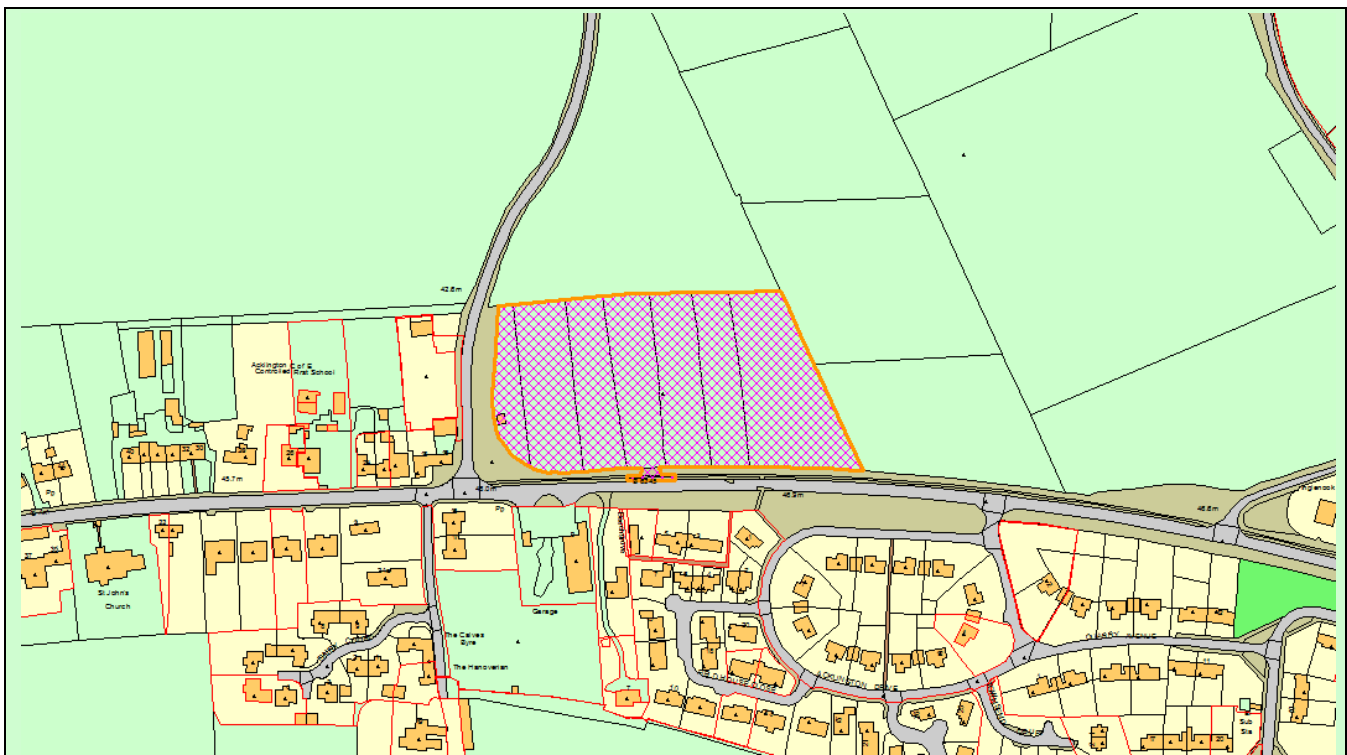




Northumberland County Council

North Northumberland Local Area Council
19th April 2017

Application No:	18/00560/OUT		
Proposal:	Outline Permission with Layout: Development of 21 dwellings (4 affordable) - Amended 04/04/18		
Site Address	Land North West Of Acklington Drive, Acklington, Northumberland		
Applicant:	Mr Guy Munden Estates Office, Alnwick Castle, Alnwick, NE66 1NQ	Agent:	None
Ward	Amble West With Warkworth	Parish	Acklington
Valid Date:	14 February 2018	Expiry Date:	16 May 2018
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 Acklington Parish Council. The application has been reviewed by the Head of Service and the Planning Chair of the North Northumberland Local Area Council confirming that the application should be referred to Planning Committee for determination.
- 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. Under these provisions, the layout was sought and provided.
- 1.4 The application was amended as follows;
 - 04/04/18 - Amended Site Plan to correct minor discrepancy submitted
 - Submission of Archaeological Evaluation
 - 03/04/18 - Amendment made to application to change the number of dwellings
 - Submission of Layout as a Reserved Matter

2. Description of the Proposals

- 2.1 The application site is located within the village of Acklington on a corner plot between an access lane that runs north to Cavil Head Farm and to the B6345; a main thoroughfare that runs through the village. The land is located to the north side of the highway of 1.6ha in area and spans north constrained by existing planting to the northern boundary with open countryside/agricultural land beyond. To the east is further open fields that sit opposite more modern development in the village. The southern side is bound by a grass verge and footpath with residential development to the opposing side of the highway and to the west is the historic core of the village.
- 2.2 The site comprises of a number of burgage plots that span the length of the site and are well defined by planting along their respective boundaries used as paddock land with individual field access points off the footway, some of which have informal vehicular access onto the highway. In addition to the burgage plots is land to the east of a trapezoid form which is in the same use. There is hedgerow in front of post and rail fencing along the southern

boundary with the land of a relatively shallow gradient that drops in level to the north.

2.3 The application seeks Outline Permission with Layout to erect 21 dwellings (4 of which are to be affordable). The application proposes an indicative access taken off the B6345 to the east end of the site that would run through the width of the site at the mid point along its length terminating at a cul-de-sac. The dwellings would be arranged in a linear format to either side of estate road sitting within the lines of the existing burgage plots.

