

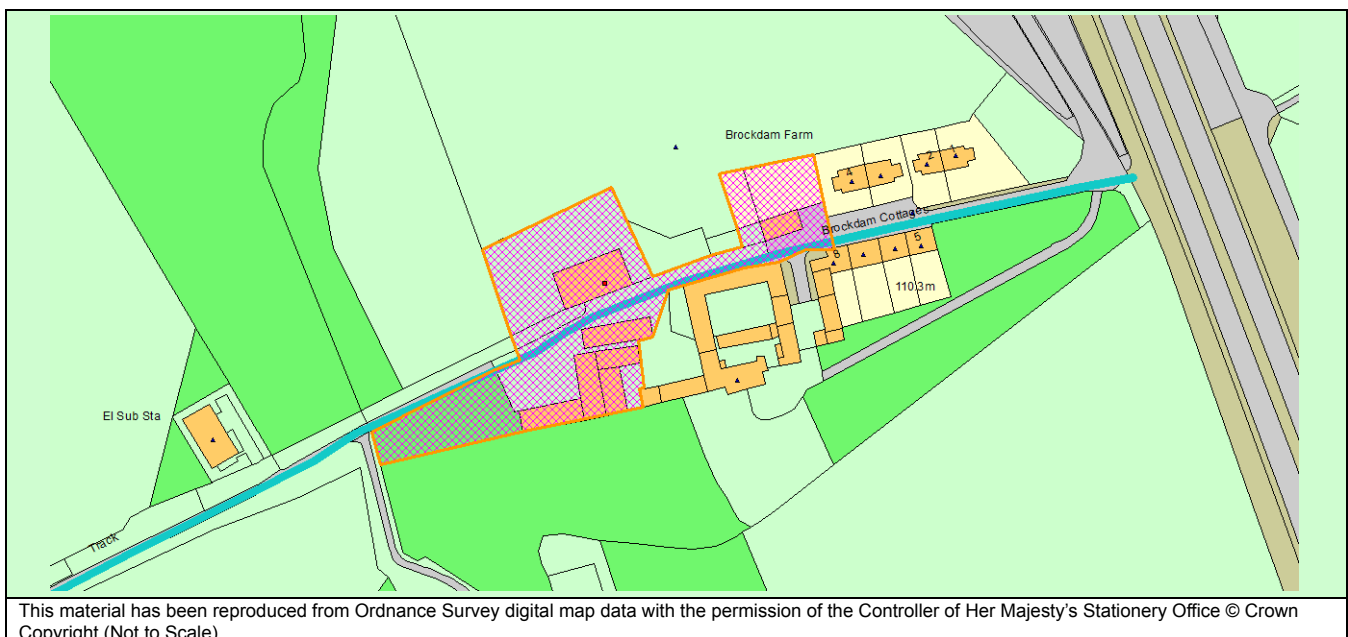


Northumberland County Council

North Local Area Council Planning Committee 20th December 2018

Application No:	18/01893/FUL		
Proposal:	Retain the existing farmhouse and the majority of the adjoining traditional farm buildings as one holding as these buildings are subject to a covenant restricting the use to agricultural. The proposal is to seek planning consent to develop the remaining farm steading for three new dwellings substituting this for the existing extant consent for 9 dwellings.		
Site Address	Land West Of Brockdam Farm, Ellingham, Northumberland.		
Applicant:	Trustees of Lady B Gadsden C/o Agent,	Agent:	Ms Stephanie Linnell 4-6 Market Street, Alnwick, Northumberland NE66 1TL
Ward	Longhoughton	Parish	Ellingham
Valid Date:	12 July 2018	Expiry Date:	6 September 2018
Case Officer Details:	Name: Mr Jon Sharp Job Title: Planning Officer Tel No: 01670 623628 Email: Jon.Sharp@northumberland.gov.uk		

Recommendation: That this application be GRANTED permission subject to a S106 Legal Agreement.



1. Introduction

1.1 This application falls to be determined by the North Northumberland Local Area Council Planning Committee following a call in request from the local Member,

Councillor Pattison. The application is recommended for approval subject to a S106 Legal Agreement.

