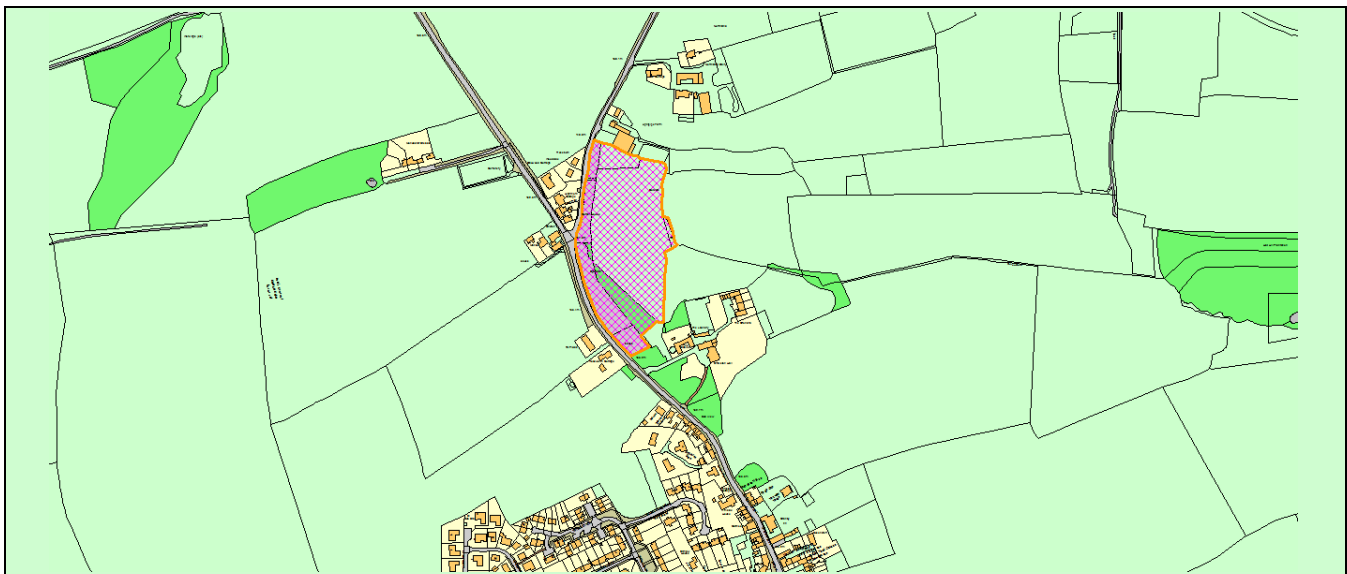




# Northumberland County Council

North Northumberland Local Area Committee  
23<sup>rd</sup> August 2018

<b>Application No:</b>	18/00162/OUT		
<b>Proposal:</b>	Outline Application (All Matters Reserved); 40 Dwellings - As Amended 23/07/18		
<b>Site Address</b>	Land South Of Lightpipe Farm , Longframlington, NE65 8DZ		
<b>Applicant:</b>	Ms Rosemary and Claire Armstrong c/o Rose Cottage, Ogle, Newcastle upon Tyne, NE20 0AU	<b>Agent:</b>	Mrs Katherine Brooker Cushman and Wakefield, Central Square, Forth Street, Newcastle upon Tyne NE1 3PJ United Kingdom
<b>Ward</b>	Shilbottle	<b>Parish</b>	Longframlington
<b>Valid Date:</b>	17 January 2018	<b>Expiry Date:</b>	31 August 2018
<b>Case Officer Details:</b>	Name: Mr Ragu Sittambalam Job Title: Planning Officer Tel No: 01670 622704 Email: <a href="mailto:Ragu.Sittambalam@northumberland.gov.uk">Ragu.Sittambalam@northumberland.gov.uk</a>		



This material has been reproduced from Ordnance Survey digital map data with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright (Not to Scale)

## 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 Longframlington 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.

The application is recommended for APPROVAL.

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, this application is submitted with all matters reserved. Outline planning permission is granted subject to conditions requiring the subsequent approval of one or more 'reserved matters'.

1.3 The application was amended as follows;

- 07/08/18 - Submission of additional drainage information
- 31/07/18 - Submission of an Archaeological Evaluation
- 23/07/18 - Amended plans submitted & change of description
- 20/02/18- Submission of Noise Survey

## 2. Description of the Proposals

2.1 The application site is located to the north end of the village set to the east side of Front Street (A697), a main thoroughfare running through Longframlington, within a corner plot bound to the northern extent by Alnwick Fords (C106). The land is predominantly field with a dense wooded border to the west side fronting the A697 (where there is a post and rail timber fence onto a footway) limiting visibility into the site from the approach with a less dense planting of trees and hedgerow along the C106 where there is an existing field access. The land slopes considerably to the across the site with agricultural/residential development to the north, open countryside to the east and further woodland to the south set around Embleton Hall. The land is 2.95ha in area and contains rights of way into fields beyond the settlement but is spatially constrained to the east by existing soft field boundaries.

2.2 The application seeks Outline Permission with All Matters Reserved to;

- Develop 40 no. dwellings.

2.3 The application site is subject to the following environmental constraints;

- Impact Risk Zone to a Site of Special Scientific Interest (SSSI)
- Public Rights of Way - 123/012 (running through site southwest-northeast)
- Coal Advice Area - Low Risk
- Grade II Listed Buildings (50m South-East)
  - Embleton Hall
  - The Laundry (Embleton Hall)

- Garden Walls and Attached Kennels (Embleton Hall)
- The Stables (Embleton Hall)

### 3. Planning History

No relevant planning history.

### 4. Consultee Responses

<p><b>Longframlington Parish Council</b></p> <p>2<sup>nd</sup> Consultation</p>	<p><b>Objects;</b></p> <p>Longframlington Parish Council maintains its original objections to this development and finds the changes proposed do not make the entrance and junction with the A697 any safer for the existing housing or the proposed development.</p> <p>The regrettable removal of ancient hedgerows and trees will still leave the entrance dangerous for the following reasons:</p> <p>There is a bend in the road in the where traffic from Alnwick direction will be upon the entrance to the development very quickly.</p> <p>The existing residents have to park along the C106 opposite the proposed entrance therefore the entrance would always be compromised and would further endanger the existing residents.</p> <p>There are many existing accesses onto this narrow road opposite and around the proposed entrance that would be compromised and the residents endangered by the amount of vehicles journeys generated by the proposed development.</p> <p>The alterations narrowing the junction with the A697 would not improve the safety of pedestrians from the existing properties and would make more difficulties for HGV's and large horse boxes which frequently use the C106 forcing those turning from the north further onto the wrong side of the road.</p> <p>It is the opinion of the Parish Council that the danger posed by the entrance cannot be safely mitigated.</p> <p>The Highways dept consultation response includes the following statement and details the required provision of bus stops:-          'The nearest bus stop is located on Front Street within Longframlington village, which is within 700 metres from the north east corner of the development site and provides links to Newcastle, Metro Centre, Kelso, Thropton. New bus stops are required to be provided on the A697 as part of the development to minimise walking distances between the development site and bus stops, which will assist in encouraging sustainable travel.'          Provision of bus stops on the A697 fronting/adjacent the site, together with level access kerbing, associated pedestrian connectivity/dropped kerb works between bus stops, in compliance with the Equality Act 2010;          The Nearest bus stop is NOT on Front Street but on Rothbury Road, the proposed site and the associated section of the A697 are NOT on a bus route, the fact that the Highways dept has not checked these very material facts does little to convince us that their other proposals are viable.          This coupled with the fact that NCC now have an established record of failing to deliver safe developments and improvements at the junction of the</p>
---	---

