

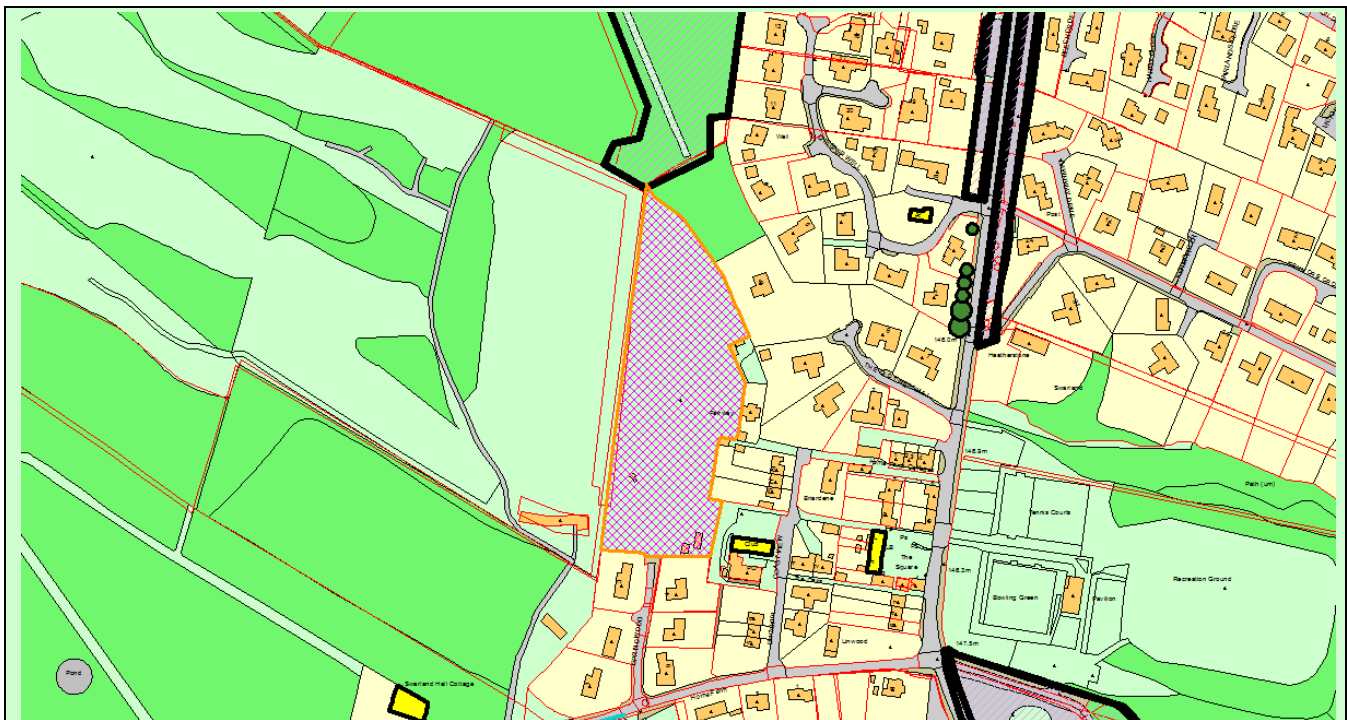


Northumberland County Council

North Northumberland Local Area Council
22nd November 2018

Application No:	17/00500/OUT		
Proposal:	Change of use to residential (C3 use) by erecting approximately 9 no. dwellings (Amended description 02.11.2018)		
Site Address	Land South West Of The Old Tweed Mill, Springwood, Swarland, Northumberland		
Applicant:	Mr Ray Postolowsky C/O agent,	Agent:	Mr Neil Boughey Acorn Planning Ltd Firdous 16 Station Rd Hibaldstow North Lincolnshire DN20 9EB
Ward	Shilbottle	Parish	Newton-on-the-Moor And Swarland
Valid Date:	7 March 2017	Expiry Date:	30 November 2018
Case Officer Details:	Name: Mr James Bellis Job Title: Senior Planning Officer Tel No: 01670 622716 Email: James.Bellis@northumberland.gov.uk		

Recommendation: That this application be GRANTED permission subject to conditions and s106 agreement.