1.2 A members site visit is scheduled to take place on the 17th December 2018.

2. Description of the Site and Proposals

2.1 The application site is located within a farm steading adjacent and to the west of the A1 trunk road between Brownieside and Wandylaw. It is approximately 1.5km west of Ellingham and 800 metres north of Brownieside. The site is accessed from the U2031 highway via an underpass beneath the A1. The A1 aside, the site is surrounded by open agricultural land.

2.2 The application seeks full planning permission for the conversion and extension of 1no stone built farm building to 1no dwelling and the demolition of 2no. existing farm buildings and in their place the erection of 2no. residential dwellings, on land at Brockdam Farm, Ellingham.

2.3 In terms of the proposed conversion, the existing Unit 1 (which comprises a stone built barn located to the north of the access track) would be extended to form an L-shaped 3 bed single storey dwelling of approximately 159 square metres. The extension would be constructed in matching stone with timber cladding above and a slate roof and would have a maximum height of approximately 3.8 metres. 2no doors to the south elevation would be converted to windows, with 2no additional windows added. 3no doors and windows would be added to the north elevation together with the proposed extension. All doors and windows would be of timber construction.

2.4 In respect of the two new builds, the existing Units 7-9 (comprising an open sided hay barn and a stone built barn to the rear, located to the south west of the site) would be demolished and replaced with a single 4 bed 1.5 storey dwelling of approximately 250 square metres. This would have an L-shaped plan form and would be constructed in stone under a dual pitched slate covered roof with a maximum height of approximately 4.7 metres. As above, all windows and doors would be of timber construction.

2.5 An existing haybarn to the north of the above unit would be replaced with a single storey 4 bed dwelling of approximately 210 square metres. It would have a simple plan form and be constructed with stone facing walls under a dual pitched slate roof, with a maximum height of approximately 4.8 metres. As above, all windows and doors would be of timber construction.

Background Information

2.6 The site benefits from a Certificate of Lawful Proposed Use (13/03833/CLPROP) for the development of 9no dwellings. However it is understood that part of the site to which that application relates is subject to a covenant restricting the land to agricultural use. The applicant now seeks permission for development on land which is not subject to the covenant restriction.

2.7 The applicant has submitted supporting information with the application to the effect that the existing consent forms a fall back position which, as a result of recent case law (Appeal Ref: APP/Y3940/W/18/3200095), carries significant weight. The

applicant considers that this outweighs any conflict that may arise with the Development Plan.

2.8 The proposal at hand differs from the consented scheme insofar as it would replace 3no consented units (conversion of Units 1 and 7-9) with 2no dwellings. It would also add 1no additional unit (hay barn) on land which, although within the original red line boundary, did not form part of the consented scheme.

2.9 The cumulative impact of both schemes being built out would therefore remain as a total of 9no units.

3. Planning History

Reference Number: 13/02574/DISCON

Description: Discharge of condition 5, 7, 8, 9, 13 and 14 of 10/B/0556 (Extension of time limit to planning permission 04/B/1081 - conversion of agricultural buildings to create 9 no. dwellings)

Status: Permitted

Reference Number: 13/03833/CLPROP

Description: Certificate of Lawfulness of proposed development for the conversion of agricultural buildings to nine residential units.

Status: Permitted

Reference Number: N/10/B/0556

Description: Extension of time limit to planning permission N/04/B/1081 - conversion of agricultural buildings to create 9 no. dwellings.

Status: Permitted

Reference Number: N/04/B/1081

Description: Conversion of agricultural buildings to create 9 no. dwellings.

Status: Permitted

4. Consultee Responses

Ellingham Parish Council	Ellingham Parish Council support the proposal to change planning consent to 3 new dwellings instead of 9.
Highways England	No Objection; Highways Act Section 175B is not relevant to this application. This represents Highways England formal recommendation and is copied to the Department for Transport as per the terms of our Licence.
County Ecologist	No response received.
Countryside/ Rights Of Way	No objection to the application on the condition that Public Footpath No.5 is protected throughout. 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 Diversion Order having been made, confirmed and an acceptable alternative route provided.