	A697/C106 leave us convinced that this planning application should be refused.
<p><b>Longframlington Parish Council</b></p> <p>1<sup>st</sup> Consultation</p>	<p><b>Objects;</b></p> <p>The suggested access onto the North road is onto a highly dangerous, narrow and congested part of the road which has heavy volumes of HGV vehicles and horse transporters, the traffic from the site would also exacerbate the serious problems with the junction of the A697. Flooding the North road is prone to severe flooding at the point of the suggested access and the site itself is known to suffer flash flooding in heavy rain. During the winter it is also often impossible to use the public footpath that crosses the site due to deep mud and the watercourse overflowing.</p> <p>The watercourse and drains across the site have to cope with all the surface water and sewage from all the other developments from all compass points, these volumes will only increase as the other 62 houses that already have planning permission in this part of the village are completed.</p> <p>The proposed footpath access to the A697 shown on the plans does not appear to remain at the full width as it passes through the wooded area and it would need to be made up to a full hard surfaced path as again the existing public footpath is impassable in bad weather. There are major concerns about the accuracy of the ecology/habitat survey due to the inconsistency with local knowledge. It is stated there are no bats in the area yet all parts of Longframlington are known to have bats of various species which would be evident to anyone standing or walking in the area in the evening/night.</p> <p>It is also stated that there are no Great Crested Newts (GCN) in the area yet they are commonly seen in nearby gardens and indeed Longframlington Parish Council provided photographic evidence to NCC planners during 2017 of a GCN in a garden at Sea view which is within 500 metres of the site. We would therefore suggest that a more thorough survey was carried out by a truly independent ecologist.</p> <p>Massing of housing in Longframlington. The number of houses in the village has increased dramatically over the last four-five years with over 180 new houses receiving planning permission which represents an increase of over 25%. The village infrastructure/roads and services are all over stretched. Local businesses are not seeing any economic benefit as most new residents work and shop outside the village and those that do wish to use the shops find that the increased volumes of traffic are causing parking problems in the village centre preventing them from shopping locally.</p> <p>The NCC core strategy was recently withdrawn as the figures quoted for housing were considered to be excessive yet Longframlington has already provided much of the originally proposed housing for the North area outside the main settlements.</p> <p>There is an abundance of 4/5/6 bed houses either planned or built in the village whilst there is little in the way of 2/3 bed affordable or affordable rented housing being made available which should now be the only preference for the village.</p>
<b>Affordable Housing</b>	<b>Obligation Required; 6 Units</b>

	<p>Although the draft Northumberland Local Plan indicates that to deliver affordable homes to meet the needs of those not met by the market, a minimum of 20% of homes on new permissions will be expected to be provided as affordable housing products, a 15% requirement is currently sought in this instance.</p> <p>On the indicative layout there are 6 houses in 3 pairs of semis shown pepper-potted on the site, this is good. These should ideally be provided with 50 % of affordable homes for rent and 50% available as affordable home ownership products. This level of provision and tenure split is supported by the 2018 Northumberland Strategic Housing Market Assessment. This is an acceptable proposal.</p> <p>Given the comments about housing need the ability to agree tenures at Reserved Matters stage is welcome.</p> <p>The inclusion of 6 no. affordable homes is supported by the Affordable Housing .The requirement should be detailed in a section 106 agreement with conversion clauses for tenure flexibility.</p>
<p><b>Education - Schools</b></p>	<p><b>Obligation Required - £72,000</b></p> <p>First The first school in the catchment area is Swarland Primary. Its current role is 66 of a total capacity of 110, it is therefore 60% full, so no Primary Contribution is requested.</p> <p>Middle The Middle School within the catchment area is Dr Thomlinson C of E Middle. It's current role is 221 of a total capacity of 258, it is therefore 86% full so no middle schools contribution is required.</p> <p>High Current pupil numbers at KEVI are 1476 compared to a maximum capacity of 1499. Both of these figures include 6th form places. Looking specifically at years 9 to 11 there are currently 960 actual pupils, and 960 places - the school has a Planned Admission Number of 320 and is full.</p> <p>SEND Provision Due to the relatively small size of the development and consequently the relatively low probability of an impact on SEN pupil numbers, no SEN contribution is requested.</p> <p>Summary and Conclusion A total contribution of £72,000 is requested in respect of this development, on the basis of 3 additional secondary school pupils forecast to be generated.</p>
<p><b>Health Care CG</b></p>	<p><b>Obligation Required; £30,300</b></p> <p>Total 101 persons Average list size for a GP = 1500</p> <p>Space required per GP is 150m2 (based on NHS guidance on GP premises sizing, based on list size)</p> <p>Space required for funding purposes 10.1 m2 Equates to £30,300</p>

<p><b>County Archaeologist</b></p>	<p><b>No Objection; Condition Advised</b></p> <p>The trial trenching report has now been provided although the drawings require some amendment to include a north arrow annotated with the direction of north, compass directions on the section drawings and sections through trenches 15 and 19. In addition, no environmental sampling appears to have been undertaken on site.</p> <p>The evaluation has, however identified that there are phases of medieval ridge and furrow cultivation across the site including upstanding earthworks, with a number of probable associated boundary ditches and banks, some of which contain pottery of 12th-14th century date. While the nature and location of these features have been recorded within the evaluation report and Plate 1 in the desk-based assessment shows the visible earthworks on an aerial photograph, this information needs to be combined to provide a comprehensive record of the ridge and furrow prior to its removal.</p> <p>In the absence of environmental or datable evidence, the possibility that these features represent early medieval or prehistoric occupation cannot be discounted. As a result I would recommend that the archaeological potential of this area is dealt with by a focussed programme of Archaeological Strip, Map and Record prior to development commencing in this area. In this exercise a defined area is stripped which will better reveal smaller discrete features which can be missed in linear trenching. The features will then be excavated and recorded. I would recommend that stripping starts from the known archaeological remains progressing accordingly within the strip, map and record area. The extent of the area may alter when the development layout is finalised.</p> <p>It will therefore be necessary for the developer to commission a professional archaeologist to undertake the Strip, Map and Record and the Earthwork Survey in line with NCC Conservation Team (NCCCT) Standards for Archaeological Mitigation and Site Specific Requirements documents.</p>
<p><b>Building Conservation</b></p>	<p><b>No Objection; Less than Substantial Harm</b></p> <p>Although there would be no direct impact to the fabric of the listed buildings, to enable a proper evaluation of the proposed development building conservation would require final plans for the design and specific location of the proposed dwellings.</p> <p>The Heritage Statement concluded there would be a 'medium' adverse magnitude of impact to the setting and a 'moderate' significance of effects, as the fairly large development would impact on the setting of the listed buildings to the south. Under the NPPF (paragraphs 133-134), this may equate to harm to the setting of the listed buildings resulting in a negative impact on their special character.</p> <p>The final design of the dwellings, particularly their appearance, scale and character should aim in providing a material palette that is sensitive and fitting to that of the character of the setting. This would be in order to properly assess the indirect impacts to the setting of the identified listed buildings.</p>
<p><b>County Ecologist</b></p>	<p><b>No Objection; Conditions Advised</b></p> <p>I have had the opportunity to read through the ecological report "Extended Phase 1 Habitat Survey; Land East of A697 North Road, Longframlington.</p>