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1. Introduction

1.1 This application for Outline Planning Permission (with all matters reserved) has been deemed appropriate for determination at North Northumberland Local Area Council Planning Committee following inclusion on the Chair Referral List.

2 Description of the Site and Proposal

2.1 The site to which application relates is located to the south of Swarland, enclosed on four sides by development. Three of these are enclosed by residential development with the fourth side (west) enclosed by the driving range of Percy Wood Golf Course.

2.2 The proposal includes outline permission (with all matters reserved) for 9no. dwellings, which are identifiable on the illustrative masterplan submitted with the application.

3. **Planning History**

None

4. **Consultee Responses**

Newton On The Moor And Swarland PC	The Parish Council Object on the basis of drainage concerns, impact on highway and traffic infrastructure and statement in the application supporting documents.
Highways	No objection, subject to conditions
North Trees And Woodland Officer	No response received.
Waste Management - North	No response received.
Northumbrian Water Ltd	No objection, for further information see comments from LLFA
Public Protection	No objection, subject to condition relating to stray golf balls and lighting, and land contamination.
Natural England	No objection
County Ecologist	No objection, subject to conditions set out in the report
Education - Schools	In light of the small number of developments , involved and the capacity in the catchment area primary school, (Swarland Primary), there will be no requirement for an education contribution regarding this development.
Lead Local Flood Authority (LLFA)	No objection, following the revised documentation and plans. The previous objection to the scheme has been overcome.

5. **Public Responses**

Neighbour Notification

Number of Neighbours Notified	23
Number of Objections	10
Number of Support	0
Number of General Comments	0

Notices

General site notice, 15th March 2017
Northumberland Gazette 16th March 2017

Summary of Responses:

10no. objection letters have been received from neighbouring occupiers, including nearby residents and the owners of Percy Wood Golf Course.

The neighbour objections relate to the Drainage and Flooding Issues (Foul and Surface Water), the principle of future development in Swarland, Traffic and Highway Impacts of the proposal and construction traffic, the lack of affordable housing provided through the scheme, and the pressure on existing infrastructure.

The neighbouring golf course have objected on the basis of the potential future restriction on the operation of their business. This relates to the impact of stray golf balls on the development, the impact on the floodlighting on the occupiers of the new dwellings and drainage concerns.

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=OLF16VQSMSC00>

6. Planning Policy

6.1 Development Plan Policy

S1 Location and scale of new development - Alnwick LDF Core Strategy
S2 The sequential approach to development - Alnwick LDF Core Strategy
S3 Sustainability criteria - Alnwick LDF Core Strategy
S4 The phased release of housing land - Alnwick LDF Core Strategy
S5 Housing density - Alnwick LDF Core Strategy
S6 Provision of affordable housing - Alnwick LDF Core Strategy
S11 Locating development to maximise accessibility and minimise impact from travel - Alnwick LDF Core Strategy
S12 Protecting and enhancing biodiversity and geodiversity - Alnwick LDF Core Strategy
S13 Landscape character - Alnwick LDF Core Strategy
S14 Development in the open countryside - Alnwick LDF Core Strategy
S16 General design principles - Alnwick LDF Core Strategy
S23 Planning obligations - Alnwick LDF Core Strategy
TT5 Controlling car parking provision (and Appendix E) - Alnwick District Wide Local Plan
BE8 Design in new residential developments and extensions (and Appendix A and B) - Alnwick District Wide Local Plan
CD32 Controlling development that is detrimental to the environment and residential amenity - Alnwick District Wide Local Plan

6.2 National Planning Policy

National Planning Policy Framework (2018)
National Planning Practice Guidance (2018, as updated)

Other Material Considerations

Northumberland Landscape Character Assessment 2010

Alnwick District Landscape Character SPD

NCC - Commuted Sums (Section 106 Agreements) Developer Fund for Affordable Housing Protocol November 2016

7. Appraisal

7.1 The National Planning Policy Framework (NPPF) operates under a presumption in favour of sustainable development and identifies there are three dimensions to sustainable development: economic; social and environmental. The planning system needs to perform each of these roles. The environmental role contributes to protecting and enhancing our natural, built and historic environment, and as part of this, helping minimise waste and pollution.

