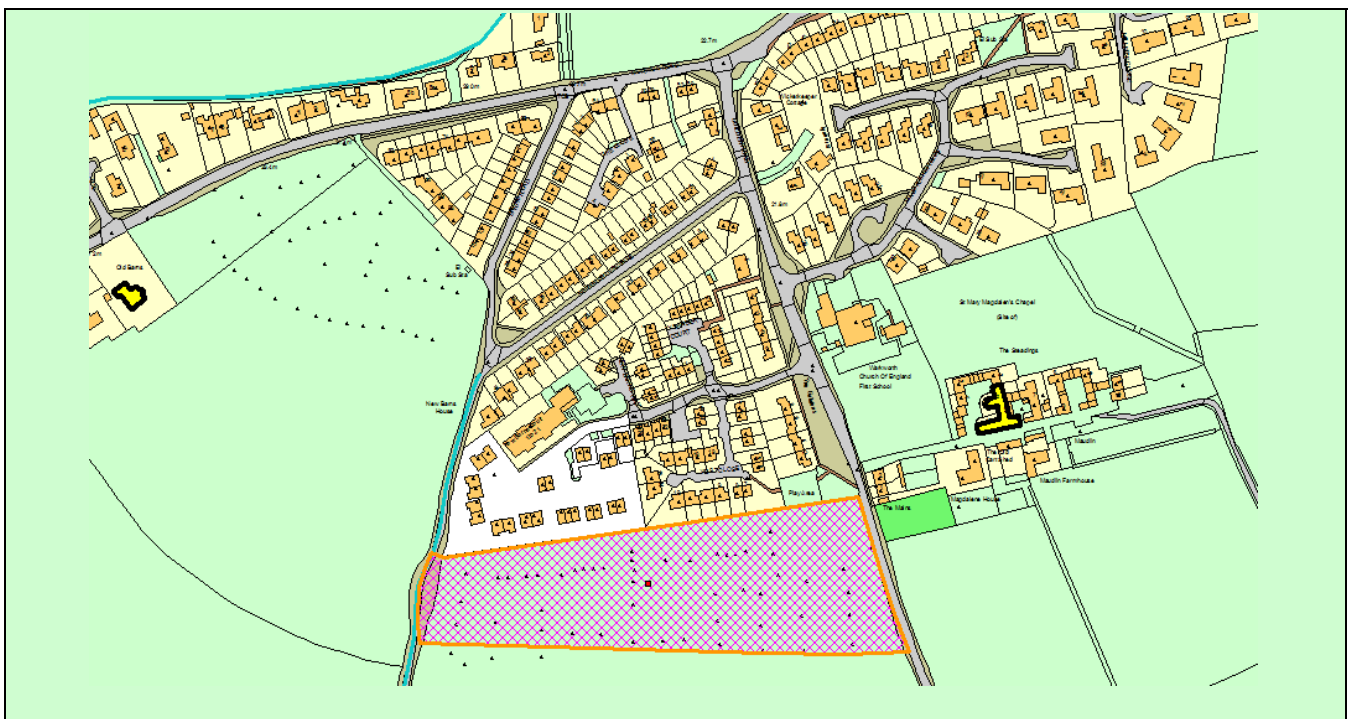




Northumberland County Council

North Northumberland Local Area Council Planning Committee 19 July 2018

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|------------------------------|--|---------------------|----------------|
| Application No: | 18/01711/VARYCO | | |
| Proposal: | Variation of condition 1 (approved plans) pursuant to planning permission 16/02971/REM | | |
| Site Address | Land South of West Close, C105 New Hall Farm Junction To Guilden Road, Warkworth, Northumberland | | |
| Applicant: | Mr David Brocklehurst, Cussins (North East) Ltd, 12 Bondgate Within, Alwick, Northumberland, NE66 1TD | Agent: | None |
| Ward | Amble West With Warkworth | Parish | Warkworth |
| Valid Date: | 14 May 2018 | Expiry Date: | 13 August 2018 |
| Case Officer Details: | Name: Mr Neil Armstrong Job Title: Senior Planning Officer Tel No: 01670 622697 Email: neil.armstrong@northumberland.gov.uk | | |



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1. Introduction

- 1.1 Under the provisions of the Council's current Scheme of Delegation, in cases where applications are to be recommended for approval where there is objection from a Town or Parish Council, and significant local interest, they are referred to the Head of Service and the Chair of the relevant Planning Committee for consideration to be given as to whether the application should be referred to a Planning Committee for determination. This matter has been duly considered under these provisions and it has been confirmed that the application should be referred to the Committee for determination.

