

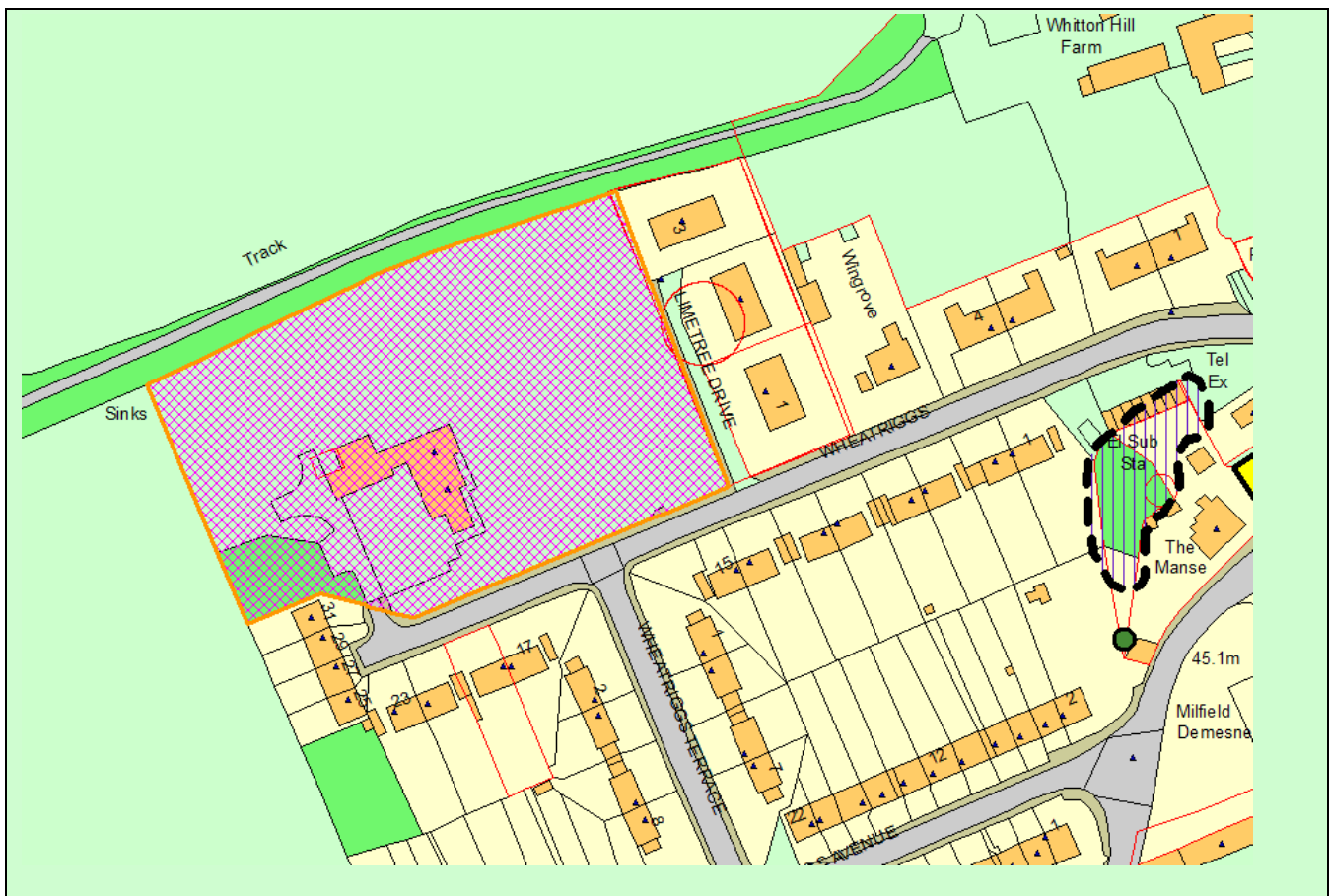


Northumberland County Council

North Northumberland Local Area Council 21st May 2019

Application No:	18/04099/FUL		
Proposal:	Demolition of existing school building and erection of 30 no. 2, 3 and 4 bedroom two storey dwellings with associated works		
Site Address	Former Milfield County First School, Wheatriggs, Milfield, Wooler Northumberland NE71 6HZ		
Applicant:	Mr Chris Dodds Cameron House, Pinetree Way, Gateshead, NE11 9XW	Agent:	None
Ward	Wooler	Parish	Milfield
Valid Date:	20 November 2018	Expiry Date:	30 April 2019
Case Details:	Officer	Name: Mr Tony Lowe Job Title: Senior Planning Officer Tel No: 01670 622708 Email: tony.lowe@northumberland.gov.uk	

Recommendation: That this application be GRANTED permission



1. Introduction

1.1 Under the provisions of the Council's Scheme of Delegation, this application site forms part of a Council land sale so the application is referred to the North Northumberland Local Area Council.

2. Description of the Proposals

2.1 The application site is located to the north-west corner of the main built up area of Milfield, a village on the A697, with the majority of the built area to the west of the road. The development site is located to the north of the village and is accessed directly off Wheatriggs.

2.2 The site is the former Milfield First School which closed in 2009. The site is closed and overgrown, housing a school building to the west end with the former playing fields to the east. It is bordered by existing residential properties to the east and south with open countryside to the west and north. The land is 0.9ha in area, generally rectangular in shape with planting to the northern boundary which, alongside the in-settlement location, limits the prominence of the site overall.