7.2 Planning applications should be determined in accordance with the development plan, unless other material considerations indicate otherwise. The adopted development plan in relation to this site is formed by the Alnwick Core Strategy (2007) and the Alnwick District Local Plan (Saved Policies 2007).

7.3 The NPPF is also a material consideration in the determination of planning applications. The development plan has been used as the starting point for the assessment of the proposal submitted for consideration and the following policies topics are considered to be particularly relevant to this application. It is understood that there is no relevant neighbourhood plan covering this parish.

Principle of Development

7.3 Policy S1 of the Alnwick Core Strategy (ACS) identifies Swarland as a Sustainable Village Centre, where development should be well related to the scale and function of the settlement. Further to this Policy S2 provides a sequential test for new development, however whilst the NPPF encourages the use of Previously Developed Land it does not set a strict hierarchy therefore ACS policy S2 should be afforded little weight in the determination of the application. ACS policy S3 outlines the sustainability criteria that generally need to be satisfied before permission is granted for new development. It includes that the site should be accessible to homes, jobs, services, the transport network and modes of transport other than the private car; that there is adequate existing or, planned capacity in the physical and community infrastructure and environmental needs can be mitigated; potential implications of flood risk have been assessed. It is therefore considered that 'in principle' Swarland, is an appropriate location for new housing development, subject to other on site factors. Swarland fits in this category due to the local services available in the village and the availability of jobs in the local area and in nearby Alnwick as well as bus links from the settlement to elsewhere in Northumberland.

Housing Supply

7.4 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.

7.5 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.

7.6 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.

Affordable Housing

7.7 The initial scheme contained provision for 10 dwellings within the scheme as shown on the initial indicative masterplan. However in order to demonstrate the ability to achieve a suitable drainage solution the scheme has required a revised indicative masterplan, alongside a revised Flood Risk Assessment, which has seen the scheme reduce to 9 dwellings. This has therefore seen the scheme fall below the dwelling number trigger in the new iteration of the new edition of the NPPF requiring a contribution to affordable housing provision, however the proposal still falls within the definition with regards to site size, with the site being larger than 0.5ha.

Therefore, a contribution to affordable housing is proposed to be required in line with the council's affordable housing protocol set by Commuted Sums (Section 106 Agreements) Developer Fund for Affordable Housing Protocol November 2016. This is to be secured via a s106 agreement and is being discussed with the applicant. An update will be provided on this matter at the committee meeting.

Impact on landscape

7.8 The Northumberland Landscape Character Assessment (LCA) 2010 and the Alnwick District Landscape Character SPD are the key documents in relation to landscape character in relation to this site. The LCA identifies this area as Landscape Character Type 38: Lowland Rolling Farmland (38a Longframlington), and is typified by a large area of rolling or undulating farmland.

7.9 The proposal site is located within the urban context of the village of Swarland, and is surrounded by development on two sides, and the golf course to the west. Given the location of the proposal site, and its situation in the local topography, the proposal site will be viewed in the context of the built up area of Swarland and will

not be visible from long range views, and will therefore have a limited impact on the local and wider landscape and is therefore deemed to be compliant with policies S13 of the ACS and the NPPF and the Alnwick District Landscape Character Assessment Supplementary Planning Document.