	<p>AJT Environmental Consultants. August 2016". I note from this report that the site supports an area of species poor semi-improved grassland, hedgerows, ditches and an area of broad-leaved woodland. The site is recognised as having potential to support nesting birds, hedgehogs, red squirrel and bats. The ecological report states that a number of the trees within the woodland area have a high to medium potential to support roosting bats. The revised Design and Access statement shows that access to the site will be through an area of the woodland, and that a bus dipple will also be located within this habitat.</p> <p>Given that there is potential for a number of the trees to support roosting bats, I will require an assessment of the potential to support roosting bats of any tree that is to be removed. Subsequent bat activity surveys may then be required should those trees be found to have potential to support roosting bats. These will be required before I can fully comment on this application. Bat surveys should follow Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edition) 2016.</p> <p>On condition that the avoidance, mitigation and enhancement measures detailed in the report are carried out in full, I, otherwise, consider that the application sufficient on ecological grounds (not including my comments with regards to bats, made above).</p>
<p><b>Natural England</b></p>	<p><b>No Objection;</b></p> <p>Natural England has assessed this application using the Impact Risk Zones data (IRZs) and is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which the River Coquet and Coquet Valley Woodlands SSSI has been notified. We therefore advise your authority that this SSSI does not represent a constraint in determining this application. Should the details of this application change, Natural England draws your attention to Section 28(I) of the Wildlife and Countryside Act 1981 (as amended), requiring your authority to re-consult Natural England</p>
<p><b>Public Protection</b></p>	<p><b>No Objection; Conditions Advised</b></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, informatives and observations be included in any decision notice.</p> <p>The noise assessment has shown that even during the daytime there is a protected facade for most of the dwellings which meets an external LAeq limit of 45dB, allowing for 15dB of attenuation through an open window, would still achieve the night-time internal limit of 30dB LAeq.</p> <p>The data from the Council's Highways Department has demonstrated that the traffic numbers on the C106 are minimal and likely to have limited impact upon the proposed development. Therefore, and inline with the approach by the Public Health Protection Unit, no further noise information is required to show the noise impact from this road upon the proposed development. However, further information is required for the night-time impacts from road traffic on the A697.</p> <p>It is recommended that the applicant installs a close-boarded fence along the western perimeter of the gardens of all of the ten closest plots to ensure that garden noise levels are mitigated to the best achievable level.</p>

	<p>The applicant has submitted a phase 1 desk top study which concludes that the site should be considered as relatively low risk but recommends ground intrusive works. Conditions have been recommended to the Local Planning Authority to address these points.</p> <p>The site is within a Coal Authority Low Risk Development Area and will receive standing advice as part of an decision notice, should planning permission be granted. There is no evidence of historic coal mining within 450 metres of the site boundary.</p>
<p><b>Highways</b></p>	<p><b>No Objection; Conditions &amp; Informatives Advised</b></p> <p>The proposed construction of approximately 40 dwellings with appropriate parking facilities is considered to be in accordance with National Planning Policy Framework and the principle of development will be acceptable in highways terms, subject to the realignment of A697/C106 junction; realignment and widening of C106 carriageway; provision of footway along the C106 leading to the junction with the A697; widening and resurfacing of footway on A697; provision of bus stops on A697, together with associated works.</p> <p>The imposition of conditions and informatives with regards to highway works (including satisfactory realignment of A697/C106 junction), access, visibility splays, car parking, adoptable streets, surface water drainage, refuse storage, lighting and the impacts during the construction phase will address any resolvable concerns with respect to the development.</p> <p>Notwithstanding the indicative internal layout provided as part of the amended submission, the applicant is advised to enter into pre-application discussions with the Local Planning and Highway Authority in respect of the internal layout of the development area, including realigned A697/C106 junction, in order to establish broad principles of the adoptable highway network. Please note that the realigned A697/C106 junction will require further realignment to that shown on the amended drawing, to be supported by swept path analysis (Articulated vehicle and 11.6m long refuse vehicle) and Road Safety Audit.</p> <p>National Planning Policy Framework states that development should only be prevented or refused on highway grounds if there would be unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. The mitigation works requested will overcome any concerns at the junction, providing a satisfactory junction alignment for the proposed development and betterment for existing users, including pedestrian connectivity by way of segregated footway provision, therefore the development is considered acceptable and consent should not be withheld on highway grounds.</p>
<p><b>Countryside/ Rights Of Way</b></p>	<p><b>No Objection; Condition Advised</b></p> <p>The proposed development would obstruct the legally recorded line of the path. I would therefore object to the proposals in their current form unless a successful application is made to divert the Public Footpath under the Town and Country Planning Act 1990 Section 257, prior to work commencing on site. This should be conditioned in any planning consent.</p> <p>Also, no action should be taken to disturb the path surface, without prior consent from ourselves as Highway Authority, obstruct the path or in any way prevent or deter public use without the necessary temporary closure or</p>



	Diversion Order having been made, confirmed and an acceptable alternative route provide
<b>Northumbrian Water Ltd</b>	<p><b>No Objection; Condition Advised</b></p> <p>An enquiry was received by NWL from the applicant for allowable discharge rates &amp; points into the public sewer for the proposed development.</p> <p>In our response we state:-</p> <p>The foul flows can discharge without restriction into the 150mm diameter combined public sewer via manhole 8601.</p> <p>In this instance we have identified that the surface water flow must discharge directly to the local watercourse to the west of the site.</p> <p>Because the applicant has not submitted a drainage scheme which supports the comments above from the NWL response, along with the application, NWL request the recommended condition be added.</p>
<b>Lead Local Flood Authority (LLFA)</b>	<p><b>Further Information Required; Conditions Advised</b></p> <p>Whilst sufficient information has been presented to address certain drainage aspects of the scheme. Further information regarding overland surface water runoff is required,</p>

## 5. Public Responses

### Neighbour Notification

Number of Neighbours Notified	33
Number of Objections	15
Number of Support	0
Number of General Comments	0

### Notices

Site Notice - Major, affecting LB & PROW - 7<sup>th</sup> February 2018

Press Notice - Northumberland Gazette 1st February 2018

### Summary of Responses:

During the consultation period there were 14 no. objections with a further 3 no. following re-consultation raising the following issues;

- Impact on the character of the village.
- No need for further residential development.
- Need for affordable housing.
- Inadequate Infrastructure.
- Smaller houses needed.
- Inappropriate housing.
- Adverse landscape impact.

- Overdevelopment of site.
- Development cannot obstruct a right of way.
- Issues from increasing traffic.
- Highway safety.
- Inaccuracies in the ecology survey.
- Impact on bats.
- Impact on water pressure.
- Flooding

The following issues were also raised but are not considered to be material planning issues;

- Loss of green belt.
- Amenity impacts over 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=P2N2BZQSLOI00>

## **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
- S14 Development in the open countryside
- S15 Protecting the built and historic environment
- S16 General Design principles
- S23 Planning obligations

ALP - Alnwick District Wide Local Plan (1997)

- BE2 Regional and local archaeological significance
- BE8 Design in New Dwellings
- Appendix B Design in New Dwellings
- CD32 Controlling development that is detrimental to the environment and residential amenity
- TT5 Controlling car parking provision (and Appendix E)
- Appendix E Car parking standards for development

### 6.2 National Policy

NPPF - National Planning Policy Framework (2018)  
PPG - Planning Practice Guidance (2014 - as updated)

### 6.3 Other Documents/Strategies

Northumberland Five-year Supply of Deliverable Sites: 2017 to 2022 (2017)  
SHMA - Northumberland Strategic Housing Market Assessment (2018)  
Alnwick Landscape Character Assessment Supplementary Planning Document

### 6.4 Emerging Policy

Northumberland Local Plan - Draft Plan for Regulation 18 Consultation (2018)

## **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 Northumberland Local Plan was published in draft for consultation on 04/07/18, in accordance with Paragraph 48 of the NPPF; the policies contained within the document at this stage carry minimal weight in the determination of planning applications.
- 7.3 The main issues in the consideration of this application are;
- Principle of Development
    - Sustainability
    - Housing Land Supply
    - Summary
  - Planning Obligations
    - Affordable Housing
    - Education
    - Health
    - Junction Realignment
  - Visual Impact
    - Landscape
    - Design
    - Summary
  - Planning Balance
  - Heritage Assets
    - Archaeology
    - Listed Buildings
    - Harm & Public Benefit
  - Amenity

- Neighbour Issues
- Noise
- Environment
  - Ecology
  - Contaminated Land
- Transport
  - Highway Safety
  - Rights of Way
- Water Management
- Other Matters
  - Consultation Issues
  - Conditions
- Procedural Matters

## Principle of Development

### *Sustainability*

7.4 The NPPF seeks to promote sustainable development with paragraph 8 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 which are interdependent and need to be pursued in mutually supportive ways. The application seeks residential development on land immediately adjoining Longframlington beyond a wooded area, bound by existing residential properties within the settlement. Longframlington has a fair service base with further access 5.5 miles east at Swarland, Longhorsley 4.0 miles south and Rothbury 6.0 miles west where there is a strong service base. In-principle issues raised over the consultation period have been appraised in this section.