2.3 The application seeks planning consent to demolish the existing school buildings on site; close up the existing access and form a new access, opposite the existing Wheatriggs Terrace junction, opening onto an estate road that would span north and then to the east and west. Permission is sought to erect 30 no. dwellings consisting of;

9 no. 2-bedroom semi-detached properties with a gable roof, some of which would benefit from a garage;

19 no. 3-bedroom properties (9 detached) with a mix of gable and pitched roof units some of which would benefit from a garage;

2no. 4-bedroom detached properties with a gable roof and projecting pitched roof element, some of which would benefit from a single/double garage;

2.4 The dwellings would be a mix of two different brick treatments with concrete tiles in dark grey. Driveways would be formed from crushed aggregate with white Upvc framed windows and doors, fascias and soffits, with black rainwater goods. The site is not considered to be affected by environmental constraints.

3. Planning History

Reference Number: C/04/00181/CCD

Description: Construction of extension to provide kitchen

Status: PER

Reference Number: 17/03961/FUL

Description: Demolition of Existing School Building and Development of 30 dwellings - Amended 02/07/18

Status: REF

Reference Number: 17/03961/FUL

Description: Demolition of Existing School Building and Development of 30 dwellings - Amended 02/07/18

Status: REF

4. Consultee Responses

Milfield Parish Council	<p>Objection - for the reasons set out in the previous application:</p> <p>Previous application comments:</p> <p>This email is not only a parish council objection to the current planning but also:</p> <ul style="list-style-type: none">A request for a public meetingA request for an explanation of why no pre-application consultation application took placeAn Fol/EIR request <p>The application for 33 dwellings is one of major significance for the Community in Milfield. The 2011 Census showed 180 households within the parish, this development would represent an increase of 18.33%.</p> <p>The Council's comments are combined in one email for ease as elements will overlap within NCC.</p> <p>It has been sent to a number of Council Officers who are likely to have been involved or manage those who are. I would be grateful if it could be forwarded to the correct officers please.</p> <p>I wanted to send a copy to the developer but the application does not contain an agent's email and Google only shows a contact form. I would therefore ask that NCC send them a copy please.</p> <p><u>Committee Determination</u></p> <p>The Council was to request a Committee determination but note that this has already been determined to be a Committee matter by the Head of Service.</p> <p><u>Planning Objection</u></p> <p>The Parish Council considered the application when it met on 10 November 2017 and resolved as follows</p> <p>"The Council confirmed that it had no objection to redevelopment of this site but that an objection should be submitted to this application for the following reasons</p> <p>The applicant was seeking a relaxation in the appropriate parking standards but their justification was inadequate as it referred to a school that no longer existed, reference to the availability of Berwick as a mainline station that was accessible but only by car for most practical purposes and reference to a general retail shop within Milfield which does not exist.</p>
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The examples used in support of the relaxation appeared to be urban/suburban developments, not rural villages

The style of housing is out of character for the village, housing on this site should be faced with Northumberland stone

There were severe concerns about builders and contractors parking during construction together with delivery traffic using a substandard road. The plans did not show any provision for a works compound or on-site parking for construction workers. If planning permission was granted then the developers should be required to pay for an appropriate traffic regulation order including paying for visits by a civil enforcement officer to prohibit construction workers parking on Wheatriggs

Given these concerns, NCC should require use of an alternative access for construction related traffic.

Councillors doubted the demand for the type of housing proposed in this application given the number of properties currently for sale within both the parish and the wider area.

This concern raised the fear that full development of the site would therefore extend over several years, much to the detriment of neighbouring residents. NCC should therefore impose a requirement for the site to be completed within 12 months.

The failure of the developer or NCC to provide increased/enhanced community facilities given the proposed increase of over 18% in housing stock.”

Failure to hold any community pre-application consultation

NCC's documents and website confirm that the land remains in their ownership.

The documents further reveal NCC's financial interest in the application – for example the Head of Service Vetting Decision on 13 November 2017.

The Parish Council is therefore very concerned at the failure to respect the strong advice in paragraphs 188-190 of the NPPF and especially the local community exhortation in paragraph 189.

Will NCC please explain why no such consultation was thought necessary for a development seeking to increase the size of a community by nearly one-fifth?

The result of this failure is to present the Parish Council and Community with almost a fait accompli, in that the Council and the Community are only able to comment on this application rather than have been involved in the initial designs and therefore able to influence and perhaps come to a proposal which might involve give-and-take on all parties but leading to an acceptable development.

Request for a Meeting

As can be seen above, the Council is not opposed to the concept of development on this site and in an effort to achieve an acceptable scheme asks the developer and NCC officers to a public meeting within Milfield. Parish Council meetings are now held on Fridays at 7.30 pm in Milfield and it would seem sensible to suggest either 1, 8 or 15 December.

	<p>I suggest officers from the following NCC Depts. should be present</p> <ul style="list-style-type: none"> · Planning · Highways · Estates · Legal <p>as well as the developer.</p> <p>If NCC would get back as soon as possible with a suggested date, I can then put arrangements in hand.</p> <p><u>FoI and EIR Request</u></p> <p>Given that the local planning authority has a financial interest in this application, the public interest will lie in disclosure to maintain confidence in the planning system as opposed to any commercial sensitivities. The Council notes that the application form confirms that assistance and prior advice has been sought from the local authority.</p> <p>Please therefore provide us with copies of all correspondence, documents and meeting notes concerning such discussions.</p> <p>It is currently unclear whether NCC and the developer have entered into formal contractual arrangements for the sale of this site. This issue is of importance as some of the Council's concerns may be better dealt with by way of covenants in the transfer. Please therefore also provide copies of the draft contract &/ transfer or the signed contract for sale.</p>
Northumbrian Water Ltd	No objection, subject to conditions set out in the report
Strategic Estates	No comment
Architectural Liaison Officer - Police	No objection
Highways	No objection, subject to conditions set out in the report
Waste Management - North	No response received.
Sport England	<p>Objection:</p> <p>"...Sport England objects to the application because it is not considered to accord with any of the exceptions to Sport England's Playing Fields Policy or with Paragraph 97 of the NPPF.</p> <p>Should the local planning authority be minded to grant planning permission for the proposal, contrary to Sport England's objection, then in accordance with The Town and Country Planning (Consultation) (England) Direction 2009, the application should be referred to the Secretary of State, via the National Planning Casework Unit."</p>
Public Protection	No objection, subject to conditions set out in the report
County Ecologist	No objection, subject to conditions set out in the report