2. Description of the Proposals

- 2.1 The application site extends to 2.98 hectares in area and has the benefit of outline planning permission (14/03494/OUT) and reserved matters approval (16/02971/REM) for the construction of 50 dwellings on land to the south of West Close and St Oswald's Close to the southern edge of Warkworth. The site is currently under construction with some dwellings being occupied.
- 2.2 The current application has been submitted to vary condition 1 of the reserved matters consent, which lists the approved plans for the development. The application seeks to amend the approved plans in respect of the landscaping and boundary treatments for the development following the commencement of works on the site and works that have resulted in the removal of hedgerow and landscaping to the northern boundary of the site, which was brought to the attention of Officers by the Parish Council.
- 2.3 The landscape and management plan approved under the reserved matters application shows an area along the north and western boundaries of the site as *"existing buffer of hedge and shrubs to be retained, trimmed as necessary to allow for restocking and to form a garden boundary"*. In addition the plan identifies *"existing hedges to be retained and gapped up"* along the full length of the north and western boundaries, and *"existing hedges and buffer planting to be gapped up and outgrown plants coppiced/laid wider areas of planting are to be trimmed back to form a dense wildlife link and all allowed to grow on to form a dense boundary"*.
- 2.4 The buffer zone shown on the approved plan has a variation in width along the northern boundary for its length. This is shown to be around 1.5 metres at its western end, increasing to 5.3 metres at its widest at Plot 42, before reducing to 3 metres at its eastern end adjacent to Plot 50. The landscape plan, as well as the approved boundary treatment plan, does show this area as being within the gardens of the new dwellings with a 1.2 metre high post and rail fence along the boundary with properties on West Close and St Oswald's Close, with a 1.8 metre high close boarded fence running north – south separating the new garden plots.
- 2.5 The current application has been submitted following the complete removal of planting along the northern boundary between Plot 42 and the eastern boundary of the site, including a section of hedge to the north of the new SuDS detention basin forming part of the development. This removal extends to a length of 172 metres of the total 284 metre length of the northern

boundary. Work was subsequently stopped on site when this was queried and highlighted to Cussins by residents and Officers, leaving a 112 metre length section of hedge and planting to the western section of this boundary. Officers, including an Ecologist, subsequently met on site with the applicant and their landscape consultant to discuss the extent of planting removal and how to mitigate the impact of this loss.

- 2.6 At this time the applicant advised that the approved landscape plan showed that the existing vegetation would be cut back but a thin strip retained. However, the problem had been that because of where the hedgerow sat, which was not actually on the boundary as identified on the applicant's plans, to cut the vegetation back to the depth shown on the approved plan meant that the majority of the vegetation was removed as there was little of any substance in the section closest to the boundaries with the existing properties. The applicant has recognised this to be their error and subsequently proposed to re-introduce new planting to replace that removed and to supplement with native species remaining sections of the landscape buffer that were yet to be cut back.
- 2.7 Subsequent site inspections and plans submitted show that the hedge to the northern boundary was in fact up to 6.5 metres off the boundary with the adjacent properties at one section, rather than being located right on the boundary as shown by the applicant on the approved plan. The applicant states that in seeking to reduce the width of the landscaped buffer to that shown on the approved plans the hedge was removed.
- 2.8 Officers have discussed and met with the applicant on several occasions following the removal of the planting matters of how this situation has occurred and how best to mitigate the loss of the planting and achieve a satisfactory form of development in terms of landscape planting and boundary treatments. As set out by the applicant in the current application, the following principles were discussed and considered by Officers to be generally acceptable in principle given the circumstances on site:
1. *The remainder of the hedge line on the northern boundary should be retained but moved closer to the northern boundary*
 2. *Where the hedge line was lost, supplementary native planting should be introduced*
 3. *Boundary treatments should be amended so that whilst the northern landscape buffer is within gardens of properties, they should be separated by new fence lines to discourage any removal to create a continuous landscape boundary along the northern edge of the site*
 4. *An area along the western boundary of the site should be removed from the gardens of new houses*
 5. *The boundary treatments along the southern boundary amended to enable a continuous new hedge line*
- 2.8 With regard to point 1 above, given that there was a limited timeframe in which to be able to translocate the remaining section of hedge towards the northern boundary, the applicant has already undertaken that work prior to this application being submitted and determined. Whilst Officers were aware of this taking place in advance, and were in broad agreement with the principle,