2.4 The site is subject to the following environmental constraints;

- Coal Authority - Low Risk Area
- Archaeology Centre Point
- Grade II Listed Building - Number 18 & Adjacent Old Smithy (west of the site)

3. Planning History

No Relevant Planning History

4. Consultee Responses

Acklington Parish Council	<p>Objects;</p> <p>The Parish Council object to this application in terms of the scale of the development which represents a significant increase to the size of the village (25%), also objecting to the access onto the site from the B6345 requesting access from the adjacent C road. Existing sewerage issues must be considered should the development be approved and appropriate time restrictions and wheel washing facilities supplied.</p> <p>The Parish Council requests the urgent need for involvement in any S106 discussions for infrastructural improvements in the village which is a priority to the Parish</p> <p>Awaiting further response following re-consultation (update to be provided at committee)</p>
Education - Schools	<p>No Contribution Required;</p> <p>Given the consultation around the closure of Acklington C of E First School in this area, and the relatively small nature of the development, we would not seek a contribution in this instance.</p> <p>There is also sufficient capacity from Year 5 to Year 11 at James Calvert Spence College.</p>
Building Conservation	<p>No Objection; No Harm</p> <p>The proposal is located adjacent to the listed building 'Number 18 and Adjacent Old Smithy'. The property at No.18 consists of a house and smithy. The smithy and ground floor of the east part of house are 18th century, with the house enlarged mid 19th century.</p>

	<p>Based on submitted plans and site inspection it is apparent that the most westerly of the indicated dwellings would be situated at least 35 metres east of the listed building, No.18 and adjacent old smithy. There is existing mature vegetation aligning the western site boundary of the proposed development. It is understood that this will be retained to provide a visual buffer and inform a natural settlement boundary to the north-west of Acklington, which is recommended from a building conservation perspective for the proposed development to be less visually intrusive on the setting.</p> <p>Having reviewed the revised layout, there would be no impact on the setting of the listed building. The retention of the layout of burgage plots supported.</p>
Highways	<p>No Objection; Conditions & Informatives Advised</p> <p>The information submitted has been checked against the context outlined above, it is considered that this development will not have a severe impact on highway safety, and there are no objections in principle to the proposals. It is considered that the proposal is in accordance with the NPPF in highways terms, and the principle of development acceptable.</p> <p>The application is for outline consent, with layout, and therefore this assessment considers the principle of the development at this location. Exact details of the internal arrangements of the development site and access will be sought through planning conditions at the subsequent Reserved Matters application.</p> <p>It is noted that the proposed access to the site has been moved to the furthest most eastern point which poses no conflict with private driveways. However the access will require relocating slightly westward to avoid the acute angle of the access/estate road to the public highway.</p> <p>The applicant must note that the internal layout as shown may require amendments and revisions to make it acceptable in highways terms as part of the subsequent Reserved Matters application.</p> <p>The imposition of conditions and informatives with regards to refuse storage, car parking, cycle storage, access works, surface water drainage, adoptable streets, footway works, street lighting and the impacts during the construction phases will address any concerns with the proposed development.</p>
Highways	<p>No Objection; Conditions & Informatives Advised</p> <p>The information submitted has been checked against the context outlined above, it is considered that this development will not have a severe impact on highway safety, and there are no objections in principle to the proposals. It is considered that the proposal is in accordance with the NPPF in highways terms, and the principle of development acceptable.</p> <p>The application is for outline consent, with layout, and therefore this assessment considers the principle of the development at this location. Exact details of the internal arrangements of the development site and access will be sought through planning conditions at the subsequent Reserved Matters application.</p> <p>It is noted that the proposed access to the site has been moved to the furthest most eastern point which poses no conflict with private driveways. However the access will require relocating slightly westward to avoid the acute angle of the access/estate road to the public highway.</p>

	<p>The applicant must note that the internal layout as shown may require amendments and revisions to make it acceptable in highways terms as part of the subsequent Reserved Matters application.</p> <p>The imposition of conditions and informatives with regards to refuse storage, car parking, cycle storage, access works, surface water drainage, adoptable streets, footway works, street lighting and the impacts during the construction phases will address any concerns with the proposed development.</p>
County Archaeologist	<p>No Objection;</p> <p>The application is currently supported by an archaeological assessment and geophysical survey. The proposal was subject to pre-application discussions with the applicant, during which it was advised that a programme of archaeological evaluation (trial trenching) would be appropriate prior to the determination of an application.</p> <p>The trial trenching has been undertaken with a report submitted to the Local Planning Authority.</p> <p>No archaeological deposits, features or remains were recorded within the trenches excavated. On this basis there is no objection raised with no further works required.</p>
County Ecologist	<p>No Objection; Conditions/Informatives Advised</p> <p>The site has reasonably mature vegetation, trees and hedgerows, which are its prime ecological feature. following submission of the revised layout., the amount of hedgerow to be lost would be reduced which is welcome given that this is priority habitat.</p> <p>Given that the above site is within 10km of the coast is it likely to lead to increased coastal disturbance which could contribute to a likely significant effect on the interest features of the Northumbria Coast SPA and Northumberland Shore SSSI.</p> <p>The most effective mitigation for recreational impacts on coastal protected areas is the direct management of recreational activity within the designated sites themselves. However it is very difficult or impossible for developers to implement this because it is land outside of their control, and because it needs to be implemented on an ongoing basis. Without such wardening activity within the protected areas, mitigation has to comprise a mixture of generous greenspace suitable for activities such as off-lead dog-walking, combined with habitat creation and management on the coast to compensate for the disturbance that will arise even with good greenspace provision. This is very expensive and demanding in terms of land-take, and so again is not viable for most developers.</p> <p>Developers can chose to pay into a coastal mitigation service so that the Council can provide wardening on a coast-wide basis, a practice that has developed widely around England over the past 10-15 years.</p> <p>The developer has agreed to provide off-site mitigation through payment into the coastal wardening scheme.</p> <p>No objections are therefore raised subject to the recommended conditions.</p>
Housing Department	No Objection; Obligation Required (15% Affordable)