Lead Local Flood Authority (LLFA)	No objection, subject to conditions set out in the report
Fire & Rescue Service	No response received.
Northumbria Ambulance Service	No response received.
Education - Schools	<p>Current School Numbers and Capacity</p> <p>First: The first school in the catchment area is Wooler First School. It's current role is 128 of a total capacity of 135, it is therefore 95% full, so in line with DfE guidance to maintain 5% capacity for place planning, in year movement, parental preference etc a contribution is requested in respect of the 4 First school places to be generated by the development.</p> <p>Middle: The middle school within the catchment area is Glendale Middle School. It's current role is 108 of a total capacity of 221, it is therefore 49% full, so no contribution in requested.</p> <p>High: The high school within the catchment area is Berwick Academy. Its current role is 672 of a total capacity of 916, it is therefore 73% full, so no high school contribution is requested.</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>A total contribution of £52,800 is requested in respect of this development, on the basis of first school places.</p>
County Archaeologist	No objection - Based on the results of the archaeological evaluation of this site, it has been possible to establish that the proposed development is unlikely to adversely affect significant archaeological remains.
Health Care CG	<p>Once notified of the revised application the CCG considered internally if there was likely to be a need for a contribution. Due to a number of new homes planned for the village and the current capacity pressure on the GP practice, we considered an expansion of infrastructure was highly likely to be needed. We already have confirmation from the GPs serving Wooler and Millfield that a scheme consisted of 30 new homes would require a section 106 contribution to provide improved infrastructure capacity for the new residents. This is likely to take the form of alterations, including equipment to the existing health centre to increase the throughput of patients.</p> <p>We have applied a formula we have adopted throughout Northumberland, and the detailed calculation is attached.</p> <p>If the housing mix is altered, we are obviously happy to re-calculate the contribution, but it will use exactly the same formula. A number of developers in Northumberland have now fully accepted the formula and agreed their section 106 contributions accordingly. The capacity modelling is also used by other Local authorities.</p>

	We would request that a single payment of £17,400 is required from the developer. As the sum is so small, and this should be on completion of the first dwelling.
North Trees And Woodland Officer	No response received.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	18
Number of Objections	9
Number of Support	0
Number of General Comments	2

Notices

General site notice,

Berwick Advertiser 6th December 2018

Summary of Responses:

5.1 During the consultation period 9 objections have been received. The issues raised include;

Unsustainable location;
 Archaeology Impacts;
 Need for housing;
 Lack of community benefit;
 Loss of visual amenity.
 Large scale increase in the number of dwellings in Milfield;
 Density of development and over development;
 Ecological impact (bats, rogs etc).;
 Highway impact of development, including parking;
 No pre-application consultation;
 Highway impact over construction period;
 Concerns over utility supply;

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=PIJIGNQS0K400>

6. Planning Policy

6.1 Development Plan Policy

S6 Affordable Housing - Berwick upon Tweed Local Plan

F3 Tweed Valley, Kyloe Hills, Glendale Areas of High Landscape Value - Berwick upon Tweed Local Plan

F1 Environmental Wealth - Berwick upon Tweed Local Plan

F10 Protected Species - Berwick upon Tweed Local Plan

F30 Planning Obligations - Berwick upon Tweed Local Plan

F31 Social and Economic Welfare - Berwick upon Tweed Local Plan

M14 Car Parking Standards - Berwick upon Tweed Local Plan

6.2 National Planning Policy

National Planning Policy Framework (2019)

National Planning Practice Guidance (2019, as updated)

6.3 Emerging Policy

Northumberland Local Plan - Publication Draft Plan (Regulation 19) (January 2019)

Policy HOU 6 Affordable housing provision

Policy HOU 9 Residential development management

Policy QOP 1 Design principles (Strategic Policy)

Policy QOP 2 Good design and amenity

Policy QOP 4 Landscaping and trees

Policy QOP 5 Sustainable design and construction

Policy QOP 6 Delivering well-designed places

Policy TRA 1 Promoting sustainable connections

Policy TRA 2 The effects of development on the transport network

Policy TRA 4 Parking provision in new development

Policy ENV 2 Biodiversity and geodiversity

Policy ENV 3 Landscape

Policy ENV 7 Historic environment and heritage assets

Policy WAT 2 Water supply and sewerage

Policy WAT 3 Flooding;

Policy WAT 4 Sustainable Drainage Systems

policy POL 1 Unstable and contaminated land

6.4 Other Policies and Documents

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

Northumberland Strategic Housing Market Assessment (SHMA - October 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 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 development should be considered in the context of this presumption in favour of sustainable development unless policies indicate otherwise or, the adverse impacts significantly and demonstrably outweigh the benefits. However, identified in paragraph 177 where a proposal requires an Appropriate Assessment to be undertaken this presumption does not apply. The adopted Development Plan for the area is The Berwick-upon-Tweed Borough Local Plan 1999 (BLP); a number of the policies within the Local Plan were "saved" in 2007 following the introduction of the Planning and Compulsory Purchase Act 2004 which means that they were identified as continuing to be of relevance and were not, at that time, replicated by national or regional planning guidance. These policies remain extant and where applicable are considered within the recommendation.