7.5 *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.*

- 7.6 The site is located within Longframlington, a 'Sustainable Village Centre' where development is permitted that is well-related to the settlement as per S1 which states that there is a 'strong service base' although acknowledges the absence of a school. Development in this location should accord with the hierarchy and reflect the services present and accessibility. The site is located within the village (bordering development to three sides) and would be accessible to services within the settlement.
- 7.7 *Paragraph 78 of the NPPF sets out that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Where there are groups of smaller settlements, development in one village may support services in a village nearby.*
- 7.8 Whilst there is a limited service base within the settlement, Longframlington is amongst a network of smaller settlements providing an accessible service base. Having regard to these other 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 one another.
- 7.9 From this, the site is considered to be a suitable location to support new residential development.

#### *Housing Land Supply*

- 7.10 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 requirement. The five year housing land supply position is pertinent to proposals for housing in that paragraph 11 (d) and corresponding footnote 7 of the NPPF indicates that the presumption in favour of sustainable development applies where a Local Planning Authority cannot demonstrate a five-year supply of deliverable housing sites.
- 7.11 *Paragraph 73 of the NPPF sets out that Local Planning Authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies.*

*Paragraph 74 of the NPPF clarifies what is required to demonstrate a five year supply of deliverable housing sites.*

- 7.12 As set out in paragraph 73 of the NPPF, where the strategic policies are more than 5 years old, local planning authorities should measure their housing land supply against their local housing need. In accordance with the standard methodology, Northumberland's local housing need figure is currently 717 dwellings per annum. Against this requirement, and taking into account the supply identified in the Council's latest Five Year Supply of Deliverable Sites 2017 to 2022 report, the Council can demonstrate a 12.1 years supply of housing land. Therefore Northumberland clearly has more than a 5-year housing land supply, and as such, in this context, the presumption in favour of sustainable development does not apply.

- 7.13 This supply position updates that presented in the Council's Position statement following withdrawal of the draft Core Strategy (Nov 2017), and in the Five Year Supply of Deliverable Sites 2017 to 2022 report (Nov 2017) which used an Objectively Assessed Need of 944 dwellings per annum, informed by superseded evidence. While the draft Northumberland Local Plan includes a housing target of 885 dwellings per annum, given that the plan is not yet adopted, this target has not been used for the calculation of the Council's five year housing land supply position, as to do so would not reflect the NPPF.

#### *Summary*

- 7.14 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 in 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.
- 7.15 It is therefore considered that the principle of development is acceptable and in accordance with S1 and S3 of the ACS and the NPPF.

#### Planning Obligations

- 7.16 *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.*
- 7.17 *Paragraphs 54 and 56 of the NPPF sets out that Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition. Obligations must meet all of the following tests;*
- a) necessary to make the development acceptable in planning terms;*
  - b) directly related to the development; and*
  - c) fairly and reasonably related in scale and kind to the development.*
- 7.18 The following planning obligations have been assessed in respect of this application which are to be secured by legal agreement pursuant to s106 of the Town & Country Planning Act 1990 (as amended).

#### *Affordable Housing*

- 7.19 The application has put forward that 15% of dwellings proposed would be on-site affordable housing to be delivered on site (6 dwellings). The application has been subject to consultation with Affordable Housing (AH).

Representations raising issues of affordable housing have been considered in this section.

- 7.20 *S6 of the ACS seeks a appropriate level of affordable housing within the site on all housing sites of 10 units or more or 0.33 hectares or more in Alnwick and Amble. The policy had stated a need for 35% however this is no considered up-to-date.*
- 7.21 *Paragraph 64 of the NPPF stipulates that where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups.*
- 7.22 The Northumberland SHMA Update (June 2018) provides detailed market analysis of housing needs at the County level, and across local Housing market sub-areas. It also provides up-to-date evidence of affordable housing need in Northumberland. The SHMA identifies an annual net shortfall in affordable housing across Northumberland of 151 dwellings per annum over the period 2017 to 2022, and recommends that 50% of affordable homes are provided for rent, and 50% provided as affordable home ownership products.
- 7.23 The updated SHMA, helped inform the 20% affordable homes requirement in the draft Northumberland Local Plan. Until the implications of the updated SHMA have been considered further, the Council will not normally seek an affordable housing contribution in excess of 15% unless other up to date evidence indicates a higher contribution is required to meet local need.
- 7.24 However, pending Cabinet ratification, at the present time of writing 15% of new homes will continue to be suggested to be provided as affordable housing products in line with the evidence from the previous 2015 SHMA.
- 7.25 AH have set out that the provision put forward is considered acceptable setting out that tenure of three discount market value and three affordable rent would be acceptable. Given that the application is outline with all matters reserved, the future provision would be bound by condition as set out in the recommendation to secure an affordable housing strategy alongside legal agreement.

#### *Education*

- 7.26 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. Issues raised during consultation are addressed in this section.
- 7.27 *Paragraph 94 of the NPPF states that it is important that a sufficient choice of school places is available to meet the needs of existing and new communities going on to;*

*a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications.*

- 7.28 The consultation response from Education sets out that there is surplus capacity in catchment first and middle schools however there are capacity at the secondary level. Pupil numbers at King Edward VI School in Morpeth are at capacity and therefore a contribution has been sought, based on the pupil yield from the development (three pupils) to calculate a contribution of £72,000 which has been agreed by the applicant.

#### *Health*

- 7.29 Where major applications propose residential development of 30 units or above, the application is subject to consultation with the Northumberland Clinical Commissioning Group (NCCG). Contributions are based on the cost of space required from the total number of people that would accommodate the development taken in the context of GP availability in catchment practices. Issues raised during consultation are addressed in this section.
- 7.30 *Paragraph 8 of the NPPF sets out, the social role of sustainable development is to support strong, vibrant and healthy communities with accessible local services that reflect the community's needs and supports its health, social and cultural well-being.*
- 7.31 NCCG have responded consultation requesting a figure of £30,300 based on a yield of 101 people based on the submitted schedule of accommodation, the space required being 10.1sqm (£3000/sqm). The applicant has agreed to the obligation.

#### *Junction Realignment*

- 7.32 As part of the proposal the junction between the A697 and the C106 is to be re-aligned which is considered necessary to overcome the environmental impacts and highway safety concerns of the proposal. As such, the improvement is to be secured as part of a legal agreement which has been confirmed as acceptable by the applicant prior to determination.
- 7.33 The delivery of this obligation would be tied to the first occupation of the development with the full details of the realignment to be secured prior to commencement. This is considered necessary as this infrastructure improvement goes to the heart of the recommendation.

#### Visual Impact

##### *Landscape*

- 7.34 The site comprises of land bound by the pattern of existing development within Longframlington but that is spatially divorced through existing woodland that is set around the western boundary and the A697. The land is open field where there is a right of way with open countryside beyond. The appraisal of Landscape considers the physical mass and character impact of a development proposal; the application has been submitted with a Design and



Access Statement which sets out principles for the future design. Issues raised over character and landscape impact have been considered in this section.

7.35 *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.*

7.36 *Paragraph 170 of the NPPF sets out that planning decisions should contribute to and enhance the local environment by;*

*b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services - including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland*

7.37 The proposed access has been indicatively located along the C106 which would minimise the number of trees to be removed and retain the main character of the site which is the wooded area that fronts the A697 which is considered the prominent viewpoint. There is a limited level of prominence when viewed from the wider area from the road due to limited opportunities being available however this would be greater from the rights of way beyond the site. Notwithstanding this, the impact of new development could be softened through landscaping to be addressed at the reserved matters stage.

7.38 However the main impact would be through the imposition of dwellings on the site and the loss of the field (albeit not readily visible) from the spatial form of Longframlington, the interpretation of this however could be read as infill given that development has been approved and implemented to the west side of the A697.

7.39 *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.*

7.40 In considering the density of the proposal, the net area for development (2.30ha approx.) has been used which would result in a density of 17 dwellings per hectare which is of a lower number than set out in S5 but is appropriate given the edge of settlement location within a village, topography of the site and its constraints.