Design and impact on the local area

7.10 The NPPF and the ACS seek to ensure that development is sited appropriately, without an unacceptable, adverse impact on the local environment. The NPPF's presumption in favour of sustainable development is based on securing a balance between its economic, social and environmental dimensions. The proposal is located in an existing rural village setting and design would be considered further should the application progress to a reserved matters stage.

7.11 The NPPF and both the ACS seek to ensure good design in all development. The proposal seeks to provide a housing development for 9 dwellings at a density of approximately 7 dwellings per hectare, although contrary to policy S5, it is considered that provision is provided in this policy for lower density developments in rural areas such as this.

7.12 General design matters are covered locally by S16, this states that all development will be expected to achieve a high standard of design, reflecting local character and distinctiveness in traditional or contemporary design and materials. This, as mentioned above, will be considered further at reserved matters stage, should this application progress to that point. However, it is important to note, that it is considered that the layout as envisaged in the illustrative masterplan submitted with this application is considered broadly acceptable, should the application progress to a reserved matters application.

7.13 As referred to above, further matters such as Access, Appearance, Landscaping, Layout; and Scale which are integral to the design of a scheme will be reserved matters for consideration, through a subsequent application, at a later date.

Impact on neighbour amenity

7.14 NPPF Chapter 12 requires that planning should always seek to secure high quality design and a seek to secure better places in which to live and work. Paragraph 180 requires that planning decisions should aim to avoid impacts on health and quality of life. Paragraph 91 of the NPPF stresses the importance of aiming to achieve healthy, inclusive and safe places. The relevant local policy in relation to this is B8 of the ADWLP, and accompanying Appendix A (design and layout of new dwellings).

7.15 The layout and scale of the development is reserved for future consideration, however the indicative layout submitted at this stage does indicate that it is possible within the identified site to achieve satisfactory separation distances to ensure that residential amenity is protected. In the context of the above, the proposals are not considered to be in conflict with Chapter 11 of the NPPF.

Impact on Golf Course Operations

7.16 The adjacent Percy Wood Golf Course has objected to the proposal with a number of concerns. These relate to drainage issues, lighting issues, and the impact of straying golf balls from the driving range, and the potential for the development of the site to limit the future operations of the golf course. Following discussions with the Public Protection Team, it is considered that suitable conditions can be attached to a grant of permission dealing with the impact of lighting, and the impact of straying golf balls. These conditions have been appended to this report. However, the drainage considerations in relation to this site are a more complex matter and is dealt with further on in this report.

Highways Matters

7.17 Paragraph 109 of the NPPF states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

7.18 Policy S11 of the ACS is the key policy in relation to accessibility and maximising accessibility and minimising the impact from travel, and therefore the key local policy in determining whether the proposal is acceptable from a highways standpoint, alongside relevant national policy. Due to the scale of the proposal it is not deemed appropriate to require a transport statement/assessment. In terms of accessibility, the site has access to bus stops (approximately 400m from the site), which provides the nearby town centre of Alnwick approximately 10 miles away. The nearest primary school to the site is approximately 1.1km from the site, with Swarland Post office situated approximately 400m from the site, offering local amenities.

7.19 Subject to conditions the Highways Development Management Team have not raised any concerns in relation to this outline planning application.

7.20 Although the Parish Council have objected with regards to the impact on highways matters, these are not considered to be 'severe' by Highways Development Management and therefore it is not considered to be a significant enough reason as to warrant refusal.

Ecology

7.21 S3 of the ACS sets out sustainability criteria one of which is that there would be no significant adverse effects the natural resources, environment, biodiversity and geodiversity of the district and 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. These form the relevant development plan policies in relation to ecology in this area of the Former Alnwick District.

7.22 Further to this, NPPF, Chapter 15, Paragraph 170 requires the planning system to contribute to and enhance the natural and local environment by, minimising impacts on biodiversity and providing net gains in biodiversity. Further to this Paragraph 175 requires Local Planning Authorities to apply the following principles when determining planning applications:

- a) *if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts),*

adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

- b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;*
- c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and*
- d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.*

7.23 The application has been submitted with an Ecology Survey which has been subject to assessment in consultation with the County Ecologist and Natural England.