the applicant was advised that without formal approval through a variation to the approved plans this would be at their own risk.

2.9 The revised landscape and boundary treatment plans that have been submitted as part of the application show the same width of landscape buffer as that shown on the approved plan. The plans include the following:

- translocation of the remaining section of hedge towards the northern boundary;
- new shrub and groundcover planting to northern boundary buffer area comprising 100no. Hazel; 210no. Thorn; 100no. Holly; 210no. Blackthorn; and 100no. Guelder Rose;
- new tree planting along northern boundary comprising 28no. Thorn; 21no. Rowan; and 17no. Crab Apple;
- new hedge planting to north boundary of SuDS detention basin;
- close boarded 1.8 metre high fencing to south boundary of landscape buffer area other than to already sold Plots 45 – 50, as well as to planting along western boundary to keep this out of garden areas;
- post and wire fencing to define property boundaries within buffer area (other than between Plots 45 - 50) to allow free movement of wildlife;
- Existing hedges to southern boundary retained with gaps and new boundaries to be planted

3. Planning History

Reference Number: 14/03494/OUT

Description: Outline application for a residential development of approximately 50 dwellings and associated public open space and infrastructure

Status: Permitted

Reference Number: 16/02971/REM

Description: Reserved matters application for proposed erection of 50 new residential dwellings and associated infrastructure including open space and sustainable urban drainage system

Status: Permitted

Reference Number: 16/04153/DISCON

Description: Discharge of Condition 6 (Construction Method Statement) relating to planning application 14/03494/OUT - (Outline Application for a residential development of approximately 50 dwellings and associated public open space and infrastructure.

Status: Permitted

Reference Number: 16/04563/DISCON

Description: Discharge of conditions 4 (refuse detail), 5 (open space), 7 (highways), 9 (foul water), 10 (surface water), 13 (lighting), 15 (bird boxes), 16 (hedgerow) and 17 (SSSI) from application 14/03494/OUT (Outline Application for a residential development of approximately 50 dwellings and associated public open space and infrastructure)

Status: Permitted

Reference Number: 17/00129/DISCON

Description: Discharge of Condition 2 (schedule of materials), 3 (levels), 4 (retaining walls), 6 (surface water), 7 (adoption/maintenance of SUDS), 8 (surface water - construction) and 9 (ground gas protection measures) on approved planning application 16/02971/REM

Status: Permitted

Reference Number: 17/01693/DISCON

Description: Discharge of condition 12 (highways matters) on approved planning application 16/02971/REM.

Status: Permitted

Reference Number: 17/02154/ELEGDO

Description: Establish new H pole arrangement east of the development site and a single terminal pole to west of the site.

Status: No objection

Reference Number: 17/04252/DISCON

Description: Discharge of conditions 10 (Ground Gas) and 13 (Highways) relating to planning permission 16/02971/REM.

Status: Pending consideration

Reference Number: 18/01025/NONMAT

Description: Non Material amendment (replacement of house type 12 on plots 7, 38, and 43 with house type 505) on approved planning application 16/02971/REM

Status: Permitted

4. Consultee Responses

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|--------------------------|--|
| Warkworth Parish Council | This was considered by the Parish Council at its meeting on 7 June 2018. The Parish Council remains very disappointed at the loss of the wildlife corridor and would comment that, as regards the proposed planting plan, it would wish to see less ornamental planting, and more shrub level planting and indigenous trees, which would create a more natural eco-system. |
| County Ecologist | The mixture of hedge relocation which has been undertaken, the new native planting using some larger specimens, the amendments to the western boundary and the inclusion of good quality bat and bird boxes are all appropriate to mitigate the loss of hedgerow in principle. |