7.2 The Northumberland Local Plan (NLP) was published in draft for consultation on 04/07/18, and subsequently published for Regulation 19 consultation 30/01/19 (completed 13/03/19). In accordance with Paragraph 48 of the NPPF, the policies contained within the document at this stage will carry some weight, with strategic policies carrying a greater weight. The background studies/ documents, which form the evidence base for the NLP, constitute a material consideration

7.3 The main issues in the consideration of this application are;

Principle of Development;
Housing;
Loss of playing fields;
Education and Health;
Visual Impact/ Design;
Archaeology;
Residential Amenity;
Ecology;
Public Health and Protection;
Highways
Water Management;
Other Matters
Procedural Matters

Principle of Development

7.4 Paragraph 7 & 8 of the NPPF highlights that the purpose of the planning system is to contribute to sustainable development and lists the three objectives of sustainable development which are economic, social and environmental. Paragraph 12 identifies that the NPPF does not change the statutory status of the development plan, as the starting point for decision making. Although the Berwick-upon-Tweed Local Plan (BLP) was adopted in 1999, it is considered that the policies relevant to the determination of this application are in line with the NPPF objectives and, in accord with the provisions of the NPPF, this means that due weight can still be given to the relevant Local Plan Policies. In reference to Decision Making, paragraph 38 requires local planning authorities to approach decision making in a positive and creative way, with decision makers at all levels required to approve applications for sustainable development where possible. Paragraph 68 identifies that small and

medium sized sites make an important contribution to meeting an area's housing requirement and paragraph 117 of the NPPF promotes the effective use of land encouraging the re-use of suitably located previously developed land (PDL), which is defined at Annex 2. The application seeks to develop an existing school site within a residential area of Milfield.

7.5 F1 of the BLP requires that primary importance is given to development that sustains and enhances environmental wealth, including its landscape and coast, native biodiversity and human heritage. F3 of the BLP is underpinned by F1 as an area based policy that supports development that;

- i) within or immediately adjoining an existing settlement;
- v) that it accords with policies elsewhere within the plan.

Policy F31 alongside F1 allows weight to be given to proposals that enhance the quality of life of communities or, to complement the range of social or economic functions which any of them performs.

7.6 NLP policy STP 1 seeks to ensure that sustainable development will enhance the vitality of communities across Northumberland and conserves and enhances the County's unique environmental assets; and set out criteria to control development in the open countryside. NLP policies carry limited weight at this time.

7.7 The application seeks development within Milfield Village which would have access to a reasonable service base (for its size), without the use of a private car and a wider base in larger nearby towns and villages. The development is considered to contribute to the settlement socially and economically. Paragraph 84 of the NPPF sets out that planning decisions, involving the use of previously developed land (PDL) and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist. The proposal would see the redevelopment of a disused school site, which is in a poor state of repair with the grounds unused and overgrown.

Housing

7.8 BLP Policy F3 identifies Milfield as within a locally designated Area of High Landscape Value (AHLV). NPPF paragraph 11 advises that where the existing policies that are most important to determining the application are out-of-date, the presumption in favour of sustainable development should generally apply. For housing applications, footnote 7 further advises that the consideration of whether relevant existing policies are out-of-date include where the Council cannot demonstrate a 5-year supply of 'deliverable' housing sites, or where the Housing Delivery Test shows that housing delivery was substantially below the requirement of the previous three years. The recently updated Strategic Housing Land Availability Assessment (SHLAA, Dec.2018 - Figures 14 and 15) demonstrates that Northumberland has a more than sufficient 5-year supply against the minimum Local Housing Need, which currently equates to a 12.1 years supply of 'deliverable' sites against the 717 dwellings per annum need derived from the 2014-based household projections (in accordance with the February 2019 NPPF/ PPG amendments to disregard the more recent 2016-based household projections for this purpose). While the NLP includes a higher housing requirement averaging at least 885 dwellings per annum, the NPPF and PPG advise that this should not be applied for

the purposes of measuring the 5-year housing land supply until after the Plan is adopted. The SHLAA nevertheless shows that Northumberland would still have about 10 years worth of the 5-year supply requirement against the emerging Local Plan figure.

7.9 The SHLAA report also evidences that Northumberland's Housing Delivery Test result from November 2018 was 197% (Figure 2), as well as that the county has a more than sufficient housing land supply of 'deliverable' and 'developable' sites to meet the emerging Local Plan's housing requirements over the remaining 18 years of the plan period (Figures 18, 19 and 20), including within the North Delivery Area. On this basis the presumption in favour of sustainable development does not apply, and the extant policies in the adopted and 'saved' development plan documents relating to housing remain relevant insofar as they are consistent with the NPPF.

7.10 It is noted that the recently updated SHLAA (Dec.2018), which forms part of the evidence base informing the NLP, considers the application site, ref. 1581, to be potentially suitable and achievable for housing delivery, with no known barriers to delivery. It is available now and potentially achievable within a 6-10 years timescale, with an indicative capacity for about a maximum 20 dwellings. While not contributing to the current 5-year housing land supply, it is regarded as a potentially 'developable' site for possible medium-to-longer term future housing if needed. While indicated in the SHLAA to be a potentially developable site for possible future housing development, this is not a determining factor in its own right and this application must still be assessed on its own merits against extant development plan policies and relevant material considerations including the NPPF and the NLP.