	<p>The development would be required to deliver affordable housing, given the rural location and scale of development it it welcomed that the applicant would as as the Registered Provider. The requirement should be detailed in a section 106 agreement.</p>
<p>Public Protection</p>	<p>No Objection; Conditions & Informative Advised</p> <p>In principle, the Public Health Protection Unit does not object to this proposal subject to the measures detailed in the application documents being implemented as stated. We also recommend to the Local Planning Authority that the recommended conditions and observations be included in any decision notice.</p> <p>It is likely that the road traffic on the B6345 will have minimal impact upon the proposed dwellings and particularly so at night when it is expected that road traffic flows will diminish greatly.</p> <p>A condition will be recommended to the Local Planning Authority to submit details of the housing type internal layout (which would be required at the reserved matters stage anyway) showing that the main habitable rooms are on the facade facing away from the B6345 road.</p> <p>The site has limited historical uses which have the potential to have contaminated the site, other than agriculture (tithe fields) and a public house (Three Horse Shoes Inn) in the south-west corner next to the road which disappeared after 1895. The petrol filling station associated with the property to the west of the C103 road is a very historic one</p> <p>The submitted Phase 1 Contaminated Land Desk Study and Phase 2 Geoenvironmental Ground Investigation has concluded that the site is absent of contaminants above guideline levels and further investigations of the site are unwarranted and the Public Health Protection Unit concur with this.</p>
<p>Lead Local Flood Authority (LLFA)</p>	<p>Objects; Further Information Required</p> <p>After reviewing the submitted documents we object to the proposed development on flood risk / drainage grounds.</p> <p>The proposal to dispose surface water from the development is to a Northumbrian Water sewer which outfalls to a watercourse. However, this watercourse appears to be within a different catchment to which the site currently lies in. Furthermore, the proposal to access the Northumbrian Water sewer will require the pumping of this surface water.</p> <p>Acknowledging this is an outline application and the principles of surface water disposal need to be established, further details on both aspects above need to be submitted.</p> <p>The use of pumping from surface water should only be used as a last resort. Details of every option to get to this stage need to be outlined within the strategy and dismissed as to why this is not a feasible option.</p> <p>The consequences of a pump failure need to be looked at within the development site as well - again acknowledging this is an outline application, an analysis of such a failure needs to be looked at now as well as at any further planning stage (if approved).</p>
<p>Natural England</p>	<p>No Objection; Mitigation Required</p> <p>We consider that without appropriate mitigation the application would:</p>

	<p>o damage or destroy the interest features for which the Northumbria Cast PSA and Ramsar</p> <p>In order to mitigate these adverse effects and make the development acceptable, the following mitigation measures are required / or the following mitigation options should be secured:</p> <p>The proposed development has the potential to introduce recreational disturbance issues, which will have a Likely Significant Effect on the special interest features for which the above Natura2000 sites have been notified. To counter this the applicant has proposed the provision of a Homeowner Pack outlining the issues outlined above and information on how homeowners can help counter them. In addition to a Homeowner Pack the developer has proposed a Financial Contribution to be provided towards strategic mitigation to be co-ordinated by the Local Planning Authority (LPA). Such an approach is considered as an appropriate method of mitigation provided it is carried out in conjunction with discussions with the LPA.</p> <p>We advise that an appropriate planning condition or obligation is attached to any planning permission to secure these measures.</p>
Northumbrian Water Ltd	<p>No Objection; Condition Advised</p> <p>Having assessed the proposed development against the context outlined above Northumbrian Water have the following comments to make:</p> <p>We would have no issues to raise with the above application, provided the application is approved and carried out within strict accordance with the submitted document entitled "Preliminary Flood Risk Assessment". In this document it states;</p> <p>Surface water from the site will be discharge to the surface water sewer via manhole 0804 at a restricted rate of 5 l/s and foul water will discharge to the foul sewer at manhole 0803.</p> <p>We would therefore request that a condition to secure this be attached to any planning approval.</p>

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	46
Number of Objections	3
Number of Support	0
Number of General Comments	0

Notices

Site Notice - Conservation & affect LB 15th March 2018

Press Notice - Northumberland Gazette 1st March 2018

Summary of Responses:

During the consultation period, 3 no. objections were received on the following grounds;

- Lack of need for housing.
- Need for social housing.
- Disproportionate scale of proposal relative to the size of the village.
- Lack of service provision (closure of Acklington School).
- Highway safety.
- Impact on rights of way.

An objection also raised that there was brownfield land at the opencast to the South of the village which should be prioritised, however there is no sequential approach required for residential development on undesignated land.