7.24 Further to the above, the County Ecologist has raised no objection on issues relating to on-site impacts. Therefore the on-site ecological impacts arising from the proposal can be suitably mitigated in accordance with S12 of the ACS and the NPPF and is therefore considered to be acceptable in terms of the impact the proposal has on.

Drainage

7.25 The relevant local plan policy is policy CD37 of the ADWLP and S3 and S16 of the ACS.

7.26 The site is known to have had surface water flooding due to uncontrolled flows off the Percy Wood Caravan and Golf Course to the west. It is also understood that the higher catchment flow rapidly exceeds the capacity of the 100mm diameter outfall and the excess flows leave the ditch and run locally across the site to the east and into the low lying existing residential properties. This is the existing flood risk, which will still occur post development. We note reference was made earlier in the application process to an adjacent application which looked at on site attenuation and betterment. The reliance on this planning application cannot be used, and it is understood this application is no longer being progressed. Therefore, the existing pluvial risk still remains.

7.27 Consultation has taken place in relation to drainage and foul sewage with Northumbrian Water (NWL) and the council's Lead Local Flood Authority Officer (LLFA).

7.28 Initially the LLFA raised some concerns over the proposed development from a flood risk and drainage perspective. Following these comments a Hydrological Analysis has been submitted with the planning application. After reviewing this latest

information the LLFA are now in a position to remove our objection subject to the inclusion of a number of drainage related conditions (see conditions section).

7.29 It is acknowledged that flooding exists both onsite and off-site (to the west and east of the development), as such this development demonstrates that in principle a scheme can be developed which does not increase flood risk elsewhere and does not affect any potential dwellings on site. Appropriate works and mitigation will be required to satisfy this and the wording of the conditions below reflects this aspect.

7.30 Due to the above, it is not considered that the proposal can meet the requirements of S3, S16 of the ACS or CD37 of the ADWLP or the NPPF in terms of approaches to flood risk and drainage.

7.31 Although the Parish Council objected to the initial application with regards to drainage matters, revised evidence has been submitted to address these concerns. It is therefore considered that as the applicant/agent has worked with the LLFA and demonstrated that a satisfactory solution can be achieved as part of the proposed development, then this is no longer a suitable reason for refusal on this basis.

Other matters

7.32 Further to the above matters, Public Protection have requested that an appropriate condition is attached to the application requiring a Phase 1 Desktop Study to investigate any risks of potential land contamination is submitted and agreed with the LPA, this condition will also include provision for further work, should the study require this.

Equality Duty

7.33 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

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

Human Rights Act Implications

7.35 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.

7.36 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.

7.37 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 location of development is considered a suitable location for new residential properties. It is acknowledged that there will be an environmental impact resulting from the introduction of development to the area, although the social and economic benefits, as well as other environmental benefits are considered to outweigh this.

8.2 The main planning considerations in determining this application have been set out and considered above stating accordance with relevant 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.

8.3 The application has addressed the main considerations and would accord with relevant policy, with further matters to be addressed through a subsequent reserved matters application. The proposal is therefore supported.

9. Recommendation

That this application be GRANTED permission subject to the following conditions:

Conditions/Reason

01. Except where modified by the conditions attached to this planning permission, the development hereby approved relates to and shall be carried out in accordance with the following approved plan:

Site Location Plan (Job no. P/1617/018) Rev A.

Reason: To ensure the development is carried out in accordance with the approved plans, in the interests of proper planning.

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

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

03. Approval of the details of the access, landscaping, layout, scale and appearance hereinafter called the reserved matters shall be obtained from the Local Planning Authority.

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

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

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

05. Prior to commencement of the development, full details of a scheme to protect the proposed dwellings from golf balls emanating and straying from the golf course/driving range, will be submitted to and approved in writing by the Local Planning Authority. The scheme will be installed and completed prior to the occupation of the first dwelling on the site and maintained as approved thereafter.