7.11 The NLP has now finished Regulation 19 consultation, in terms of housing, the publication draft Local Plan (Table 7.2) identifies no need for any further significant housing development in Northumberland or the North Delivery Area over-and-above existing planning permissions and minded to approve applications, since completions over the past two years and outstanding commitments already exceed the area's identified requirements for the 2016-2036 plan period. Northumberland has already more than satisfied the NPPF requirement to significantly boost the supply of housing (para.59). The NLP does allocate a few sites for housing development in Policy HOU3 to help meet residual locally-distributed parish-based needs (Table 7.1), but otherwise there is no need for any further major housing development to meet the Plan's evidenced minimum requirements. However, these figures do not constitute a 'Cap' on housing numbers but rather the minimum requirements to meet the objectives of the NLP.

Affordable Housing (AH)

7.12 Policy S6 of the BLP seeks to ensure that an appropriate level of AH is provided, to meet identified community needs, on sites outside Berwick-upon-Tweed, of 1 or more hectares or, the development of 25 or more dwellings.

7.13 Policy HOU6 of the NLP proposes applying a new Value Areas approach to determine minimum affordable housing requirements, informed by the updated Strategic Housing Market Assessment (SHMA, June 2018) and analysis of the viability of developments to provide affordable housing alongside other likely planning obligation asks. As this approach has not yet been tested, it was only

included in the Regulation 19 consultation, it cannot be 'weighted' in the determination of applications at this stage

7.14 As a major residential development AH would have normally been sought for on-site affordable housing provision (5 units in this case), although this would be subject to negotiation of the tenure given that the calculation of units for this development would be 4.5. The developer has put forward that the requested cumulative obligations would render the development unviable, this was independently tested and agreed through planning reference 17/03961/FUL. However, without the AH contribution both the Education and Health obligations could still be met. Following consultation with and advice from, the Affordable Housing Officer (AHO), AH will not be sought for the development.

7.15 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 to a partially previously developed site, which would help to sustain the existing community and associated services, as well as being able to contribute to improvements to existing services. The principle of development is therefore considered acceptable in accordance with policies F1, F3 and F31 of the BLP and the provisions and intentions of the NPPF.

Loss of playing fields

7.16 NLP policy INF 5 seeks to prevent the loss of land or buildings used for recreational use or, the loss of Protected Open Space (shown on the policies map). Paragraph 83 of the NPPF states that planning policies and decisions should seek the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship. Paragraph 97 seeks to retain existing sports buildings and land, including playing fields, unless they are proven (assessment) to be no longer required or, the loss would be replaced by equivalent or better in terms of quantity and quality or, its for alternative sports and recreational provision.

7.17 The Development Management Procedure Order sets out within Schedule 4 (z) that the following development is subject to consultation with Sport England as a statutory consultee where an application;

i) is likely to prejudice the use, or lead to the loss of use of land being used as a playing field; or

ii) is on land which has been -

(aa) used as a playing field at any time in the last 5 years before the making of the relevant application and which remains undeveloped; or

(bb) allocated for use as a playing field in a development plan or in proposals for such a plan or its alteration or replacement

7.18 SE has objected to the proposal stating that the school fields did meet the definition of a playing field up until 2009 when the school was closed. Due to the school's closure the site has ceased being used for sport in excess of five years. SE

considers that it is for the LPA to determine whether they are a statutory consultee in this application, but accepts the LPA interpretation of the 5 year rule and as the sports field has not been in use for over 5 years the LPA does not consider SE a statutory consultee. This does not mean that SE objections and concerns do not carry weight, they do.

7.19 The parish council (PC) has confirmed that during the application process the PC and developer have reached a private agreement which would see a sum of £30,000 provided for the creation of a Multi Use Games Area (MUGA), within the village. The PC have requested that this sum be provided within a planning obligation, however, given the nature of the agreement and that no planning requirement has been identified and following legal advice this course is not considered appropriate and the developer has confirmed their intention to provide a separate legal agreement, between the developer and the PC, to cover this and other contributions to the village.

7.20 The site is not allocated within the BLP nor is it used as a playing field or been used in the past five years, due to the site being inaccessible. On this basis the position of SE is not as a statutory consultee, however, the loss of a playing field remains a consideration. There is no prospect of the school coming back into use, the associated playing field has not been in use for over 5 years and would also remain redundant; whether denying use of the site was by design or not. With recognition of the provision of a MUGA on a more accessible site, it is considered that, on balance, the retention of the playing field would not warrant the withholding of planning permission in this instance.

Health and Education

7.21 Policy F30 of the BLP seeks, where necessary, to secure a planning obligation to ensure that due regard is given to the environment and the interests of the local community. Developers will be required to provide appropriate infrastructure, or other consequential educational, social, recreational, sporting or community facilities and nature conservation benefits commensurate with the scale of the development.

7.22 Paragraphs 54 to 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 should be kept to a minimum and 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.

7.23 The following planning obligations have been agreed in respect of this application and which are to be secured by legal agreement pursuant to s106 of the Town & Country Planning Act 1990 (as amended)

Education:

7.24 In respect of major housing applications, issues of school capacity and the impacts of new development are considered through consultation with Education. Contributions where necessary, are sought for physical infrastructure improvements based on capacity. Issues raised during consultation are addressed in this section. 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.

7.25 Education has responded to consultation setting out that the catchment first school is at capacity so a contribution has been sought, no further contribution is necessary for middle or secondary education. The provision of 4 pupils is to be funded based on a designated amount of floorspace and build cost to derive a figure of £52,800, which has been agreed by the applicant.

Health:

7.26 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 capacity at catchment practices.

7.27 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. NCCG have responded consultation requesting a figure of £17,400 which has been agreed by the applicant.