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=P41ON7QSMAR00>

6. Planning Policy

6.1 Development Plan Policy

ACS - Alnwick LDF Core Strategy (2007)

S1 Location and scale of new development

S2 The sequential approach to development

S3 Sustainability criteria

S5 Housing density

S6 Provision of affordable housing

S11 Locating development to maximise accessibility and minimise impact from travel

S12 Protecting and enhancing biodiversity and geodiversity

S13 Landscape character

S15 Protecting the built and historic environment

S16 General design principles

ALP - Alnwick District Wide Local Plan (1997)

TT5 Controlling car parking provision (and Appendix E)

APPENDIX E Car parking standards for development

CD32 Controlling development that is detrimental to the environment and residential amenity

BE2 Regional and local archaeological significance

BE8/Appendix B Design in New Dwellings

6.2 Other Documents/Strategies

Northumberland Five-year Supply of Deliverable Sites: 2017 to 2022 (2017)

Northumberland Strategic Housing Market Assessment (SHMA - October 2015)

Alnwick Landscape Character Assessment Supplementary Planning Document

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
- Housing Land Supply
- Planning Obligations
 - Affordable Housing
 - Education
- Landscape
- Design
- Listed Building
- Amenity
- Archaeology
- Contaminated Land
- Ecology
- Highway Safety
- Water Management
- Procedural Matters
- Other Matters

Principle of Development

7.3 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. The application is located within the settlement on a parcel of land bound by existing residential development to the west and south. Acklington has a limited service base but has access to services 1.1 miles east at Togston with a much stronger service base at Hadston 1.9 miles south-east and further services 4.4 miles west at Felton. The main service centre in close proximity to Acklington is Amble 3.3 miles north-east.

7.4 *S1 of the ACS sets out the hierarchy of settlements to inform the location and scale of development in the former Alnwick District. The location and scale of new development should accord with the settlement hierarchy and reflect the services present, accessibility and character of each settlement.*

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. However limited weight can be attached to this policy as the NPPF does not require a sequential test for this development type.

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. These include that the development is accessible to homes, jobs, shops, services, the transport network and modes of transport other than the private car, and there is adequate existing or planned capacity in the physical and community infrastructure, or that additional capacity can be provided, as well as matters of environmental impacts.

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.

- 7.5 *Paragraph 55 of the NPPF states that housing should be located where it will enhance or maintain the vitality of rural communities. For examples, where there are groups of smaller settlements, development in one village may support services in a village nearby.*
- 7.6 The site is located within Acklington, a 'Local Needs Centre' where there is a limited service base. Whilst there is a limited service base, Acklington is within reasonable proximity of other smaller settlements which have a greater service offer. S1 states that within Local Needs Centres, development is restricted to those that satisfy local needs only; however this aspect of S1 does not fully accord with the NPPF particularly in the context of Paragraph 55. Having regard to settlements nearby, residential development in this location is considered permissible through its potential to access services in neighbouring villages which in turn would contribute to the vitality of other smaller settlements. The site would be also be accessible to the main settlement without the need for private car and would be set within a predominantly residential context.
- 7.7 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 to the area and in social terms would deliver market housing in an appropriate location, which would help to sustain the existing community and associated services, as well as being able to contribute to improvements to existing services. Its environmental role is subject to assessment of further considerations.
- 7.8 The principle of development is therefore considered acceptable and in accordance with S1, and S3 of the ACS and the NPPF.

Housing Land Supply

- 7.9 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.
- 7.10 For details of the five year housing land supply assessment, 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, in the context of paragraph 49, policies for the supply of housing should not be considered out of date.

Planning Obligations

- 7.11 *S23 of the ACS sets out that where a planning obligation is necessary to make an application acceptable in planning terms, the district council will request a developer to sign a legal agreement to provide in kind and / or make a contribution towards the provision or improvement of physical or social infrastructure or local environmental improvements necessitated by the development or to provide affordable housing to meet housing need.*

Affordable Housing

- 7.12 Paragraph 31 of the PPG sets out that there are specific circumstances where contributions for affordable housing and tariff style planning obligations on developments of more than 10 units; or where the combined gross floorspace is greater than 1,000 square metres (gross internal area). The way in which this is delivered is in consultation with Affordable Housing.
- 7.13 *S6 of the ACS sets out the principles for affordable housing and where provision is sought setting a target of 35% between 2005 and 2010. The policy in this respect is considered to be out of date, however the provisions to which affordable housing is delivered and who it is made available to is broadly consistent with current guidance.*
- 7.14 *Paragraph 50 of the NPPF advises that to deliver a wide choice of high quality homes Local Planning Authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community. It goes on to state that Local Planning Authorities should identify the range of tenure and range of housing that is required and provide affordable housing in accordance with need.*
- 7.15 The Northumberland Strategic Housing Market Assessment (SHMA - October 2015) includes up to date evidence of affordable housing need in Northumberland. The SHMA identifies an annual net shortfall in affordable housing across Northumberland of 191 dwellings per annum over the period 2014 to 2019. To address this, an affordable housing contribution will continue to be sought on all proposals involving residential development except in the

circumstances set out in Planning Practice Guidance paragraph 31. This will be expected to be delivered on-site.

- 7.16 The application proposes in excess of ten dwellings; therefore an affordable housing provision is sought on this application. Despite the level of provision being sought at 15% the through negotiations with the applicant to secure a layout to respect the site, opportunity was identified to increase the number of units and affordable housing provision. The application has now put forward 4 units (19%) of which are proposed to be delivered on site secured through a s106 legal agreement. To allow flexibility and to cater for changing needs, an affordable housing strategy is to be provided to secure the method of delivery (affordable rent/shared ownership/discount market value). The default position is to deliver affordable housing on site.
- 7.17 The affordable housing provision is therefore considered acceptable in accordance with the NPPF and PPG.

Education

- 7.18 In respect of major housing applications, issues of school capacity and potential impacts of new development are considered through consultation with Education. Contributions where necessary, are sought for physical infrastructure improvements.
- 7.19 *Paragraph 72 of the NPPF states that Local Planning Authorities should take a proactive, positive approach to ensure that a sufficient choice of school places is available to meet the needs of existing and new communities. This includes giving great weight to the need to create, expand or alter schools.*
- 7.20 Education has responded to formal consultation setting out that there are no issues of capacity with no requirements for either primary or secondary institutions.