7.41 Whilst there is an acceptance of the development from a purely visual stance as infill constrained by existing and proposed residential development to the north and west, there would be an impact on character, diminishing the spatial integrity between built form and open space.

*Design*

- 7.42 The application has been submitted with layout, massing and appearance reserved. Design considers the appearance of the development independently and as part of the immediate streetscene.
- 7.43 *S16 of the ACS states that proposals should take full account of the need to protect and enhance the local environment.*
- 7.44 *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.*
- 7.45 *Paragraph 127 of the NPPF states that Planning decisions should ensure that developments:*
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
  - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
  - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)*
- 7.46 The application was amended to reduce the number of properties from 42 to 40 due to concerns raised over the density of development and the lack of open space between properties. Whilst the layout is indicative, the revised scheme shows greater areas of open space with a relaxed density. Appearance is again reserved, however having regard to other development in the nearby area, it would be expected for house types and material treatments to respect the vernacular of the area in a similar manner to that of other modern development in Longframlington taking cues from the historic vernacular in a contemporary form.
- 7.47 A detailed assessment of the visual impact for the outline element can only be carried out at the reserved matters stage. However based on the submitted indicative plan and associated documents, it is considered that a residential development could be accommodated on this part of the site without causing a significant adverse visual impact.
- 7.48 Therefore the design of the proposal is considered acceptable, in accordance with S16 of the ACS and the NPPF.

### *Summary*

- 7.49 Whilst the visual impact is largely considered acceptable, the introduction of development to this location is however considered to have an adverse impact having regard to the character of the area. The implications of this have been addressed further in Planning Balance.

## Planning Balance

- 7.50 It is acknowledged that there will be an environmental impact resulting from the introduction of development to the area that can only partially be mitigated through the design of the proposal as the main issue is a matter of character through the introduction of development which has links spatially to both the open countryside and the built up area of Longframlington.
- 7.51 *Paragraph 8 of the NPPF sets out the three overarching objectives (economic, social and environmental) stating that they are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure gains across each of the different objectives).*
- Paragraph 9 of the NPPF sets out that the objectives are not criteria which every decision can or should be judged and that planning decisions should play an active role in guiding development towards sustainable solutions, but in doing so take local circumstances into account, to reflect the character, needs and opportunities of each area.*
- 7.52 There have been sites to the north of the application site which have been approved for residential development off the C106. Individually being of a limited number sitting alongside existing properties with no substantive issues raised over highway safety from Highways Development Management, but has often been raised as a major concern from neighbours and the Parish Council. The proposal would enter onto the C106 with appropriate works required and agreed to secure the provision of footways as part of the development which is considered to deliver some benefit to the other occupants along this stretch of road.
- 7.53 The main issues are with vehicular access and pedestrian crossing where the C106 and the A697 join; there is currently no record of accident data at this junction. Notwithstanding this, Highways Development Management shares concern over the safety of the junction. The obstacle in addressing this is the availability of land to provide a substantial solution, where opportunity is presented through this application.
- 7.54 The applicant has agreed to a full realignment of the junction which is considered to provide significant benefits both from a vehicular and pedestrian safety point of view. Whilst the accident data and submitted transport statement consider the junction to require no/limited change, the view of Highways Development Management is that a more robust solution would address a matter of ongoing concern, having wider benefits beyond the application site to provide safe crossing and footways to serve developments in the wider area which would be within the adopted highway to be maintained by the Local Authority. With regards to the works agreed, they are considered to be beyond what is reasonably necessary to make the development acceptable in highway terms and therefore deliver residual benefit.
- 7.55 The social benefits associated with this would overcome the environmental impact of the development and deliver a substantial infrastructure improvement for the village which is in addition to a full suite of contributions

agreed by the applicant. From this, the planning balance of the proposal is considered to be in favour of development, in accordance with the NPPF.

### Heritage Assets

- 7.56 *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.*
- 7.57 *Paragraph 184 of the NPPF sets out that Heritage assets range from sites and buildings of local historic value to those of the highest significance. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generation*

### Archaeology

- 7.58 The site is located within a wider landscape containing known sites from the prehistoric period onwards. As a result the site is considered to have potential for significant undiscovered archaeological features. The application has been submitted with an archaeological desk-based assessment which has been supplemented with an archaeological evaluation involving site investigation (at the request of the County Archaeologist). The submissions have been reviewed by the County Archaeologist (CA).
- 7.59 *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.*
- 7.60 *Paragraph 189 sets out that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.*
- 7.61 The CA has reviewed the submitted information concluding that whilst site investigations have been carried out, that there was a curvilinear ditch containing post holes at the southern part of the site pre-dating the medieval ridge and furrow present on the wider area. Given that Longframlington dates to at least the medieval period, the features require further investigation and as such a further scheme of investigation has been recommended by condition to strip, map and record in accordance with NCC's Standards for Archaeological Mitigation and Site Specific Requirements.
- 7.62 Whilst the condition relates to pre-commencement matters, it is reasonable that development could progress on the wider site given the limited area subject to where investigation is required.

7.63 The archaeological impact of the proposal could be suitably mitigated, in accordance with BE2 of the ALP, S15 of the ACS and the NPPF.

*Listed Building*

7.64 The site is located north of Embleton Hall and its associated structures that are all Grade II Listed with a separation of approximately 50m. The application has been submitted with a Heritage Statement and has been subject to consultation with Building Conservation (BC).

7.65 *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.*

7.66 *Annex 2 of the NPPF sets out that the setting of a heritage asset is The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.*

7.67 The response of BC acknowledges that the development would be located near the listed buildings but notes that the proposed site is not historically associated with Embleton Hall and buildings, but is linked to historically to Lightpipe Farm. The main impact on setting would arise from views from the north when viewed alongside Embleton Hall. Whilst no heritage assets would be directly impacted upon, the Heritage Statement recommends that there is additional screening from planting to the south and south-eastern portions of the site to reduce this impact.

7.68 The application was modified to show that the layout could accommodate a greater level of separation to allow for landscaping toward the boundaries onto Embleton Hall. The detailed design of the dwellings with particular regard to the scale, appearance and character should aim for a sympathetic and 'fitting' design to the existing character of the setting of the site.

*Harm & Public Benefit*

7.69 Whilst BC has not set out a position of harm, the response sets out that there would be an element of harm notwithstanding future assessment at Reserved Matters. As a result a position of less than substantial harm to the setting of listed buildings must be addressed.

7.70 *Paragraph 196 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*

7.71 In balancing the harm attributed to the setting and impact on the listed building; the assessment is done through consideration of 'significance' a qualification of the special qualities that cumulatively 'make' a heritage asset. Fundamentally, all elements of the scheme must have regard to the

significance of the heritage asset and balance the potential of 'harm' against 'public benefit'. The level of harm in this instance is less than substantial, therefore an evaluation of public benefit must be undertaken to ascertain the acceptability of the proposal.

- 7.72 There would be short term benefits over the development period through employment during the construction period along with a boost to housing supply. Financial contributions in respect of education and health would mitigate for development as opposed to providing a wider contribution or public benefit. The provision of six affordable houses to the village, three of which would be offered at discount market value to be offered to people within the locality. This, alongside the junction realignment would have greater levels of public benefit which is considered sufficient to overcome the harm afforded by the development.
- 7.73 Notwithstanding this, detailed consideration of the Reserved Matters would still be required to ensure that the stated level of harm is not exceeded.
- 7.74 From this, it is considered that the public benefits of the proposal outweigh the level of harm afforded. Therefore the impact on the historic environment is considered acceptable in accordance with S15 of the ACS and the NPPF.

#### Amenity

- 7.75 *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.*
- 7.76 *Paragraph 127 of the NPPF states that planning decisions should;*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

#### *Neighbour Issues*

- 7.77 The assessment of neighbour issues 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.
- 7.78 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.
- 7.79 Due to the woodland that separates the site from development to the north, south and west, the neighbour issues arising from the proposal are limited. Within the site, the layout (albeit indicative) has demonstrated how the development could be accommodated with appropriate separation distances.