Visual Impact and Design

Visual Impact:

7.28 The appraisal of visual impact considers the physical mass and character impact of a development proposal. The site is a former school site set within a housing estate in the village. BLP policy F1 gives primary importance to protecting the environmental wealth of the former Borough, including its natural and human heritage.

7.29 NLP policy ENV3 seeks to ensure that proposals will not have an adverse impact on the character of the landscape. Policy QOP4(c) requires any hard and soft landscaping to be appropriate, functional and well integrated into the design of the development. NLP policies carry limited weight at this time.

7.30 Paragraph 170 of the NPPF sets out that planning decisions should contribute to and enhance the local environment and includes;

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; and;

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.

7.31 The scheme would consist of two storey dwellings in keeping with that of properties on Wheatriggs although the individual plot sizes would be smaller in scale. Overall the site is viewed in the context of the settlement and so the imposition of built form in this location despite introducing development to the wider site is not considered to have a significant landscape impact. It is considered that the development can be accommodated without adverse landscape impact in accordance with local plan policy F1 and the provisions and intention of the NPPF.

Design:

7.32 Design considers the appearance of the development independently and as part of the immediate streetscene. The Site fronts onto Wheatriggs, a development of two storey semi-detached gable dwellings and terraced bungalows of a roughcast render/ pebbledash finish. Policy F3 of the BLP permits development that accords with its surroundings by virtue of its scale, density, height, massing, layout, materials, hard and soft landscaping including indigenous species, means of enclosure and access.

7.33 NLP policies HOU9 and QOP1 reflect this requirement, with QOP2 requiring a high standard of amenity for current and future users of a development. QOP5 seeks to ensure sustainable design and construction, includes passive design measures to respond to existing and anticipated climatic conditions and improve the efficiency of heating and cooling etc. QOP6 seeks to ensure well designed places. NLP policies carry limited weight at this time.

7.34 Para 127 of the NPPF also states that planning policies and 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);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- 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.

7.35 The application proposes a series of dwellings, differing in appearance, with some that would be semi-detached, gable formed and gable fronting. Whilst this would provide a series of smaller dwellings versus the immediate site context, the number of dwellings and constrained nature of the site is such that the properties could be accommodated without having an adverse impact on the wider streetscene. Details of the design and materials are considered acceptable and would provide adequate variation between dwellings set within a modern development. The design of the proposal is therefore considered acceptable in accordance with F3 of the BLP and the NPPF.

Archaeology

7.36 NLP policy ENV7 requires that decisions affecting heritage assets will be based on a sound understanding of significance of the assets and the impacts on it and that development affecting archaeological sites or, sites with archaeological potential will require desk based assessment and where necessary field evaluation. NPPF 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

7.37 The site is considered to retain potential for unrecorded archaeological features of significance. The site has been subject to archaeological evaluation in at the recommendation of the County Archaeologist (CA) following assessment of a submitted Desk Based Assessment. The evaluation involved trial trenching which has been assessed by the CA.

7.38 The CA has raised no objection to the proposal requiring no further work. The archaeological impact of the proposal has therefore been suitably mitigated and the proposal is considered to accord with local plan policy F1 and the provisions and intentions of the NPPF.

Residential Amenity

7.39 The assessment of amenity seeks to appraise whether a development would have an adverse impact on properties nearby in terms of appearing overbearing, impacting privacy or issues arising from a proposed use. Issues raised over the consultation period in respect of this have been considered in this section. 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.

7.40 Some element of disturbance due to noise, dust and vehicle movements etc. is considered an inevitable part of the development process. 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 enables a level of control during the

construction phase, having regard to amenity issues for nearby occupants and prior to completion of the development.

7.41 Given the density of development, location relative to existing development and detailed layout, there are not considered to be significant issues arising in terms of amenity, in terms of privacy or, from buildings appearing overbearing. There would be lower separation distances afforded than properties along Wheatriggs and Wheatriggs Terrace, however, properties within the development would not be subject to such adverse impact from issues such as privacy and overlooking that it could reasonably justify refusal. The impact on amenity is therefore considered acceptable and in accordance with local plan policy F3 and the provisions and intentions of the NPPF.

Ecology

7.42 The site comprises a disused building with overgrown fields within its curtilage bordering onto the open countryside. The application has been submitted with an ecological appraisal which has been reviewed by the County Ecologist (CE). 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.

7.43 NLP policy ENV2 and ENV3 seeks to ensure that proposals will not have an adverse impact on Biodiversity and Geodiversity and the character of the landscape. Policy QOP4(c) requires any hard and soft landscaping to be appropriate, functional and well integrated into the design of the development. NLP policies carry limited weight at this time.

7.44 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

7.45 The CE has no objection the proposal, subject to conditions including suitable mitigation to manage the on-site impacts of the proposal including appropriate bat provision, mitigation for hedgehogs and tree protection. Therefore, subject to conditions, the ecological impact of the proposal is acceptable and the proposal will accord with local plan policy F10 and the provisions and intentions of the NPPF.

Public Health and Protection

7.46 Given the site is previously developed, there is considered to be potential for contaminated land with sensitive receptors (residential dwellings) proposed. The submission includes a Ground Gas Assessment which has been subject to review by the Council's Public Health Protection team (PHP).

7.47 NLP policy POL 1 provides that development will be supported where it can be demonstrated that unacceptable risk from contamination will be prevented and measures can be taken to effectively mitigate impacts. NLP policies carry limited weight at this time.

7.48 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.
- b) after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and
- c) adequate site investigation information, prepared by a competent person, is available to inform these assessments.

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.