Public Protection	In principle this Service is in agreement with this proposal. Conditions recommended in respect of working and delivery hours and potentially contaminated land.
Northumbrian Water Ltd	No Comment; In making our response to the local planning authority Northumbrian Water will assess the impact of the proposed development on our assets and assess the capacity within Northumbrian Water's network to accommodate and treat the anticipated flows arising from the development. We do not offer comment on aspects of planning applications that are outside of our area of control. Having assessed the proposed development against the context outlined above I can confirm that at this stage we would have no comments to make.

Waste Management - North	No response received.
Highways (reconsultation)	No objections subject to conditions
County Ecologist (reconsultation)	No objections subject to conditions and contribution to Coastal Mitigation Service

5. Public Responses

Neighbour Notification

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

Notices

Site notice - Public Right of Way posted.

Press notice - Berwick Advertiser, published 26th July 2018

Summary of Responses:

None received

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=P9HFQ2QSGSS00>

6. Planning Policy

6.1 Development Plan Policy

Berwick upon Tweed Local Plan (1999)

F1 Environmental Wealth

F3 Tweed Valley, Kylee Hills, Glendale Areas of High Landscape Value

F10 Protected Species

F30 Planning Obligations
F31 Social and Economic Welfare
M14 Car Parking Standards - Berwick upon Tweed Local Plan

6.2 National Planning Policy

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

6.3 Emerging Planning Policy

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

6.4 Other Documents/Strategies

None relevant

7. Appraisal

7.1 The application has been assessed against national planning policy and guidance, development plan policies, other material planning considerations and the advice of statutory consultees. The main considerations in assessing this proposal are;

- Principle of Development,
- Scale, Design & Visual Impact,
- Residential Amenity,
- Highways,
- Ecology, and
- Coastal Mitigation.

Principle of the development

7.2 The National Planning Policy Framework (NPPF) states that development proposals that accord with the development plan should be approved without delay, unless material considerations indicate otherwise. This forms the basis of the NPPF's presumption in favour of sustainable development. Applications for new housing should be considered in the context of this presumption in favour of sustainable development.

7.3 Paragraph 213 of the NPPF advises that weight should be given to relevant policies in existing plans according to the degree of consistency with the NPPF i.e. the closer a policy in a local plan accords with the NPPF, the greater the weight that may be given to them. The adopted development plan for the area the application site is located in comprises the policies of the North Northumberland Coast Neighbourhood Plan (2018) and the saved policies of the Berwick Local Plan (1999) (BLP). The policies referred to in this report are considered to be in accordance with the NPPF and can therefore be given due weight.

7.4 Paragraph 48 of the NPPF states that weight may also be given to the policies in emerging plans, depending on the stage of preparation of the plan, the extent to which emerging policy aligns with the NPPF and the extent of unresolved objections

to the emerging plan. The emerging Northumberland Local Plan - Draft Plan for Regulation 18 Consultation was published on 4th July 2018. The policies contained within this document carry minimal weight in the determination of planning applications at this stage.

7.5 Policy F1 of the BLP seeks to ensure that "primary importance will be given to sustaining and enhancing the Borough's environmental wealth". Policy F3 of the same document seeks to ensure that any development, within the areas of high landscape value, accords with its surroundings, in terms of scale, mass, materials etc. and sets out locational requirements for development. It includes that development is located within or immediately adjacent to an existing settlement and that it accords with its surroundings with regard to scale, layout, material etc. Meanwhile Policy F31 seeks to ensure that, in applying Framework policies, appropriate 'weight' is given to the degree to which proposals enhance the quality of life of communities or complement the range of their social and economic functions.

7.6 Paragraph 78 of the NPPF seeks to promote sustainable development in rural areas and states that housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Paragraph 79 states that planning policies and decisions should avoid new isolated homes in the countryside. Although 'isolated' is not defined, it is reasonable to understand that it means isolated spatially from other built development, a notion that is supported by the recent high court judgement in Braintree District Council v Secretary of State for Communities and Local Government, Greyread Limited & Granville Developments Limited [2017] EWHC 2743 (Admin).