- 7.80 A detailed assessment of amenity for the outline element 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.
- 7.81 It is considered that impacts on amenity arising from the development would not have an adverse impact on neighbouring properties, proposed properties or the wider environment. The neighbour issues of the proposal are therefore considered acceptable in accordance with CD32 of the ALP and the NPPF.

#### *Noise*

- 7.82 The proposal is set in close proximity to the A697 that has potential to have noise impacts on new residential development. The application has been submitted with a noise assessment which has been subject to consultation with Public Health Protection (PHP).
- 7.83 *Paragraph 170 of the NPPF sets out that planning decisions should contribute to and enhance the natural and local environment by:*
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability.*
- 7.84 PHP have reviewed the submission raising no objection subject to securing an acoustic design scheme to ensure that plots located closest from the noise source (A697) would not have habitable rooms facing it in order to secure a good quality internal environment for future occupants, otherwise information could be submitted to demonstrate that this is not required at the discretion of PHP.
- 7.85 The noise impact of the proposal could therefore be suitably mitigated in accordance with CD32 of the ALP and the NPPF.

#### Environment

##### *Ecology*

- 7.86 Due to the site bordering the open countryside and proximity to a wooded area to the west with potential for tree removal at the access point, there is considered to be potential for the development to have on-site ecological impacts. The application has been submitted with an Ecological Assessment, supplemented by a Bat Report which has been reviewed by the County Ecologist (CE).
- 7.87 *S3 of the ACS sets out within its sustainability criteria that there should be no significant adverse effects on the environment, biodiversity and geodiversity.*

*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.*

7.88 *Paragraph 170 of the NPPF sets out that planning decisions should contribute to and enhance the local environment by;*

*d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures*

7.89 The CE has set out that following receipt of the bat survey to inform appropriate mitigation, that there are no issues arising from the proposal subject to the avoidance, mitigation and enhancement measures set out in the recommendation.

7.90 Therefore the ecological impact of the proposal can be suitably mitigated in accordance with S3 and S12 of the ACS and the NPPF.

#### *Contaminated Land*

7.91 The site is within the low risk coal referral area, the site otherwise has no history of previous significant contaminative uses. The application has been submitted with a Phase 1 ground investigation report which has been reviewed by Public Health Protection (PHP).

7.92 *S3 of the ACS sets out within its sustainability criteria that any physical and environmental constraints on the development of the land as a result of contamination, or land stability can be mitigated.*

7.93 *Paragraph 178 of the NPPF states that decisions should ensure that;*

*a) a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation.*

*Paragraph 179 of the NPPF states that where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.*

7.94 PHP have agreed with the stance in the submitted document that concludes that the site should be considered as relatively low risk but recommends intrusive ground investigations in line with the report, set out in a condition. PHP has also looked into legacy coal mining issues confirming that the site is unlikely to be affected by historic coal mining activity and that no further work required.

7.95 From this, issues arising from contaminated land have been suitably addressed in accordance with S3 of the ACS and the NPPF.



## Transport

### *Highway Safety*

- 7.96 Highway safety considers the impact the development would have in terms of vehicle movements, the internal layout of development and pedestrian connectivity. The application has been assessed by Highways Development Management (HDM). The application has been submitted with a Transport Statement. A number of objections have been received regarding highway safety.
- 7.97 *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.*
- 7.98 *Paragraph 109 of the NPPF sets out that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.*
- 7.99 HDM had originally raised issues over the proposed improvements as part of the access arrangement but following agreement to re-align the junction have raised are no objection. The improvements are to address highway safety with road capacity considered acceptable, with the improvement in excess of what is required to make the development acceptable, but addressing concerns of HDM and residents.
- 7.100 Through the objections over highway safety it should be clarified that the re-alignment of the junction would require technical design which is to be secured at the outset of development with delivery prior to occupation, tied into a legal agreement that would sit alongside the permission. The alterations would involve widening to an adopted standard along with the provision of a 2m footway, this would address the existing highway safety issues in terms of the narrow access with potential for parking restrictions if considered necessary particularly at the junction (to ensure adequate visibility).
- 7.101 The conditions as recommended by HDM have been set out within the recommendation. In terms of off-site highway works, the development would provide the following which has been agreed by the applicant;
- Re-alignment of A697/C106 junction.
  - 2m wide footway between the frontage of the C106 from the access to the A697.
  - Provision of bus stops on the A697 along with associated works.
- 7.102 The impact on highway safety is therefore considered acceptable in accordance with S11 of the ACS and the NPPF.

### *Rights of Way*

- 7.103 There is a Public Right of Way that runs through the site from south-west to east. Development that would affect Rights of Way are subject to assessment

by Public Rights of Way (PRW). Issues raised over the consultation period have been addressed here.

- 7.104 *Paragraph 98 of the NPPF states that planning decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.*
- 7.105 The indicative site layout shows that the right of way would be retained in such a way that there would be limited change to the route. PRW have stated that they would object if works were carried out to the right of way without prior consent which has informed a condition set out in the recommendation.
- 7.106 The impact on Rights of Way is therefore considered acceptable in accordance with the NPPF.

#### Water Management

- 7.107 The application is for major development and has been accompanied by a drainage strategy which has been subject to consultation with the Lead Local Flood Authority and Northumbrian Water. Issues raised over water management have been addressed in this section.
- 7.108 *Paragraph 165 of the NPPF states that Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate.*
- 7.109 NWL has raised no objection subject to a condition to secure details of surface and foul water drainage. The LLFA had requested additional information to address concerns raised regarding how the site would deal with overland flow coming onto the site from the surrounding area. Whilst some information has been provided, further details are required to ensure that this aspect of drainage can be successfully undertaken. The recommendation is therefore subject to resolution of this matter prior to issue of a future decision.
- 7.110 Notwithstanding the outline nature of the application and that sustainable drainage features have been shown within the drainage strategy, a future reserved matters application would expect sustainable drainage features to be incorporated into the design.

#### Other Matters

##### *Consultation Issues*

In response to issues raised during the consultation period that have not been addressed in the appraisal;

- 7.111 No need for further residential development.  
The NPPF does not stipulate that development can be resisted on the basis of need. The housing land supply position is such that the figure is a minimum, not a maximum.

- 7.112 Smaller houses needed / Inappropriate housing  
The housing mix would be subject to further assessment at Reserved Matters.
- 7.113 Development cannot obstruct a right of way.  
Provision has been made to account for works to the right of way.
- 7.114 Issues from increasing traffic / Highway safety.  
These issues have been addressed through the provision of appropriate highway works and agreed by the applicant.
- 7.115 Inaccuracies in the ecology survey / Impact on bats.  
The County Ecologist has raised no issues over the accuracy of the ecological assessment with a bat survey also being provided.
- 7.116 Impact on water pressure.  
This is a matter for Northumbrian Water, post-completion.
- 7.117 Loss of hedgerows.  
The location of the junction change and access is such that a the trees/hedgerows affected would be of a lower quality and would not detract from the main route through Longframlington.

#### *Conditions*

- 7.118 *Paragraph 55 of the NPPF states that planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification.*
- 7.119 Prior to preparation of this report, the applicant has confirmed agreement of the conditions set out in the recommendation. Pre-commencement conditions have been imposed as part of this permission although planning permission is reliant upon an approved Reserved Matters application.

#### Procedural Matters

##### *Equality Duty*

- 7.120 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*

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

## *Human Rights Act Implications*

- 7.122 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.
- 7.123 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.
- 7.124 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 The main planning considerations in determining this application have been set out and considered above stating accordance with relevant Neighbourhood Plan and Local Plan Policy. The application has also been considered against the relevant sections within the National Planning Policy Framework (NPPF) and there is not considered to be any conflict between the local policies and the NPPF on the matters of relevance in this case.
- 8.2 The application has addressed the main considerations and would accord with relevant policy. The proposal is therefore supported.
- 8.3 A legal agreement to secure the obligations/contributions is set out in the recommendation.