Reason: To ensure safety of the occupants of the proposed development and to ensure the operation of the golf course is not inhibited adversely by the occupation of the proposed development.

06. Prior to the occupation of the first dwelling, full details of a scheme to ensure impact of the lighting emanating from the golf course/driving range does not adversely impact occupiers of the proposed development will be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The scheme will be installed and completed prior to the occupation of the first dwelling on the site and maintained as approved thereafter.

Reason: To ensure safety of the occupants of the proposed development and to ensure the operation of the golf course is not inhibited adversely by the occupation of the proposed development.

07. Prior to commencement of development a scheme to dispose of surface water from the development shall be submitted to and approved by the Local Planning Authority. This scheme shall:
- i. Restrict discharge from the development to 5l/s for all rainfall events up to and including the 1 in 100 year event, unless otherwise agreed by the LLFA and the local planning authority.
 - ii. Adhere to the principles as set out in the drainage strategy drawing from Wardell Armstrong reference NT12649-003-B.
 - iii. Provide attenuation on site for the 1 in 100 year plus climate change event.
 - iv. Incorporate vegetated sustainable drainage techniques throughout the development wherever possible and practicable, justification for alternatives should be by means of a viability assessment.
 - v. Ensure that any attenuation features are outside of any overland surface water flood routes and any flood compensatory area for pluvial flooding.

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

08. Prior to first occupation details of the adoption and maintenance of all SuDS features shall be submitted to and agreed by the Local Planning Authority. A maintenance schedule and log, which includes details for all SuDS features for the lifetime of development shall be comprised within and be implemented forthwith in perpetuity.

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

09. A scheme for on-site compensatory storage for overland flows including the ditch to the west shall be undertaken, submitted to and approved by the local planning authority. This scheme shall look at the existing pipe through the development and after investigation see if this pipe can be upsized and rerouted. Any scheme shall be constructed in full in line with the approved drawings and documents.

Reason: To ensure the risk of flooding does not increase as a result of the development.

10. Details of the culverting / crate system under any highway shall be provided to and agreed by the local planning authority.

Reason: To ensure any surface water flows across the development site will not be impeded and increase the risk of flooding as a consequence.

11. Finished floor levels shall be set at least 300mm above ground level.

Reason: To prevent the risk of flooding to any dwelling on site.

12. Details of boundary walls and fences shall be provided and agreed by the local planning authority.

Reason: To ensure no features detrimentally affect the flow of any surface water flows through the development site.

13. No development shall take place unless in accordance with the avoidance, mitigation and enhancement measures detailed within the ecological report (Preliminary Ecological Assessment Land at Swarland, E3 Ecology Ltd., Version R04, April 2017) including, but not restricted to, adherence to timing restrictions; adherence to precautionary working methods and Method Statements for amphibians, reptiles and hedgehogs; adherence to external lighting recommendations and in accordance with Bats & Lighting in the UK, Bat Conservation Trust/Institution of Lighting Engineers, 2008; any deep (in excess of 300mm) excavations left open overnight to be either securely covered or provided with an earth or timber ramp not less than 300mm wide and no steeper than 45 degrees to provide an escape route for ground animals that might otherwise become entrapped; checking survey for badger setts to be carried out on site and within 30m of the site boundary not more than 60 days before works commence with the results of that survey together with any necessary modifications to avoidance, mitigation or enhancement measures to be forwarded to and agreed in writing with the LPA before development works commence; an updating ecological assessment survey to be carried out in the event that development works do not commence before the end of April 2019 with the results of that survey together with any necessary modifications to avoidance, mitigation or enhancement measures to be forwarded to and agreed in writing with the LPA before development/demolition works commence.

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

14. No development, removal of vegetation or felling of trees shall be undertaken between 1 March and 31 August unless an ecologist has first confirmed that no birds nests that are being built or are in use, eggs or dependent young will be damaged or destroyed.