7.7 Development at Brockdam would not be isolated, being located within a farm steading with a number of existing dwellings. Access can be gained on foot to a nearby shop and cafe at Brownieside, whilst access to public transport is also available via the adjacent A1 and through the national rail network at Chathill, some 5km distant. It is clear that for the purposes of paragraph 79 of the NPPF, the application site is not physically isolated from other development and although the distance from major facilities would, more often than not, dictate that, by necessity, journeys were made by private car, it is evident that facilities can be accessed by other means.

7.8 The application site has the benefit of an extant and implemented planning consent for the conversion of agricultural buildings to 9 dwellings (13/03833/CLPROP). The applicant has provided supporting information to the effect that this represents an established fall-back position. The applicant contends that the fall back position should be given greater weight than the Development Plan. The applicant contends that the proposed dwellings should be approved on the basis that the site already benefits from permission for residential use .(holiday let)

7.9 This is noted, however it is considered that when assessed on its own merits, the development of 3no dwellings on this previously developed land would be acceptable in and of itself and accordingly the relevance of the fall back position is a moot point.

7.9 It is considered therefore that, whilst not wholly in accordance with the Development Plan, the proposal is in accordance with the provisions and intentions of the NPPF, and as such the principle of the proposed development is accepted.

Scale, Design & Visual Impact

7.10 Policy F3 of the BLP sets out the criteria against which new development shall be assessed. This includes the impact on adjacent land uses in terms of scale, massing, materials, etc and sets out locational requirements for development. Paragraph 124 of the NPPF attaches great importance to the design of the built environment and states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

7.11 The proposed dwellings would alter the appearance of the area from the existing traditional agricultural buildings, which are in a poor state of repair, to residential dwellings and their curtilage. It is considered however that the design, form, orientation and materials proposed would respect and reflect the surrounding buildings and would make a positive contribution to the wider landscape.

7.12 The proposed area of curtilage of the 3no dwellings would be less than that of the fall-back position of 9no holiday lets, given the reduced number of dwellings and the retention of some of the agricultural buildings. It is therefore considered that the proposed development would be a less intensive use of the site than the fall-back position and as such, would cause less harm to the character and appearance of the site. It is therefore considered that the proposal is acceptable in relation to Policy F3 of the BLP and the NPPF in this respect.

Amenity

7.13 Policy W6 of the BLP seeks to ensure that development that could be reasonable expected to adversely affect surrounding land uses can be suitably mitigated in order to safeguard other land users and the wider community. Paragraph 127 of the NPPF seeks to ensure that developments will create places with a high standard of amenity for existing and future users.

7.14 Due to the site location, it is considered that there would not be any substantive impacts on amenity resulting from the proposal in terms of loss of light, outlook or privacy. The ongoing use of the site and its surroundings for agricultural purposes is not considered to raise any significant amenity issues. As such the proposal is considered to be in accordance with the NPPF in this respect.

Highways

7.14 Policy M14 of the BLP seeks to ensure that appropriate parking standards are met in new development. 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.

7.15 The Local Highway Authority responded to initial consultation asking for further information in respect of parking provision for the proposed dwellings. Following receipt of this information no objections have been raised subject to conditions in respect of parking and requiring the submission of a demolition and construction method statement. It is therefore considered that the proposal is acceptable and in accordance with Highways Policy and the NPPF in this respect.

Ecology

7.16 Policy F10 of the BLP permits development with conditions or binding agreements to secure the protection of species and compliance with any statutory species protection provisions which apply. Paragraph 170 of the NPPF states that planning policies and decisions should contribute to and enhance the natural environment based on detailed principles.

7.17 The County Ecologist has responded to consultation raising no objections subject to conditions in respect of protected species mitigation. On this basis it is considered that the proposals are acceptable and in accordance with Policy F10 of the BLP and the NPPF.

Coastal Mitigation

7.18 When developers apply for planning permission for new residential development within the coastal zone of influence, the local planning authority, as competent authority, is required to fulfil its obligations under the Wildlife and Countryside Act (for SSSIs) and the Conservation of Habitats and Species Regulations (for SPAs, SACs and Ramsar Sites), by ensuring that the development will not have adverse impacts on designated sites, either alone or in combination with other projects.