Landscape

- 7.21 The site is paddock land of a historic and traditional burgage plot form. This side of Acklington is partially separated from the main area of built form by the highway with the land sitting on the corner bound by open land to two sides. The appraisal of Landscape considers the physical mass and character impact of a development proposal. The application was amended to include layout as a reserved matter for consideration. Objections raised in respect of landscape and character have been considered within this section.
- 7.22 *S5 of the ACS sets out the density required for new build housing, at 30 dwellings per hectare as a minimum. In rural areas and elsewhere where there is a need to preserve or enhance the character of the area, particularly on settlement edges, lower densities may be considered.*

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.

- 7.23 *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.*
- 7.24 Due to the site location, development within this area would inevitably have an impact on landscape; however this issue is lessened due to existing residential development particularly to the south which extends substantially east of the application site. The boundaries would respect the existing pattern of development to the north which is well constrained by existing landscape features and historic field patterns. The application would put forward a relaxed density of 13 dwellings per hectare but this is considered acceptable to reflect the character and local distinctiveness of the village's historic core and as an edge of settlement site in a rural village.
- 7.25 As part of the discussions with the applicant, the housing layout was requested to be assessed as a reserved matter. The reason was due to the existing site composition as burgage plots reflects the field pattern of more historic development to the west of the site and it is considered that retention of the landscape form is intrinsic to the character of the site and wider area. This required alterations to the indicative access point to move it east beyond the traffic calming measure and form a linear development that would sit within the field boundaries of the plots. The resulting layout has brought the proposed dwellings away from the highway but in a position that would respect the line of more historic development within Acklington, which is considered necessary to allow for dwellings of a suitable design to sit on this green field site in a way that respects the tradition form of the village. From this it is considered that the massing of the proposal would not have an adverse impact on the wider area.
- 7.26 In terms of character, the village varies in its aesthetic and massing relative to the period in which the land was developed. The site sits opposite more modern development at Acklington Drive but is also associable with traditional and historic development to the west. It is considered that the amendments to provide an acceptable layout with the site context is conducive to the historic core (which predominantly sits to the north side of the B6345) as opposed to modern development. Therefore issues of character are considered to be addressed through how the site is intended to be developed, with reassurance from the requisite reserved matter.
- 7.27 Overall, the landscape impact resulting from the proposal subject to the remaining reserved matters is considered acceptable in accordance with S5, S13 and S16 of the ACS and the NPPF.

Design

- 7.28 The application has appearance and scale reserved. Design considers the appearance of the development independently and as part of the immediate streetscene.

- 7.29 *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.*
- 7.30 *BE8 of the ALP specifies the relevant appendix to assess proposals for new dwellings and extensions (in this case Appendix A). Appendix A covers criteria relating to layout, access, car parking, design, materials and landscaping. It is acknowledged that this policy in part is not fully compliant with the NPPF in terms of its prescriptive nature.*
- 7.31 *Paragraph 58 of the NPPF sets out the principles of design that planning policies and decisions should seek to ensure in developments.*
- 7.32 A detailed assessment of the visual impact can only be carried out at the reserved matters stage. However based on the site layout and density proposed, it is considered that a residential development could be accommodated on site without causing a significant adverse visual impact.
- 7.33 On this basis the visual impact is considered acceptable and in accordance with BE8 of the ALP, S16 of the ACS and the NPPF.

Amenity

- 7.34 The assessment of amenity seeks to appraise whether a development would have an adverse impact on properties nearby in terms of appearing overbearing, impacting privacy or issues arising from a proposed use. Objections received on this issue have been taken into account within the appraisal.
- 7.35 *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.*
- 7.36 *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.*
- 7.37 As part of the consultation response from Highways Development Management (HDM), a construction method statement has been approved that secures 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.
- 7.38 Public Health Protection (PHP) has also recommended a condition restricting collections/deliveries and noise associated with construction which has been included within the recommendation.
- 7.39 PHP has requested a condition relating to acoustic design raising potential concern over the impacts of road noise on the future development for

subsequent occupants. This has been set out in the recommendation but may not be considered necessary following the receipt of reserved matters and/or through technical reports concluding that noise issues would not affect the internal layout of properties.

- 7.40 A detailed assessment of amenity can only be done at the reserved matters stage. However given the proximity of neighbouring properties to the application site relative to the indicative layout, it is considered that the development could be accommodated without having a significant adverse impact on amenity in terms of privacy, mass and land use.
- 7.41 The impact on amenity is therefore considered acceptable, according with CD32 of the ALP and the NPPF.

Listed Building

- 7.42 The site sits immediately east of the Grade II Listed 'Number 18 & Adjacent Old Smithy', the application has therefore been subject to consultation with Building Conservation. Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local authority to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses.
- 7.43 *S15 of the ACS sets out that the District Council will conserve and enhance a strong sense of place by conserving the district's built and historic environment.*
- 7.44 The Listed Building at No.18 consists of a house and smithy. The smithy and ground floor of the east part of house are 18th century, with the house enlarged mid 19th century. The building consists of roughly-coursed rubble with tooled dressings and cut quoins. There is a Welsh slate roof with brick stacks. Building Conservation have set out that there would be a good level of separation from the Listed Building which in part is enhanced through the existing trees and hedgerows which would be encouraged to be retained as part of a future application. Whilst it is acknowledged that a Listed Building is more than just the immediate vicinity, the siting of the heritage asset on a corner plot between road junctions is not considered to be significantly enhanced through the openness of the wider site and therefore the layout put forward is acceptable.
- 7.45 Building Conservation have set out that there would be no harm afforded to the setting of the Listed Building with further details to be assessed through the reserved matters, particularly the appearance, scale and character of the dwellings.
- 7.46 Overall the impact on the setting of Listed Buildings is considered acceptable and in accordance with S15 of the ACS and the NPPF.