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| Lead Local Flood Authority (LLFA) | The submitted plans do not affect the proposed agreed drainage strategy therefore the LLFA has no comments on this application. |
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5. Public Responses

Neighbour Notification

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|-------------------------------|-----|
| Number of Neighbours Notified | 205 |
| Number of Objections | 4 |
| Number of Support | 0 |
| Number of General Comments | 0 |

Notices

Site Notice - Affecting Listed Building, Conservation Area and Public Right of Way: 7 June 2018

Press Notice - Northumberland Gazette: 31 May 2018

Summary of Responses:

Following the consultation period two letters of objection have been received. These raise issues in respect of:

- accuracy of submitted plans;
- boundary treatments;
- extent of hedge translocation;
- garden sizes have increased through the cleared wildlife corridor;
- concerns over initial removal of planting and assurances given by applicant that landscaping would be retained;
- revised plan is not a significant improvement over the approved scheme;

Other matters have been raised in representations that are not considered to be material considerations in relation to this application, including impact on house price and impacts arising during the construction period.

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=P8KC7JQSGI200>

6. Planning Policy

6.1 Development Plan Policy

Alnwick District Wide Local Plan (1997)

BE8 Design in new residential developments and extensions (and Appendix A and B)

APPENDIX A Design and layout of new dwellings

Alnwick LDF Core Strategy (2007)

S3 Sustainability criteria

S5 Housing density - Alnwick LDF Core Strategy

S12 Protecting and enhancing biodiversity and geodiversity

S13 Landscape character

S15 Protecting the built and historic environment - Alnwick LDF Core Strategy

S16 General design principles - Alnwick LDF Core Strategy

6.2 National Planning Policy

National Planning Policy Framework (2012)

National Planning Practice Guidance (2014, as amended)

6.3 Other Documents/Strategies

Alnwick Landscape Character Assessment (2010)

Northumberland Landscape Character Assessment (2010)

7. Appraisal

7.1 The site has the benefit of outline and reserved matters planning approval and therefore the principle of residential development on the site has already been established. The main issues to consider in the determination of this application having regard to those matters previously assessed under the reserved matters approval (16/02971/REM) and the proposed changes to the approved landscaping and boundary treatments plans are therefore as follows:

- effects on the character and appearance of the area;
- impacts on residential amenity; and
- ecology

Effects on the Character and Appearance of the Area

7.2 As previously set out within the assessment of the reserved matters application, new development is required to satisfy Policy BE8 / Appendix A of the Local Plan, Policies S5, S13, S15 and S16 of the Core Strategy, and the NPPF in relation to achieving a high quality of design that would be appropriate to the site and surrounding area. The Officer report highlights that there would be some removal of existing hedgerows at the entrance of the site to accommodate the access, although additional planting would be undertaken. The layout, scale and design of the development were considered to be acceptable and not felt to have any significant or adverse visual impacts upon the site and wider area.

7.3 It is very regrettable that the original plans as submitted with the reserved matters approval were inaccurate in terms of identifying the existing hedgerows, and that in seeking to cut back the vegetation in this area that the applicant has effectively removed in full all of the landscaping of any value in

this area. This has an impact in relation to the visual amenity of the area, as well as the ecological value, which will be considered separately.