## 9. Recommendation

That Members authorise the Head of Service to GRANT permission subject to resolution of outstanding matters relating to;

- Lead Local Flood Authority - Overland Surface Water Drainage;

A Legal Agreement pursuant to s106 of the Town & Country Planning Act 1990 (as amended) to secure the following obligations:

- Affordable housing provision of 15% on site (6 units);
- £72,000 Education contribution;
- £30,300 Health contribution;
- Re-alignment of A697/C106 junction; and

The following conditions;

### Conditions

#### 01. Time to 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)

#### 02. Approved Outline Site

The development hereby permitted at outline stage shall be in complete accordance with the approved plan. The approved plan for this development is:-

##### 1. SD-00.01 - OS Location Plan

Reason: To provide the site extents of the outline permission.

#### 03. 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;

- a) Access;
- b) Appearance;
- c) Landscaping;
- d) Layout; and
- e) 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)

### **Affordable Housing Strategy to be Submitted**

Notwithstanding details contained within the application, prior to construction of the development hereby approved, an affordable housing strategy incorporating 15% of the total number of units 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);
- d) Program of delivery

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 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.

### **County Ecologist**

#### **05. Biodiversity Mitigation & Enhancement Plan to be Submitted**

Prior to development commencing a biodiversity mitigation and enhancement plan to include:

- a) an external lighting scheme in accordance with 'Bats & Lighting in the UK', Bat Conservation Trust/Institution of Lighting Engineers, 2008;
- b) timing restrictions to avoid adverse effects on protected species
- c) protection of hedgerows and trees including their root protection zones in accordance with the British Standard BS5837:2012;
- d) creation of a vegetated buffer to the woodland;
- e) a Landscape Management Plan which integrates the SUDS scheme for the site including creation of wildflower grassland and new hedgerows, woodland enhancement planting and deadwood habitats, using predominantly native species of local provenance targeting BAP species where possible;
- f) details of types and locations of at least 42No. bat and bird boxes, primarily comprising designs that are built into the new housing;
- g) access gaps provided in fencing for hedgehogs; provision of deadwood habitat;
- h) a construction and environmental management plan to include methods to safeguard the water courses on site and measures to protect badgers and other terrestrial mammals during construction;
- i) precautionary felling methods for trees to be removed including seasonal restrictions and soft felling techniques;
- j) Program of delivery.

Shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in accordance with the program of delivery.

Reason: To conserve and enhance the biodiversity of the site in accordance with the National Planning Policy Framework and to maintain the favourable conservation status of protected species.

## **Public Health Protection**

### **06. Details of Contaminated Land to be Submitted**

The development hereby permitted shall not be commenced until a scheme to deal with any contamination of land or pollution of controlled waters has been undertaken by a competent and qualified consultant to include;

- a) A site investigation (Phase 2) shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/ or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle, in order that any potential risks are adequately assessed taking into account the sites existing status and proposed new use. Two full copies of the site investigation and findings shall be forwarded to the Local Planning Authority without delay upon completion.
- b) Thereafter, a written Method Statement (or Remediation Strategy) detailing the remediation requirements for the land contamination and/or pollution of controlled waters affecting the site shall be submitted and approved by the Local Planning Authority, and all requirements shall be implemented and completed to the satisfaction of the Local Planning Authority. No deviation shall be made from this scheme without express written agreement of the Local Planning Authority.
- c) Two full copies of a full closure (Verification Report) report shall be submitted to and approved by the Local Planning Authority. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the closure report to demonstrate that the required remediation has been fully met; and
- d) Program of delivery.

The scheme(s) shall be submitted to and approved in writing by the Local Planning Authority to be implemented in accordance with the programme of delivery. The scheme shall include all the measures unless the Local Planning Authority dispenses with any such requirement in writing.

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.

### **07. Details of Further Contamination to be Submitted**

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

occupied until a method statement has been submitted to and approved in writing by the Local Planning Authority, and measures proposed to deal with the contamination have been carried out.

[Should no contamination be found during development then the applicant shall submit a signed statement indicating this to discharge this condition].

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

#### 08. Details of Ground Gas Protection to be Submitted

Prior to construction of the development hereby approved details of ground gas protection to include;

- a) A report detailing the protective measures to prevent the ingress of ground gases, including depleted Oxygen (<19%), to the CS2 standard specified in BS8485:2015 (Code of Practice for the design of protective measures for Methane and Carbon Dioxide ground gases for new buildings);
- b) Full details of the validation and verification assessment to be undertaken on the installed ground gas protection, as detailed in CIRIA C735 (Good practice on the testing and verification of protection systems for buildings against hazardous ground gases);
- c) Program of delivery

Shall be submitted to and approved in writing by the Local Planning Authority, the approved scheme shall be implemented in accordance with the program of delivery and retained thereafter.

Reason: In order to prevent any accumulation of mine gas, which may potentially be prejudicial to the amenity of the occupants of the respective properties.

#### 09. Details of Validation and Verification of Ground Gas Protection to be Submitted

Prior to occupation of the development hereby approved, details of;

- a) A validation and verification report to the approved methodology in Condition titled 'Details of Ground Gas Protection to be Submitted'

Which shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to prevent any accumulation of mine gas, which may potentially be prejudicial to the amenity of the occupants of the respective properties.

#### 10. Acoustic Design Scheme

Prior to construction of the development hereby approved an acoustic design scheme (which shall apply to dwellings proximate to the A697) to include;



- a) 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 A697 road; and
- b) Dwellings to which the acoustic design scheme relates to.

Shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the occupation of the dwelling it relates to and retained in perpetuity.

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

## **Highways Development Management**

### **11. Construction Method Statement (including Plan) to be Submitted**

Prior to commencement of the development hereby approved a Construction Method Statement where applicable, to provide for:

- a) Details of temporary traffic management measures, temporary access, routes and vehicles;
- b) Vehicle cleaning facilities;
- c) The parking of vehicles of site operatives and visitors;
- d) The loading and unloading of plant and materials;
- e) Storage of plant and materials used in constructing the development; and
- f) Measures to control the emission of dust and dirt.

Shall be submitted to and approved in writing by the Local Planning Authority. The approved Construction Method Statement shall be adhered to throughout the construction/demolition period.

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

### **12. Details of Off-Site Highway Works to be Submitted**

Notwithstanding the details provided, prior to construction of dwellings on the development hereby approved, schemes to provide:

- a) realignment of A697/C106 junction and C106 carriageway, including widening works; together with drainage, street lighting, road markings, signage and associated works;
- b) a footway along the frontage of the C106 carriageway to tie in with the existing footway along A697 frontage, together with;
- c) drainage, street lighting and associated works;
- d) construction of site access/junction to county road C106, incorporating minimum entry width of 6 metres, 6 metres radii, including 2.4 x 43 metre visibility splays, together with associated works;
- e) 2 no. bus stops on the A697 (one to either side), including shelters, provision of Equality Act 2010 level access kerbing, dropped kerb pedestrian road crossings, clearway markings, plates, poles, together with associated works; and
- f) Program of delivery.

Shall be submitted to and approved in writing by the Local Planning Authority. The approved schemes shall be delivered in accordance with the programme of delivery which will be expected to be prior to occupation.

Reason: In the interests of highway safety, amenity, and encouraging sustainable transport modes in accordance with the National Planning Policy Framework.

#### 13. Details of Adoptable Streets to be Submitted

Prior to occupation of the development hereby approved, details for the streets proposed for adoption to include;

- a) Full engineering;
- b) Drainage;
- c) Street lighting; and
- d) Constructional details

Shall be 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 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

#### 14. Highway Site Levels to be Submitted

The development as hereby approved shall not commence until details of the existing and proposed site levels to include;

- a) Existing Ground Levels;
- b) Proposed Road levels; and
- c) Proposed verge/open space levels; and
- d) Proposed footway/cycleway levels.

Have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the development is brought into use.