Archaeology

- 7.47 The site has an identified archaeology centre point identifying the potential for significant unrecorded archaeological resource. The application has been

submitted with an Archaeological Desk Based Assessment and further supplemented with an Archaeological Evaluation of on site trial trenching. The application has been subject to consultation with the County Archaeologist.

- 7.48 *BE2 of the ALP sets out that planning permission will not be granted for development detrimental to sites of regional or local archaeological importance, unless there is an overriding need for the development and no alternative location can be found. Where the impact of the development is not clear, the developer will be required to provide an archaeological assessment.*
- 7.49 *Paragraph 126 of the NPPF requires Local planning authorities to adopt a positive strategy for the conservation and enjoyment of the historic environment, recognising that heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance.*
- 7.50 The evaluation of on site works has concluded that no archaeological deposits, features or remains were recorded in the trenches excavated and that no further scheme of archaeological works is recommended. The County Archaeologist concurs with these findings and subsequently no further monitoring or conditions are required.
- 7.51 The archaeological impact of the proposal is therefore acceptable and in accordance with BE2 of the ALP and the NPPF.

Contaminated Land

- 7.52 The site paddock land that may have been previously associated with more intensive agricultural uses, the site also sits within a low risk coal mining area. The application has been submitted with a Phase 1 Contaminated Land Desk Study and Phase 2 Geoenvironmental Ground Investigation as well as a Coal Mining Risk Assessment. Issues relating to contaminated land are subject to assessment by the Council's Public Health Protection team (PHP). The Coal Authority are not consulted on applications within a low risk area.
- 7.53 *Paragraph 120 of the NPPF states that in order to prevent unacceptable risks from pollution and land instability, planning policies and decisions should ensure that new development is appropriate for its location. The effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution, should be taken into account. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the landowner.*
- 7.54 The application has been submitted with a number of documents relating to land contamination; PHP has raised no objection in relation to this concluding that the site is absent of ground contaminants but recommending a condition in the event should contamination be found. In addition, PHP has stated that there would appear to be no possible sources of hazardous found gases from either made ground, landfills or worked coal seams.
- 7.55 It is therefore considered that the risk relating to contamination is acceptable, in accordance with the NPPF

Ecology

- 7.56 The site comprises of paddock land that is populated by hedgerows and trees that form boundary treatments between the fields. The site within 10km of the coast is likely to lead to increased coastal disturbance which could contribute to a significant effects on the interest features of the Northumbria Coast Special Protection Area and Northumberland Shore Sits of Special Scientific Interest. There are considered to be potential on-site ecological impacts arising from the development. The application has been submitted with an Ecological Assessment and Shadow Habitats Regulation Assessment which has been subject to assessment in consultation with the County Ecologist and Natural England. Objections relating to ecological impact have been addressed in this section.
- 7.57 *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.*
- 7.58 The County Ecologist had identified that the site has reasonably mature vegetation, trees and hedgerows, which are its prime ecological feature. From the original indicative layout, approximately 300m of hedgerow would be lost which as a priority habitat has the potential to be significant. Following the submission of the revised layout, the loss of hedgerow would be reduced and whilst there would be the loss of 'c' class trees, it would be preferable over loss of priority habitat.
- 7.59 The County Ecologist has raised no objection on issues relating to on-site impacts subject to conditions to secure works in accordance with the submitted ecological appraisal, to provide information on external lighting, to secure a tree and hedgerow protection plan and landscaping plan. Further issues would be revisited at the reserved matters stage, from this however the on-site impacts can be suitably addressed.
- 7.60 *Paragraph 118 of the NPPF states that local planning authorities should aim to conserve and enhance biodiversity based on detailed principles.*
- Paragraph 119 of the NPPF sets out that the presumption in favour of sustainable development does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.*
- 7.61 There is also consideration of increasing levels of recreational disturbance such as off-lead dog-walking affecting bird species which are the interest features of the range of sites on the coast which are protected under national and international legislation. Recreational pressure is also adversely affected dune grasslands which are also protected under national and international legislation, especially through the spread of the non-native pirri-pirri bur. The Local Planning Authority has legal duties to ensure that the capacity of these protected areas to support features for which they were designated is not compromised.

- 7.62 This impact from new development cumulatively across the stretch of the Northumberland Coast is considered significant. To address this, developments within 10km of protected sites along the coastal zone are required to demonstrate that adequate mitigation for increasing recreational pressure can be provided, either through their own schemes or by funding relevant coastal wardening activity by the Council.
- 7.63 The applicant has agreed to pay a contribution of £600 per unit for coastal wardening work, secured by s106 legal agreement. On this basis the Council has completed a Habitats Regulations Assessment concluding that this proposal will not have a significant effect on any sites protected under international legislation, and has similarly concluded that there will be no significant harm to any SSSIs. Natural England has concurred with these conclusions, and therefore the Council is able to demonstrate compliance with its obligations under national and international nature conservation legislation.
- 7.64 The ecological impact of the proposal is considered acceptable, in accordance with S12 of the ACS and the NPPF.