7.49 PHP has raised no objection subject to conditions to deal with potential contamination (should it be found) and measures to prevent the ingress of ground gases, which have been set out in the recommendation. The proposal is considered to be acceptable in terms of Ground Conditions, subject to conditions and the proposal will accord with the provisions and intentions of the NPP on these matters.

Highways

7.50 The site would be accessed from a new entrance to be created opposite the junction of Wheatriggs and Wheatriggs Terrace, with the existing access for the school blocked up. There would also be properties that would have driveways directly onto Wheatriggs. The application has been subject to consultation with Highways Development Management (HDM).

7.51 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.

7.52 NLP policy TRA1(a) requires all developments to have a safe and effective access and egress, with policy TRA 2 seeking to minimise effects of the road network and TRA4 requiring an appropriate level of off street parking to be provided. NLP policies carry limited weight at this time.

7,53 HDM have raised no objection to the proposal setting out that there are no further amendments required to the proposals and the development is acceptable in Highways terms, subject to conditions. The proposal is considered to accord with local plan policy M14 and the provisions and intentions of the NPPF.

Water Management

7.54 NLP policies WAT 2, WAT 3 and WAT 4 seek to ensure appropriate water supply and sewerage; demonstrate how they will minimise flood risk; and provide water sensitive design including SuDs, respectively. NLP policies carry limited weight at this time.

7.55 Paragraph 94 of the NPPF states that local planning authorities should adopt proactive strategies to mitigate and adapt to climate change, taking full account of flood risk, coastal change and water supply demand considerations.

7.56 The site is located within Flood Zone 1 and a Drainage Strategy has been submitted with the application and which proposes foul water and surface disposal via mains drainage. Whilst there will be on site impacts of the development and off-site impacts in terms of water displacement, both NWL and the LLFA have been consulted on the proposal and neither has objection, subject to conditions. Therefore, subject conditions, the proposal is considered to accord with the provisions and intentions of the NPPF.

Other Issues

7.57 Whilst some concerns such as, no pre-application consultation and concerns over utility supply are not, in this instance, considered to pertain to planning; the objections raised are considered to be addressed within the report. Milfield Parish Council submitted an objection to the proposal but following further negotiation with the developer and NCC have indicated they would withdraw the objection. Subject to a legal agreement for the developer to provide:

1. The Parish Council is to receive £30,000 [Thirty Thousand Pounds] from the developer on completion of the purchase from the County Council, or on the commencement of the development within the meaning of the Planning Acts, whichever first occurs.
2. The Parish Council will use this money towards the installation of a Multi-Use Games Area (MUGA) on the playing field to the south of the Wheatriggs Estate. The County Council as landowner consents to such an installation, subject to the exact position being agreed and the Parish Council being responsible for maintenance and insurance.
3. The developer will assist the Parish Council by levelling the ground for the MUGA at no cost to the Councils
4. The developer has agreed to assist The Reading Room, Milfield [Charity Number 1092983] by the provision of materials for a kitchen and a toilet within the Reading Room, to enhance its attraction as a community facility. The Reading Room Trust will be responsible for the installation costs.

7.58 Following legal advice officers do not consider it appropriate to enable this via a planning obligation, however, the applicant has confirmed the intention to provide a separate legal agreement between parties to deliver the agreed works etc.

Procedural Matters

Equality Duty:

7.59 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:

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

Human Rights Act Implications:

7.61 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.

7.62 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.

7.63 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 on previously developed land within the settlement. The site including its playing field is not allocated within the development plan and is not considered to be of significant sporting or, open space value to the public given that it is not accessible. With agreement reached between the Milfield Parish Council and the Developer that a sum of £30,000 will be provided to support the provision of a Multi Use Games Area on a site within the village and open to the public. On this basis the loss of the field is outweighed by the benefits associated with the development of the site for new housing.

8.2 Consultation has demonstrated that the 'normal' AH obligation, coupled with Education and Health contributions, would not result in a viable scheme to deliver new development. Therefore, following advice from the AHO, it is considered reasonable to forgo the provision of an AH contribution on the basis that a Registered Provider would be unlikely to take on a low number of units.

8.3 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. On balance the benefit of providing additional housing within the village and the separate agreement for a financial sum to support the provision of a MUGA, are considered to outweigh any dis-benefits. The proposal is therefore considered sustainable development in the context of the NPPF.

9. Recommendation

That Members authorise the Director of Planning to GRANT permission subject to a Legal Agreement pursuant to s106 of the Town & Country Planning Act 1990 (as amended) to secure the following obligations:

1. £52,800 Education contribution;
2. £17,400 Health contribution;

And the following;

Conditions

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 otherwise than in complete accordance with the approved plans. The approved plans for this development are:-

1. 1646.07.01, Rev G, Landscaping Layout;
2. 1646.06.01, Rev F, Boundary Treatment;
3. 1646.06.01, Rev G, Housing Layout (including materials)
4. SK008, Refuse Vehicle Tracking;
5. D900, Rev D, Schematic layout;
6. SD712, rev G, Drive Details;
7. 13/201-8, Rev D, House Type 201 Elevations;
8. 13/301-8, Rev D, House Type 301 Elevations;
9. 13/304-10 Rev E, House Type 304 Elevations;
10. 13/307-10 Rev E, House Type 307 Elevations;
11. 13/309-10 Rev C, House Type 309 Elevations;
12. 403/1J, Rev J, House Type 403 Elevations and Floor Plan;
13. SD701, Rev B, Detached Garage Details Double;
14. SD700, Rev A, Detached Garage Details Single;
15. D300, Rev C, Proposed Long Sections;
16. 17084, D500, Rev B, Kerbs and Surfacing Plan;
17. 17084, D700, Rev A, Proposed Drainage Details;
18. 17084, D701, Rev A, Proposed Highway Details;

19. 17084, D001, Rev A, Engineering Layout;
20. 17084, D100, Rev A, Proposed Levels;
21. 17084, D200, Rev A, Proposed Drainage;
22. 17084, D201, Manhole Schedule;

Reason: To ensure that the approved development is carried out in complete 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 local plan policy F3 and the provisions of the NPPF

04. 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.