Reason: To protect nesting birds, all species of which are protected by law.

15. All garden boundary fences or walls will include a gap at the base measuring a minimum 13cm x 13cm to allow continued access through the site for hedgehog.

Reason: To maintain the population of a priority species.

16. No development shall commence until the applicant has submitted a detailed landscape planting and management plan including the planting of locally native trees, shrubs, grasses and wildflowers of local provenance, creation of attenuation pond incorporating habitats suitable for amphibians, grassland creation and management and green connections to woodland to the north to be agreed in writing with the LPA and to be fully implemented during the first full planting season (November March inclusive) following the commencement of development.

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

17. Prior to the commencement of development a Phase 1 Desktop Study is required to investigate any risks of potential land contamination. This must be submitted and agreed with the Local Planning Authority prior to the commencement of development. Any outcomes (including further monitoring or additional works) from the Phase 1 Desktop Study should be agreed with the Local Planning Authority and implemented prior to commencement of development.

Reason: To protect the occupiers and users of the development from potential land contamination issues.

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

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

19. The development shall not be occupied until details of the external lighting of the building(s) and external area(s) have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the development is occupied and retained as such thereafter.

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

20. The development shall not be occupied until details of car parking area have been submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details. Thereafter, the car parking area shall be retained in accordance with the approved details.

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

21. The development shall not be occupied until a means of vehicular access has been constructed in accordance with the approved plans.

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

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

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

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

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

24. The development shall not be occupied until details of cycle parking have been submitted to and approved in writing by the Local Planning Authority. The approved cycle parking shall be implemented before the development is occupied. Thereafter, the cycle parking shall be retained in accordance with

the approved details and shall be kept available for the parking of cycles at all times.

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

25. Prior to occupation, details of surface water drainage to manage runoff from private land have been submitted to and approved by the Local Planning Authority. The approved surface water drainage scheme shall be implemented in accordance with the approved details before the development is occupied and thereafter maintained in accordance with the approved details.

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

26. Development shall not commence until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Construction Method Statement shall be adhered to throughout the construction periods. The Construction Method Statement shall, where applicable, provide for:

- i. details of temporary traffic management measures, temporary access, routes and vehicles;
- ii. vehicle cleaning facilities;
- iii. the parking of vehicles of site operatives and visitors;
- iv. the loading and unloading of plant and materials;
- v. storage of plant and materials used in constructing the development
- vi. measures to control the emission of dust and dirt;

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

27. The development shall not be occupied until details of refuse storage facilities and a 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.

28. Development shall be implemented in line with the drainage scheme contained within the submitted document entitled Flood Risk Assessment dated February 2017. The drainage scheme shall ensure that foul flows

discharge to the existing combined sewer and ensure that surface water discharges to the existing drainage ditch.

Reason: To prevent the increased risk of flooding from any sources in accordance with the NPPF.

Informatives

01. You are advised to contact the Council's Highway Development Management team at highwaysplanning@northumberland.gov.uk concerning the need for a Section 38 Agreement of the Highway Act 1980 relating to the adoption of new highways.

02. 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.

03. You are advised to contact the Council's Lighting Section on HighwaysStreetLighting@northumberland.gov.uk before and during the construction period with respect of street lighting to ensure sufficient illumination levels of the public highway.

04. The applicant is advised that to discharge condition [insert] the Local Planning Authority requires a copy of a completed agreement between the applicant and the Local Highway Authority under Section 38 of the Highways Act 1980 or the constitution and details of a Private Management and Maintenance Company confirming funding, management and maintenance regimes. You can contact Highway Development Management at highwaysplanning@northumberland.gov.uk.

05. 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 condition [insert] of this permission. You can contact the Highway Development Management at highwaysplanning@northumberland.gov.uk.

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

Date of Report: 07.08.2018

Background Papers: Planning application file(s) 17/00500/OUT