- 7.4 Whilst the development as a whole as already approved would clearly have an impact upon the character and appearance of the area, the impact of this would have been mitigated to a degree through the retention of the existing hedgerows along with additional planting. This would particularly be the case in terms of the visual amenity for existing and new residents through a landscape corridor along the northern boundary, and retaining a more rural setting and character to the edge of the village.
- 7.5 The removal of the hedgerow has had a detrimental impact upon the character of the area, although in discussions with the applicant there is a commitment to mitigate this harm and deliver an acceptable scheme of replacement planting. Whilst it cannot immediately compensate for the removed planting in terms of its form and maturity, it is acknowledged that the proposed replacement planting would be acceptable on its merits in terms of the extent, nature and mix of the landscaping scheme. In addition, the new boundary treatments would be appropriate for the site in the context of a new housing development and its location on the edge of the settlement.
- 7.6 Following discussions with the applicant, the revised scheme has provided an opportunity to revisit the treatment of the boundaries around the landscaping to the north and west boundaries. As approved the landscape and boundary treatment plans show that the buffer area and hedgerows to the north and west boundaries would have been within the garden plots of the new dwellings with 1.8 metre high close boarded fencing cutting through the planting.
- 7.7 The revised scheme would still see the buffer area being within the ownership of the individual properties. However, the planting would be kept out of the main useable garden areas of the properties through a 1.8 metre high close boarded fence, with post and wire fences demarcating the boundaries of the dwellings within this area rather than a solid fence. This is intended to allow the buffer area to become established and be maintained as a wildlife corridor rather than form part of the more domestic garden area of the dwellings. This is considered to be an improvement upon the approved scheme, subject to appropriate management and maintenance. However, this new fencing arrangement is not proposed for Plots 45 – 50 at the eastern part of the north boundary, which had already been sold. Whilst there would be new planting to the northern parts of these gardens, there are 1.8 metre fences proposed demarcating the property boundaries as per the approved plans.
- 7.8 Whilst it is clearly the case that it would have been preferable for the existing hedgerows and vegetation to be retained and supplemented along the northern boundary, consideration needs to be given to the impact of the amendments upon the character and appearance of the area and if the revised scheme affords suitable mitigation. As referred to earlier the loss of the vegetation has had an adverse impact upon the visual amenity of the area. However, the proposed replacement planting within the same extent of buffer area as shown on the approved plans is considered to be acceptable, and once established will assist in improving the character and appearance of

the development and the surrounding area in comparison to the current state of the site. In addition the proposed amendments to the boundary treatments are considered to be acceptable in terms of their visual appearance.

- 7.9 Notwithstanding concerns over the way the situation has arisen in terms of the loss of vegetation on the site, the revised plans are considered to be acceptable on their merits and would be in accordance with Policy BE8/Appendix A of the Local Plan and Policies S13 and S16 of the Core Strategy.

Impacts on Residential Amenity

- 7.10 The assessment of the previous outline and reserved matters approvals took into account the impact of the new housing development on the amenity of existing residents, particularly those in close proximity at West Close and St Oswald's Close. Whilst it was acknowledged there would be a change in character and outlook for existing residents, the approved layout was deemed to be acceptable and not resulting in harmful impacts upon amenity given the separation distances and overall relationship. The proposed development is still considered to remain acceptable in terms of the overall layout, scale and appearance of the development.
- 7.11 The loss of the existing vegetation has had an impact upon the visual amenity of the site and surrounding area, including the visual amenity of existing residents. Again, whilst this is very disappointing and unfortunate, the applicant is proposing a scheme of replacement planting that would provide a buffer area of the same width as the approved plans. It is acknowledged that this will take a longer time to establish, although the proposed plans will in time provide an acceptable scheme of landscaping to the boundary that will improve the visual amenity for existing and proposed residents.

Ecology

- 7.12 Matters in respect of ecology and impacts on designated sites have previously been considered in detail through the outline and reserved matters applications. During the reserved matters application the Council's Ecologist had advised that the overall landscaping scheme was acceptable as predominantly native species were proposed. On the basis of the submitted information and mitigation secured by conditions the proposal was considered to be acceptable in relation to matters of ecology and effects on designated sites in the wider area.
- 7.13 In response to the current application the Ecologist, who has visited the site since the removal of vegetation, highlights that hedgerow is priority habitat due to its importance as a connecting habitat, allowing the movement of species as well as the shrubs themselves supporting invertebrates, foraging bats and birds and nesting birds. Given the previously intensively farmed nature of the site, it was the hedgerows which were the most important ecological feature of the site, which is why it was identified that the hedgerows should be retained.

- 7.14 In addition, the Ecologist comments that the mixture of hedge relocation which has been undertaken, the new native planting using some larger specimens, the amendments to the western boundary and the inclusion of good quality bat and bird boxes are all appropriate to mitigate the loss of hedgerow in principle.
- 7.15 As a means of mitigating the loss of the existing hedgerow the proposed amended plans are considered to be acceptable, and would be in accordance with Policies S3, S12 and S13 of the Core Strategy and the NPPF.