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

#### 15. Details of Surface Water Drainage From Private Land to be Submitted

Prior to occupation of the development hereby approved, a scheme for surface water to include;

- a) Details to manage run off from private land;
- b) Details of maintenance;
- c) Programme of delivery

Shall be submitted to and approved in writing by the Local Planning Authority. The approved surface water drainage scheme shall be implemented in accordance with the programme of delivery 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.

#### 16. Details of Refuse Storage & Strategy to be Submitted

The development hereby approved shall not be occupied until details of;

- a) Refuse storage facilities; and
- b) Refuse storage strategy.

Have been submitted to and approved in writing by the Local Planning Authority. The approved refuse storage facilities shall be implemented before the development is occupied. Thereafter, the refuse storage facilities and refuse storage strategy shall operate in accordance with the approved details.

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

#### 17. Details of Car Parking to be Submitted

No dwelling shall be occupied until details of;

- a) Car parking areas including garages, associated with each plot; and
- b) Programme of delivery

Have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in accordance with the programme of delivery.

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

#### 18. Details of Cycle Parking to be Submitted

No dwelling shall be occupied until details of cycle parking to include;

- a) Cycle parking provision; and
- b) Programme of delivery

Has been submitted to and approved in writing by the Local Planning Authority. The approved cycle parking shall be implemented in accordance with the programme of delivery.

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

## **Public Rights of Way**

### 19. Details of Public Footpath Diversion to be Submitted

Notwithstanding details contained within the approved plans, prior to any works being carried out to the public right of way (Public Footpath No. 12), a scheme to include;

- a) Route of the proposed works;
- b) Specification of the path;
- c) Details of diversions/stopping up; and
- d) Programme of delivery.

Shall be submitted to an approved in writing by the Local Planning Authority. Any works to the public footpath shall be carried out in accordance with the approved details in accordance with the programme of delivery.

Reason: To protect and maintain the public right of way in accordance with the National Planning Policy Framework.

## **County Archaeologist**

### 20. Programme of Archaeological Work to be Submitted

A programme of archaeological work is required in accordance with Northumberland County Council Conservation Team (NCCCT) Standards for Archaeological Mitigation and Site Specific Requirements document (dated 7/8/18). The archaeological scheme shall comprise three stages of work;

- a) No development or archaeological mitigation shall commence on the identified site within the document until a written scheme of investigation based on NCCCT Standards and Site Specific Requirements documents has been submitted to and approved in writing by the Local Planning Authority.
- b) The archaeological recording scheme required by NCCCT Standards and Site Specific Requirements documents must be completed in accordance with the approved written scheme of investigation.
- c) The programme of analysis, reporting, publication and archiving if required by NCCCT Standards and Site Specific Requirements documents must be completed in accordance with the approved written scheme of investigation.

Each stage shall be completed and approved in writing by the Local Planning Authority before it can be discharged unless dispensed of by way of written approval from the Local Planning Authority.

Reason: The site is of archaeological interest and requires appropriate investigation in accordance with the National Planning Policy Framework.

## **Northumbrian Water / Lead Local Flood Authority**

## 21. Details of Surface & Foul Water Drainage to be Submitted

Prior to commencement of the development hereby approved a detailed scheme to include;

- a) Details of surface water drainage;
- b) Details of foul water disposal; and
- c) Program of delivery

Shall be submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water and the Lead Local flood Authority. The approved scheme shall be implemented in accordance with the program of delivery and retained thereafter.

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

### **Lead Local Flood Authority**

## 22. Surface Water Drainage Scheme to be Submitted

Prior to commencement of development a scheme to dispose of surface water from the development that shall;

- a) Restrict discharge from the development to Qbar for all rainfall events up to and including the 1 in 100 year event, unless otherwise agreed by LLFA and the local planning authority.
- b) Adhere to the principles as set out in the drainage strategy from Systra "Drainage and Flood Risk assessment Lightpipe Farm Longframlington" dated 15/01/2018 reference T17H73.2RoJ.10646614
- c) Provide attenuation on site for the 1 in 100 year plus climate change event.
- d) Incorporate vegetated sustainable drainage techniques throughout the development wherever possible and practicable, justification for alternatives should be by means of a viability assessment; and
- e) Provide a program of delivery.

Shall be submitted to and approved in writing by the Local Planning Authority. The approved surface water drainage scheme shall be implemented in accordance with the program of delivery.

Reason: To ensure the effective disposal of surface water from the development.

## 23. Details of Adoption & Maintenance of Sustainable Drainage Systems (SuDS) to be Submitted

Prior to first occupation details of SuDS management to include details of;

- a) The adoption of all SuDS features;
- b) Maintenance schedule and log; and
- c) Programme of delivery.

Shall be submitted to and approved in writing by the Local Planning Authority. The scheme for SuDS management shall be implemented in accordance with the programme of delivery and the approved details.

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

#### 24. Details of Overland Surface Water Management to be Submitted

Prior to the commencement of development a scheme to include;

- a) Details of overland surface water flows;
- b) Mitigation of overland surface water flows; and
- c) Program of delivery

Shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in accordance with the program of delivery.

Reason: To prevent the ingress of off-site surface water entering any dwellings on site.

#### 25. Details of Surface Water Disposal over Construction Phase to be Submitted

Prior to commencement of development, details to include;

- a) Measures for the disposal of surface water from the development through the construction phase.

Shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be adhered to throughout the construction phase until such time that the approved surface water drainage scheme (of this permission) has been fully implemented.

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.

## **Informatives**

### **1. Pre-application discussions for site layout**

The applicant is advised to enter into pre-application discussions with the Local Planning and Highway Authority in respect of the internal layout of the development area, including realigned A697/C106 junction, in order to establish broad principles of the adoptable highway network in advance of any reserved matters submission.

### **2. 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](mailto:highwaysplanning@northumberland.gov.uk)

### **3. Section 38 Agreement and adoption of highways**

You are advised to contact the Council's Highway Development Management team at [highwaysplanning@northumberland.gov.uk](mailto: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 and works in adopted highway**

You are advised that off-site highway works required in connection with this permission are under the control of the Council's Technical Services Division and will require an agreement under section 278 of the Highway Act 1980. These works should be carried out before first occupation of the development. All such works will be undertaken by the Council at the applicant's expense. You should contact Highway Development Management at [highwaysplanning@northumberland.gov.uk](mailto:highwaysplanning@northumberland.gov.uk) to progress this matter.

### **5. Technical Approval of Highway Structures**

You should note that Technical Approval of Highways Structures is required. You should contact Highways Operations on 01670 622967.

### **6. 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 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.

### **7. Highway Condition Survey**

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

8. Contact Lighting Section

You are advised to contact the Council's Lighting Section on [HighwaysStreetLighting@northumberland.gov.uk](mailto: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. Reminder to not Store Building Material or Equipment on the 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.

10. Noisy Working During the Construction Phase

During the demolition and 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.

11. Delivery Hours during the Construction Phase

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

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

12. Road Safety Audits

You should note that Road Safety Audits are required to be undertaken regarding the off-site highway works. Northumberland County Council offer this service. You should contact 01670 620295

13. Coal Mining - Low Risk Area

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.



Further information is also available on the Coal Authority website at:  
<https://www.gov.uk/government/organisations/the-coal-authority>

#### 14. Drainage Information

Any areas within the front garden of the development shall be constructed of a permeable surface so flood risk is not increased elsewhere. There are three main types of solution to creating a permeable driveway:

- o Using gravel or a mainly green, vegetated area.
- o Directing water from an impermeable surface to a border rain garden or soakaway.
- o Using permeable block paving, porous asphalt or concrete.

Further information can be found here -  
[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/7728/pavingfrontgardens.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7728/pavingfrontgardens.pdf)

In addition the development should explore looking at and installing rainwater harvesting units and water butts.

#### 15. Culverting Watercourse

The culverting of any watercourse or alternations of any existing culverted watercourse will require the prior written consent of Northumberland County Council, under the Land Drainage Act (1991). Please contact the FCERM team ([fcerm@northumberland.gov.uk](mailto:fcerm@northumberland.gov.uk)) for further information.

**Date of Report:** 13.08.2018

**Background Papers:** Planning application file(s) 18/00162/OUT