Highway Safety

- 7.65 The application has indicatively proposed access to the east of the site onto an estate road that would lead to a cul-de-sac. In addressing highway safety, on and off-site issues are considered in consultation with Highways Development Management (HDM). There are on-site issues in terms of the highways requirements for the properties and off-site impacts through the provision of a safe means of access for vehicles, pedestrians and the delivery of appropriate off-site works.
- 7.66 *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.*
- 7.67 *Paragraph 32 of the NPPF sets out the considerations of decisions with regard to highways impacts, stating that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.*
- 7.68 As part of the proposal a s278 Agreement would be required to provide connecting footway works from the site and access to the existing footway network (that spans the exposed perimeter). There is potential for the traffic calming measure to require relocating subject to formalising the full details of the access. The provision of any street lighting, footways, dropped kerb crossing points, drainage and associated works will be required as part of the S38 Agreement process.
- 7.69 HDM have raised no objection to the proposal setting out that the scheme would be in accordance with local and national policy. Access is as a reserved matter with HDM setting out that the access as shown will require minor amendment to avoid the acute angle of the estate road to the public highway and that other minor amendments may be required at reserved matters once further details are available. Conditions have been imposed in respect of refuse storage, car parking, cycle storage, access works, surface water

drainage, adoptable streets, footway works, street lighting and the impacts during the construction phases which have been set out in the recommendation.

- 7.70 *The impact on highway safety is considered acceptable and in accordance with S11 of the ACS and the NPPF.*

Water Management

- 7.71 The application is for major development which is subject to consultation with the Lead Local Flood Authority (LLFA). Northumbrian Water (NWL) has also been consulted as mains surface water drainage is proposed. There will be on-site impacts through the introduction of built form and off-site impacts in terms of water displacement. The application has been accompanied by a drainage strategy.

- 7.72 *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.*

- 7.73 The LLFA have objected requiring further information in respect of the pumping of water to a Northumbrian Water sewer. The applicant has been informed that acceptable information is required prior to determination. The recommendation of the application is subject to this aspect of the proposal being resolved with recommended conditions applied.

Procedural Matters

Equality Duty

- 7.74 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

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

Human Rights Act Implications

- 7.76 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 wellbeing 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.

- 7.77 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.

Other Matters

- Sewerage Issues
This aspect would be addressed at the reserved matters application.
- Infrastructure Improvements
The Parish Council have requested to be involved in infrastructure improvements as part of a future s106. In policy terms there is no framework to secure obligations beyond affordable housing (which is in excess of the policy requirement) and education. Off site highway works would be also required to connect the development to existing footways.
- Impacts on Rights of Way
There are no rights of way that would be affected by the development.

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 Subject to resolution of outstanding LLFA issue prior to determination, the application would address the main considerations and accord with relevant policy. The proposal is therefore supported
- 8.3 A s106 Legal Agreement is to secure the obligations/contributions as set out in the recommendation.

9. Recommendation

That Members authorise the Head of Service to GRANT permission subject to the resolution of the LLFA objections and a s106 Legal Agreement to secure the following contributions:-

- Coastal mitigation contribution of £600 per dwelling (£12,600 total)
- Affordable Housing provision of 4 no. dwellings to be provided on site.

Conditions

01. Reserved Matters

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. Notwithstanding details contained within the approved plans, approval of the details of;

- Access;
- Appearance;
- Landscaping; and
- Scale

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)

02. Commence Development

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)

03. Approved Outline Site

Except where modified by the conditions attached to this planning permission, the outline development area shall be accordance with the details shown on plan number;

1. SD-00.01 Rev A - Site Location Plan

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

04. Approved Layout Plan

Subject to application of the reserved matters, the layout of the dwellings hereby approved shall be in accordance with the following drawing;

1. SD-10.01 Rev B - Site Plan as Proposed

Reason: To secure an approved plan in respect of the reserved matter.

Highways Development Management

05. Details of Construction Method Statement with Plan to be Submitted

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 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
- vi. measures to control the emission of dust and dirt;

Reason: To prevent nuisance in the interests of residential amenity and highway safety, in accordance with the National Planning Policy Framework.

06. Details of Vehicular Access to be Submitted

Notwithstanding the details provided, the development shall not be occupied until details of the vehicular access, including relocated position, have been submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details. Thereafter, the vehicular access shall be retained in accordance with the approved details.

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

07. Details of Highway Works to be Submitted

Development shall not commence until details of the necessary highway works (new site access and 2 metre wide footway from the site access, additional pedestrian footway access to the existing footway network on the B6345 and potential relocation of traffic calming measure on B6345) have been submitted to and approved in writing by the Local Planning Authority. The building(s) 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.

08. Details of Car Parking to be Submitted

The development shall not 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.

09. Details of Adoptable Streets to be Submitted

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.

10. Details of Surface water Drainage to Private Land to be Submitted

Prior to occupation, details of surface water drainage to manage run off from private land to the highway/adoptable estate road 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.

11. Details of Refuse Strategy to be Submitted

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 Chapter 7 of the National Planning policy Framework.

12. Details of Cycle Parking to be Submitted

The development shall not 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 development 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

Ecology

13. Landscaping Plan to be Submitted

Prior to the commencement of development a plan for the landscape planting of the site shall be submitted for the written approval of the Local Planning Authority. The plan shall detail the species and number of trees, hedgerows, shrubs and use only Northumberland native species. Once approved the plan shall be implemented in full during the first 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.

14. Details of Bat & Bird Boxes to be Submitted

Prior to the commencement of development a scheme for the provision of integrated bird boxes and bat boxes shall be submitted for the written approval of the Local Planning Authority. The scheme shall detail the location, height, orientation, numbers and specification of bird nesting provision. The approved scheme shall be implemented in full prior to the dwellings being occupied.