Other Matters

Equality Duty

- 7.16 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

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

Human Rights Act Implications

- 7.18 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.
- 7.19 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.
- 7.20 Officers are also aware of Article 6, the focus of which (for the purpose of this decision) is the determination of an individual's civil rights and obligations. Article 6 provides that in the determination of these rights, an individual is

entitled to a fair and public hearing within a reasonable time by an independent and impartial tribunal. Article 6 has been subject to a great deal of case law. It has been decided that for planning matters the decision making process as a whole, which includes the right of review by the High Court, complied with Article 6.

8. Conclusion

- 8.1 It is clearly regrettable and unfortunate that the existing planting to the northern boundary has been largely removed during the course of development. Officers have discussed this in detail with the applicant since removal, and have also been in contact with the Parish Council, with all parties recently meeting on site to discuss the situation and the proposed replanting and boundary treatments. The preferred option would have been for the existing hedgerows and vegetation to have been retained and incorporated within the development as originally envisaged. However, this is no longer possible and a decision needs to be made as to whether the proposed new scheme is suitable in terms of landscaping and boundary treatments, and if this is sufficient to mitigate the impacts of the loss of what had been on site.
- 8.2 On the basis of the plans as submitted, it is Officer opinion that the proposed landscaping scheme would be acceptable as a way of mitigating the loss of the previous vegetation. In addition, the proposed revisions to the boundary treatments would ensure that the landscaping buffer to the north and western boundaries would be separated from the more domestic garden areas so that they can become established as a landscape and wildlife corridor, which is an improvement from the approved scheme. The revisions are therefore considered to be acceptable and in accordance with Policy BE8/Appendix A of the Local Plan and Policies S3, S12, S13 and S16 of the Core Strategy.

9. Recommendation

That this application be GRANTED permission subject to the following:

Conditions/Reason

01. The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans and documents. The approved plans and documents are:-

SD-10.01 C - Masterplan as Proposed
SD-10.02 A - Masterplan as Proposed (coloured)
SD-10.03 A - Elevational Treatment Plan
SD-10.04 E - Boundary Treatment Plan
780-01 M - Hardworks, Planting and Management Plan
PL-HT-2-02 - House Type 2 Plans and Elevations
PL-HT-2-01 - House Type 2 Plans
PL-HT-3B-01 - House Type 3B Elevations
PL-HT-3B-01 - House Type 3B Plans
HT-AFF-3-01 A - House Type AFF-3 Plans and Elevations
PL-HT-12B-01 - House Type 12B Plans and Elevations

PL-HT-14-01 A - House Type 14 (No Porch) Plans
PL-HT-14-02 A - House Type 14 (No Porch) Elevations
PL-HT-14-03 A - House Type 14 With Porch Plans
PL-HT-14-04 A - House Type 14 With Porch Elevations
HT-F-01 A - House Type F 'AS'
PL-HT-K-01 - House Type K Plans and Elevations
GAR_01 - Proposed Garages Plans and Elevations
PL-MA-H405-1 B - Plans
PL-MA-HT405-2 B - Elevations
105 Issue P4 - Detention Basin Cross Section
05 Issue P4 - Proposed Engineering Layout Sheet 1 of 2
06 Issue P4 - Proposed Engineering Layout Sheet 2 of 2

Reason: To ensure that the approved development is carried out in complete accordance with the approved plans and documents and to ensure that a satisfactory form of development is obtained.

02. The materials used in the construction of the development shall be in accordance with the details approved for condition 2 under application reference 17/00129/DISCON.

Reason: In the interests of the satisfactory appearance of the development upon completion and in accordance with the provisions of Policies S13 and S16 of the Alnwick District LDF Core Strategy.

03. The finished ground and floor levels of the development shall be in accordance with the details approved for condition 3 under application reference 17/00129/DISCON.

Reason: In the interests of visual amenity and the satisfactory appearance of the dwellings upon completion, and in accordance with the provisions of Policies S13 and S16 of the Alnwick District LDF Core Strategy.

04. The retaining walls for the development shall be in accordance with the details approved for condition 4 under application reference 17/00129/DISCON.

Reason: In the interests of the satisfactory appearance of the development upon completion and in accordance with the provisions of Policies S13 and S16 of the Alnwick District LDF Core Strategy.

05. Prior to its construction, full details of the proposed sub-station shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details.