7.19 Due to growing concerns about the effectiveness of mitigation that does not include direct management of the protected areas themselves, the Council has introduced a scheme whereby developers can pay a contribution into a strategic mitigation service (paid on occupation of the first unit) which will be used to fund coastal wardens who will provide the necessary mitigation.

7.20 The contribution per unit in this location would be £600. This contribution can be secured by Unilateral Undertaking by virtue of S106 of the Town & County Planning Act 1990.

7.21 In this instance, the applicant has indicated that they would be willing to contribute to the Coastal Mitigation Scheme and as such it is considered that the proposal is acceptable in this respect.

Other Matters

7.22 Should this proposal be approved, the applicant has advised that the remaining consented Units 2, 3, 4, 5, 6, and 8, would not be implemented. The applicant has suggested that the existing scheme could be rescinded to secure this. This would require the applicant to enter into a legal agreement with the council to ensure the remaining consented units are not implemented.

7.23 Whilst there would be some overlap of the proposed development with the consented scheme, if the proposal at hand were built out, the majority of the consented scheme could otherwise still be constructed, albeit with a reduced number of units.

7.24 It is considered that if the remainder of the consented scheme were to be brought forward in addition to the current proposal, there would be no significant issues in respect of amenity or character arising and therefore the proposed rescinding of the extant permission is not considered to be necessary.

Equality Duty

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

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

Human Rights Act Implications

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.

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.

Officers are also aware of Article 6, the focus of which (for the purpose of this decision) is the determination of an individual's civil rights and obligations. Article 6 provides that in the determination of these rights, an individual is entitled to a fair and public hearing within a reasonable time by an independent and impartial tribunal. Article 6 has been subject to a great deal of case law. It has been decided that for planning matters the decision making process as a whole, which includes the right of review by the High Court, complied with Article 6.

8. Conclusion

8.1 It is considered that the proposal represents an appropriate form of development that would not have a significant adverse impact on the appearance of the property,

the street scene or the amenity of nearby residents. It is therefore considered that the proposal is in accordance with national and local planning policies and accordingly it would be unreasonable to withhold planning permission.

9. Recommendation

That this application be GRANTED permission subject to the conditions set out below and a Section 106 Unilateral Undertaking to secure the following:

- A financial contribution towards the Council's Coastal Mitigation Service of £1,800.

Conditions/Reason

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended)

02. The development hereby permitted shall not be carried out other than in complete accordance with the following approved plans:

1. Drawing No Plan 1 - Location Plan;
2. Drawing No U1-EL - Unit 1 Proposed Elevations;
3. Drawing No BF U1-PL - Unit 1 Proposed Floor Plan;
4. Drawing No U2-EL - Unit 7-9 Replacement Dwelling Proposed Elevations
5. Drawing No BF U2-PL - Unit 7/9 Replacement Dwelling Proposed Floor Plan
6. Drawing No EL1 - Hay Barn House Proposed Elevations;
7. Drawing No BF PL-U3 - Hay Barn House Proposed Floor Plan;
8. Drawing No BF SI02 - Site Layout (rec'd 27/11/18).

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

03. The facing materials and finishes to be used in the construction of the development shall be in accordance with details contained in the application. The development shall not be constructed other than with these approved materials.

Reason: In the interests of the satisfactory appearance of the development upon completion and in accordance with the provisions of Policy F3 of the Berwick Local Plan.

04. Notwithstanding the approved plans, no development shall take place until full details of existing and proposed ground and finished floor levels have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in full accordance with the approved details.

Reason: To ensure a satisfactory form of development in accordance with Policy F3 of the Berwick Local Plan and the NPPF.

05. Development shall not commence until a [Demolition and Construction Method Statement] , together with supporting plan has been submitted to and approved in writing by the Local Planning Authority. The approved [Demolition and Construction Method Statement] shall be adhered to throughout the demolition/construction period. The [Demolition and Construction Method Statement] and plan shall, where applicable, provide for:

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

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

06. No dwelling shall be occupied until the associated car parking area has been implemented in accordance with the approved plans. Thereafter, the car parking areas shall be retained in accordance with the approved plans and shall not be used for any purpose other than the parking of vehicles associated with the development.

