & Lighting in the UK' Bat Conservation Trust/Institution of Lighting Engineers, 2008; inclusion of features to accommodate nesting birds and/or roosting bats into the structures of the new houses with details of types, numbers and locations of those features to be forwarded to, and agreed in writing with, the Local Planning Authority before development commences; 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; no removal of trees or hedges except for that required to create the proposed site access and associated sight lines; provision of interpretive material on-site and/or to new residents providing information on the protected coastal sites, potential impacts of dog walking in particular and highlighting alternative walking routes locally with the type, design and content of such material to be submitted to and agreed in writing with the Local Planning Authority before development commences; an updating ecological survey to be carried out in the event that development works do not commence before the end of July 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 in accordance with Policy S12 of the Alwick LDF Core Strategy.

06. No removal of vegetation, trees or hedges shall be undertaken between 1 March and 31 August unless a suitably qualified ecologist has first confirmed that no bird's 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.

07. No development shall commence until the applicant has submitted a detailed landscape planting plan including the planting of locally native species of local provenance to be agreed in writing with the Local Planning Authority 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 in accordance with Policy S12 of the Alnwick LDF Core Strategy.

08. No development shall be carried out other than in accordance with a tree and hedge protection plan to be submitted to and agreed in writing with the Local Planning Authority before development commences and in accordance with 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.

Lead Local Flood Authority

09. Development shall not commence until a detailed scheme for the disposal of foul and surface water from the development hereby approved has been submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water and the Lead Local Flood Authority. Thereafter the development shall take place in accordance with the approved details.

Reason: To prevent the increased risk of flooding from any sources in accordance with the National Planning Policy Framework.

Highways

10. 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.

11. The development shall not be occupied until details of the proposed boundary treatment have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the development is occupied.

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

12. Prior to commencement of development details of the materials to be used in the construction of the external surfaces of the individual dwelling access paths and drives shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity, in accordance with the National Planning Policy Framework.

13. No dwelling shall be occupied until details of car parking area have been submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details. Thereafter, the car parking area shall be retained in accordance with the approved details.

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

14. Notwithstanding details submitted, development shall not commence until details of the proposed highway works to facilitate;

- The site access;
- Footway connections along the B1339 Longhoughton Road;
- Relocation of existing speed limit change;
- Provision of gateway feature;
- Street lighting;
- Safeguarding of future footway connections to the north of the site access; and
- All associated works

have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall 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.

15. 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.

16. 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.

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.

17. 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.

18. 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 the 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.

19. 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.

20. Prior to the installation of any services (i.e. water, electric, gas or 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.

21. No dwelling shall be occupied until details of refuse storage facilities and a refuse storage strategy for the development 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 the development is 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.

22. Development shall not commence until details of the existing and proposed site levels have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the development is brought into use.

Reason: In the interests of visual amenity of the area, in accordance with the National Planning Policy Framework.

23. The development hereby permitted shall not be commenced until such time as a scheme for surface water management, including a timetable for the implementation of the scheme, has been submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be carried out in accordance with the agreed details and timetable.

Reason: To ensure the effective disposal of surface water runoff from the development in accordance with the National Planning Policy Framework.

Informatives

1. The risk of encountering bats, nesting birds or other protected species in connection with the execution of this planning consent is low providing the conditions are strictly adhered to, but there remains a small residual risk that individual animals may be encountered during works.

All species of bat and their roosts (whether occupied or not) are strictly protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010. Similarly, all wild birds and their nests are protected whilst in use and it is an offence to recklessly or intentionally destroy them, their nests, eggs or dependent young when on or near the nest, or to kill or take them.

Applicants and contractors should note that the protected species legislation operates independently of the planning system, planning consent does not override the legislation relating to protected species and that they should be aware that there is a small chance of encountering protected species during works.

In the unlikely event of protected species such as bats or nesting birds being encountered during development then works should cease immediately and professional advice should be sought straight away. Applicants and contractors can obtain advice and a list of appropriately qualified consultants by telephoning Natural England's bat advice line on 0845 1300 228.

Further information about protected species and the law can be found on the Natural England website at www.naturalengland.org.uk

2. You are advised to contact the Council's Highway Development Management team at highwaysplanning@northumberland.gov.uk concerning the need for a Section 38 Agreement of the Highway Act 1980 relating to the adoption of new highways.
3. You are advised that offsite highway works required in connection with this permission are under the control of the Council's Technical Services Division and will require an agreement under section 278 of the Highway Act 1980. These works should be carried out before first occupation of the development. All such works will be undertaken by the Council at the applicant's expense. You should contact Highway Development Management at highwaysplanning@northumberland.gov.uk to progress this matter.
4. You should note that a highway condition survey should be carried out before the commencement of construction vehicle movements from this site. To arrange a survey contact Highway Development Management at highwaysplanning@northumberland.gov.uk.
5. You are advised to contact the Council's Traffic Management Section at highwaysprogramme@northumberland.gov.uk or call 01670 620295 before and during the construction period.
6. Building materials or equipment shall not be stored on the highway unless otherwise agreed. You are advised to contact the Streetworks team on 0345 600 6400 for Skips and Containers licences.
7. You are advised to contact the Councils Lighting Section on HighwaysStreetLighting@northumberland.gov.uk before and during the construction period with respect of street lighting to ensure sufficient illumination levels of the public highway.

8. The applicant is advised to obtain the written approval of the Local Highway Authority for the details required the relevant condition, prior to the submission of such details to the Local Planning Authority in seeking to discharge the said condition. Such details, as may be submitted to the Local Highway Authority, could be subject to technical and safety assessments/audits, which may result in changes to the layouts and alignments as shown on any indicative layout(s) approved by virtue of the planning permission. The applicant is advised that the Local Planning Authority may reject details submitted to them for the discharge of the condition without evidence of technical approval from the Local Highway Authority. You can contact the Highway Development Management at highwaysplanning@northumberland.gov.uk
9. The applicant is advised that to discharge the relevant condition, the Local Planning Authority requires a copy of a completed agreement between the applicant and the Local Highway Authority under Section 38 of the Highways Act 1980 or the constitution and details of a Private Management and Maintenance Company confirming funding, management and maintenance regimes. You can contact Highway Development Management at highwaysplanning@northumberland.gov.uk
10. The applicant is advised to obtain a technical approval for all estate street details from the Local Highway Authority prior to the submission of such approved details to the Local Planning Authority to discharge the relevant condition of this permission. You can contact the Highway Development Management at highwaysplanning@northumberland.gov.uk
11. In accordance with the Highways Act 1980 mud, debris or rubbish shall not be deposited on the highway.
12. You should note that Road Safety Audits are required to be undertaken. Northumberland County Council offer this service. You should contact highwaysplanning@northumberland.gov.uk or 01670 622979
13. For new individual properties the following will be required to be provided:

240 litre wheeled bin for residual refuse

240 litre wheeled bin for recycling

Developers should be aware that an additional 240 litre brown bin may also need to be accommodated for garden waste which is a subscription seasonal scheme. However it is assumed that provision for garden waste is not required for flats.

Or

Bins provided to flats

The level of bin provision is based upon the number of properties. For developments of up to 17 individual properties individual 240 litre bins should

be used. Provision needs to be made for 1 x 240 litre residual refuse bin and 1 x 240 litre dry recycling bin.

For developments of 18 individual properties and more communal bins will be used (1100 litre) along with glass recycling facilities.

Date of Report: 10.12.17

Background Papers: Planning application file(s) 17/03535/OUT