Reason: In the interests of the satisfactory appearance of the development upon completion and in accordance with the provisions of Policies S13 and S16 of the Alnwick District LDF Core Strategy.

06. The implementation, maintenance and management of a scheme for surface water using a sustainable drainage scheme shall be in accordance with the details approved for condition 6 under application reference 17/00129/DISCON. The

scheme shall be implemented in accordance with the approved details prior to first occupation of any dwelling.

Reason: To ensure the effective discharge of surface water from the development not increasing flood risk elsewhere, in accordance with Policies S3 and S16 of the Alnwick District LDF Core Strategy and the National Planning Policy Framework.

07. The details of the adoption and maintenance of all SuDS features shall be in accordance with the details approved for condition 7 under application reference 17/00129/DISCON and shall thereafter be implemented in perpetuity in accordance with the approved details.

Reason: To ensure that the scheme to dispose of surface water operates at its full potential throughout the development's lifetime, in accordance with Policies S3 and S16 of the Alnwick District LDF Core Strategy and the National Planning Policy Framework.

08. The disposal of surface water from the development through the construction phase shall be in accordance with the details approved for condition 8 under application reference 17/00129/DISCON.

Reason: To ensure the risk of flooding does not increase during this phase and to limit the siltation of any on site surface water features, in accordance with Policies S3 and S16 of the Alnwick District LDF Core Strategy and the National Planning Policy Framework.

09. The protective measures to prevent the ingress of radon gas shall be in accordance with the details approved for condition 9 under application reference 17/00129/DISCON.

Reason: In order to prevent any accumulation of ground gas, which may potentially be prejudicial to the amenity of the occupants of the respective properties, in accordance with Policy S3 of the Alnwick District LDF Core Strategy and the National Planning Policy Framework.

10. The development shall not be brought into use until a validation and verification report to the approved methodology for details approved under condition 9 of application reference 17/00129/DISCON has been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to prevent any accumulation of ground gas, which may potentially be prejudicial to the amenity of the occupants of the respective properties, in accordance with Policy S3 of the Alnwick District LDF Core Strategy and the National Planning Policy Framework.

11. The approved landscaping scheme shall be carried out in accordance with the approved drawings not later than the expiry of the next planting season following this approval. The landscaped areas shall be subsequently maintained to ensure establishment of the approved scheme, including watering, weeding and the replacement of any plants, or areas of seeding or turfing comprised in the approved landscaping plans, and shall be maintained and managed in accordance with the details as shown on the approved plan.

Reason: In the interests of visual amenity and the satisfactory appearance of the development upon completion, the biodiversity value of the site, and in accordance with the provisions of Policies S3, S12, S13 and S16 of the Alnwick District LDF Core Strategy and the National Planning Policy Framework.

12. Notwithstanding the details of the approved Hardworks, Planting and Management Plan, the area of translocated hedge shall be subsequently maintained to ensure establishment of the approved scheme, including watering, weeding and the replacement of hedgerow comprised in the approved landscaping plans, which fail within a period up to 5 years from the completion of the development. Details of any required hedgerow replanting shall be submitted to the Local Planning Authority for approval along with details of the subsequent management and maintenance of this hedgerow, and the replanting shall thereafter be undertaken within the first planting season following approval of the details and thereafter maintained in accordance with the approved details.

Reason: In the interests of visual amenity and the satisfactory appearance of the development upon completion, the biodiversity value of the site, and in accordance with the provisions of Policies S3, S12, S13 and S16 of the Alnwick District LDF Core Strategy and the National Planning Policy Framework.

13. The development shall be undertaken in accordance with the details of highway works approved for condition 12 under application reference 17/01693/DISCON. The approved schemes shall be fully implemented to the satisfaction of the Local Planning Authority prior to the occupation of the first dwelling.

Reason: To improve the capacity of the highway network and reduce conflicts of vehicles on the public highway; to achieve pedestrian connectivity between the development site, existing footway network and existing Public Right of Way, in the interests of pedestrian safety; and to assist in reducing vehicle speeds on the approach to the village, in the interests of highway safety.

14. 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 and Policies S3 and S11 of the Alnwick District LDF Core Strategy.

Background Papers: Planning application file(s) 18/01711/VARYCO