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

07. 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 then submitted to and approved in writing by the Local Planning Authority and until the measures approved in that scheme have been implemented. The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement in writing:

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.

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. 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.

09. During the construction period, there should be no noisy activity, i.e. audible at the site boundary, on Sundays or Bank Holidays or outside the hours: Monday to Friday - 0800 to 1800, Saturday 0800 to 1300.

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

10. Deliveries to and collections from the demolition and/or construction phase of the development shall only be permitted between the hours:

Monday to Friday - 08:00 to 18:00
Saturday - 08:00 to 13:00

With no deliveries or collections on a Sunday or Bank Holiday, unless agreed in writing with the LPA.

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

11. No development shall take place other than in strict accordance with the mitigation proposed in the report "Brockdam Farm Buildings, Brockdam - Proposed Conversion Bat and Barn Owl Report - Summer 2017" including;

Sensitive timing of any roof works commencing April or October inclusive to avoid hibernating and breeding bats.

Advice given for the safe removal of any bats found from harm during the development.

Provision of two eaves bat crevices (Pipistrelle and all species of bats) on the north and east aspect of the new build (Unit 7-9).

External lighting will be on a relatively short timer, directed downwards and away from bat roost access points and flight paths and motion-sensitive only to large objects.

Reason: to maintain the favourable conservation status of a European Protected Species.

12. No demolition, development, tree felling or vegetation clearance shall be undertaken between 1 March and 31 August unless an ecologist has first confirmed that no bird's nests that are being built or are in use, eggs or dependent young will be damaged or destroyed.

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

Informatives

1. The effectiveness of the development's design in ensuring that a nuisance is not created, is the responsibility of the applicant / developer and their professional advisors / consultants. Developers should, therefore, fully appreciate the importance of obtaining competent professional advice.

In all cases, the Council retains its rights under the Section 79 of the Environment Protection Act 1990, in respect of the enforcement of Statutory Nuisance.

2. A public Right of Way passes close to or through the site. No action should be taken to disturb the surface, obstruct the path or in any way prevent or deter public use without the necessary legal diversion or closure Order having been made, confirmed and an alternative route provided.
3. All species of bat and their roosts (whether occupied or not) are strictly protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017. Similarly, all wild birds and their nests are protected whilst in use and it is an offence to recklessly or intentionally destroy nests or dependent young when on or near the nest, or to kill or take them. Barn Owl are especially protected under Schedule 1 of the Act.

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

If protected species such as bats or nesting birds are encountered during development then works should cease immediately and professional advice should be sought straight away.

Applicants and contractors can obtain advice by telephoning Natural England's bat advice line on 0345 1300 228.

The Chartered Institute of Ecology and Environmental Management (CIEEM) has an online professional directory should assistance be required.
<http://events.cieem.net/ProfessionalDirectory/Professional-Directory.aspx>

Further information about protected species and the law can be found on the government website
<https://www.gov.uk/guidance/bats-protection-surveys-and-licences>

The applicant should note that where sites are very overgrown or piles of building materials are left there may be risk of causing harm to species protected under law from killing or injury such as hedgehogs and amphibians (potentially including great crested newts which have additional legal protection) . I would therefore request that any vegetation clearance or movement of materials be carried out gradually and with due care and attention.

Using native species in landscaping schemes has many advantages. They are the most likely to support the most wildlife, and avoid the risk of the problems that invasive species bring. Many of them are just as attractive as ornamental varieties, and will bring a sense of local distinctiveness to planting schemes.

Suppliers of these species can easily be found on the internet, but an especially good resource is the Flora Locale website; this provides extensive advice but also has a list of suppliers that have signed up to its code of conduct for the growing and supply of native plants.

A list of Plant Species Native to Northumberland is available at
<http://www.northumberlandcoastalb.org/files/Downloads/Botanical%20species%20native%20to%20Northumberland%20-%20Google%20Docs.pdf>

Date of Report: 07.12.2018

Background Papers: Planning application file(s) 18/01893/FUL