Reason: to protect and enhance the biodiversity of the site.

15. Details of Temporary Lighting to be Submitted

Prior to the commencement of the development a scheme for the installation of any permanent and temporary lighting on the site during the construction phase shall be submitted to and agreed in writing with the Local Planning Authority. The lighting scheme should be designed so that lighting levels are minimised in accordance with the document 'Bats and Lighting in the UK', Institute of Lighting Engineers and BCT, 2009. The approved scheme shall be implemented in full prior to the dwellings being occupied.

In the event that no temporary lighting is required, the condition shall be considered discharged post-completion of the twenty-first dwelling.

Reason: to prevent the risk of harm to protected species from the outset of the development.

16. Works in Accordance with Approved Ecological Mitigation Strategy

Notwithstanding details contained with the approved documents the Avoidance and Mitigation Strategy as set out in 'Ecological Appraisal - Acklington Paddocks January 2018' to also include;

- i) trenches left open overnight shall have a ramp installed to allow entrapped mammals to escape
- ii) hedgehog gaps shall be created and retained in all boundary fences between dwellings.

Shall be adhered to throughout from commencement of the development hereby approved.

Reason: to prevent the risk of harm to protected species from the outset of the development.

17. Protect Trees & Hedgerows

All hedgerows and trees at the site that are to be retained are to be protected from root compaction during the course of the development works 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.

Public Health Protection

18. Acoustic Design Scheme

No dwelling shall be constructed until an acoustic design scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include internal room layout plans to show that the main habitable rooms shall have access to a window which can be opened on the facade facing away from the B6345 road. Thereafter, the approved acoustic design scheme shall implemented in full before the occupation of the dwelling it relates to and retained in perpetuity.

Reason: To ensure a commensurate level of protection against obtrusive noise.

19. Contamination not Previously Discovered

If during redevelopment contamination not previously considered is identified, then an additional method statement regarding this material shall be submitted to and approved in writing by the Local Planning Authority. No building shall

be occupied until the 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.

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.

20. Delivery Hours During Construction Phase

The construction site hereby approved shall not receive deliveries outside the following hours:

Monday - Friday : 0800 to 1800
Saturday - 0800 to 1300

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

21. Noisy Working during the Construction Phase

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

Any repeatedly noisy activity at any time may render the developer liable to complaints which could result in investigation as to whether a statutory nuisance is being caused.

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

Northumbrian Water / Lead Local Flood Authority

22. Works in Accordance with Drainage Assessment with Flow Rates to be Submitted

Development shall be implemented in line with the details contained within this application. The drainage scheme shall ensure that foul flows discharge to the foul sewer at manhole 0803 and ensure that surface water discharges to the surface water sewer at manhole 0804. The surface water discharge rate shall not exceed the available capacity of 5/sec that has been identified in this sewer.

The final surface water discharge rate shall be submitted to and approved in writing by the Lead Local Flood Authority or Local Planning Authority. Works shall be carried out 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.

Affordable Housing

23. Affordable Housing Strategy to be Submitted

Notwithstanding details contained within the application, prior to commencement of development, an affordable housing strategy incorporating 4 no. dwelling approved within this permission to include;

- a) The units to be put forward as affordable housing.
- b) The tenure of the affordable units proposed.
- c) Details of off-site affordable housing contributions (if applicable).

Shall be submitted to and approved in writing by the Local Planning Authority. The delivery of affordable housing shall then be carried out in accordance with the approved strategy and retained in accordance with the terms of the Section 106 Legal Agreement alongside this permission.

The affordable housing provision will be expected to be delivered on site.

Reason: To allow for flexibility in the provision of affordable housing relative to market conditions.

Informatives

1. Statutory Nuisance

The Public Health Protection Unit would advise that the prevention of nuisance is the responsibility of the developer and their professional advisors. Developers should, therefore, fully appreciate the importance of professional advice.

Failure to address issue of noise and light at the development stage does not preclude action by the Council under Section 79 of The Environment Protection Act 1990 in respect of statutory nuisance.

2. Section 184 Agreement New Vehicle Crossing Point

You should note that under the Highways Act 1980 a vehicle crossing point is required. These works should be carried out before first use of the development. To arrange the installation of a vehicle crossing point (and to make good any damage or other works to the existing footpath or verge) you should contact the Highways Area Office at: northernareahighways@northumberland.gov.uk.

3. Section 38 Agreement & Adoption of Highways

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.

4. Section 278 Agreement & Works In Adopted Highway

You are advised that offsite highway works required in connection with this permission are under the control of the Council's Highway Development Management team 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.

5. Highway condition survey

You should note that a highway condition survey should be carried out before the commencement of demolition and construction vehicle movements from this site. To arrange a survey contact Highway Development Management at highwaysplanning@northumberland.gov.uk.

6. Highway Works Under Section 278 Agreement

The following highway works will be agreed under the terms of Section 278 of the Highways Act 1980: new access point, additional footway works, from the site access to the existing footway network on the B6345, relocation of traffic

calming measure on B6345, together with associated dropped kerbs at crossing points, drainage, street lighting and associated works.

7. No Materials on Highway

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.

8. Contact Lighting Section

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.

9. Contact Local Highway Authority - Submission of Details of Adoptable Streets

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.

10. No Debris on Highway

In accordance with the Highways Act 1980 mud, debris or rubbish shall not be deposited on the highway.

11. Refuse Containers

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.

Date of Report: 09.04.2018

Background Papers: Planning application file(s) 18/00560/OUT