05. Details of the disposal of surface water from the development through the construction phase shall be submitted to and agreed with the Local Planning Authority.

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.

06. Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority, to demonstrate that all sustainable drainage systems have been constructed as per the agreed scheme. This verification report shall include:

- * As built drawings for all SuDS components - including dimensions (base levels, inlet/outlet elevations, areas, depths, lengths, diameters, gradients etc);
- * Construction details (component drawings, materials, vegetation);
- * Health and Safety file;
- * Details of ownership organisation/adoption details.

Reason: To ensure that all sustainable drainage system are designed to the DEFRA non technical standards.

08. Development shall be implemented in line with the drainage scheme contained within the submitted document entitled "Drainage Statement" dated "November 2017". The drainage scheme shall ensure that foul flows discharge to the combined sewer at manhole 3801 and ensure that the surface water flows discharges to the combined sewer at manhole 3801. The surface water discharge

rate shall not exceed the available capacity of 13.8 l/sec that has been identified in this sewer. The final surface water discharge rate shall be agreed by the Lead Local Flood Authority.

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

09. No building shall not be brought into use or occupied until the applicant has submitted a validation and verification report to the approved methodology in the listed Ground Gas Condition, which has been approved in writing by the LPA.

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

10. 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

11. No buildings shall be constructed until 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), have been submitted to and approved in writing by the Local Planning Authority.

The report shall contain 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)

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

12. No development is to take place unless in full accordance with the recommendations and enhancement measures of 'Ecology Method Statement, Milfield First School Demolition', dated 23 November 2017, including:

1. Works will not commence until a Natural England development licence has been granted.
2. Prior to works commencing a site induction meeting will be held, attended by the project ecologist and lead contractors.
3. Works will not be undertaken during the bird nesting season (March to August inclusive) unless a checking survey undertaken by a suitably experienced ornithologist has confirmed nesting birds are absent.
4. All high risk structures will be stripped by hand under direct supervision of a licensed bat ecologist under licence, combined where appropriate with exclusion measures and/or dawn surveys, including, roof tiles, soffits/barge boards, timber cladding, temporary window boards, window and door frames and porch structures.

5. Tree mounted bat boxes shall be erected prior to the commencement of development at a height of no less than 4m, under the instruction of the project ecologist.
6. Any water tanks present in the roof space shall be covered to prevent bats from drowning.
7. Timber treatments that are toxic to mammals shall not be used.
8. If bats are found during the works, works shall stop in that area and the project ecologist shall be informed immediately.
9. A re-survey of the site and buildings for bats in the event that development does not commence within 2 years of the date of the emergence surveys (i.e. on or before 24 September 2019). If the mitigation requires significant amendment following a re-survey this shall be reported to and agreed in writing by the LPA.

Reason: To maintain the favourable conservation status of protected species

13. Hedgehog gaps and precautions:

i) All trenches and excavations deeper than 0.30m left open overnight should have a ramp installed at an angle of no more than 45 degrees to allow the escape of entrapped mammals.

ii) Gaps shall be created and retained in all boundary fences between dwellings to allow the passage of small mammals such as hedgehog. Gaps shall measure no less than 13cm by 13cm.

Reason: to enhance the biodiversity of the site for a UK BAP priority specie

14. No development shall be carried out other than in accordance with a Construction Method Statement for the protection of the watercourse and the prevention of pollution or contamination of the watercourse and its associated habitat during construction works to be submitted to and agreed in writing with the LPA before works commence'.

Reason: To ensure that a watercourse is not polluted or contaminated during development works.

15. No development shall be carried out other than in accordance with the report, "Tree Survey at Wheatriggs, Millfield", by Elliot Environmental Surveys Ltd, dated 13 November 2017 and the guidance set out in 'BS5837:2012 Trees in Relation to Design, Demolition and Development: Recommendations' British Standards Institution, 2012.

Reason: To maintain and protect the existing landscape and biodiversity value of the site.

16. No development, other than site clearance, shall commence until the applicant has submitted a detailed landscape/hedge planting plan including the planting of locally native trees and shrubs of local provenance 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. Notwithstanding details submitted and prior to commencement of development, details of the materials to be used in the construction of the external surfaces of the private shared drives and individual parking areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

18. Notwithstanding details submitted, within 1 week of developing commencing details of the materials to be used on paths and bin drag routes from the approved bin storage locations to the highway or temporary refuse storage areas have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

19. No dwelling shall be occupied until the car parking area indicated on the approved plans has been implemented in accordance with the approved plans. Thereafter, the car parking area 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.

20. Plots 1 to 3 and 30 shall not be occupied until details of the vehicular access to the said plots have been submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details. Thereafter, the vehicular access shall be retained in accordance with the approved details.

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

21. No development to Plots 20-24 shall commence until details of a pedestrian link from Wheatriggs to the private drive serving these plots has been submitted to and approved in writing by the Local Planning Authority. Plots 20 to 24 shall not be occupied until the pedestrian link has been implemented in accordance with the approved details.

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

22. Development, other than site clearance, shall not commence until details of the proposed highway works, comprising the site access, reinstatement of existing access, new footway provision on Wheatriggs along the site frontage, pedestrian dropped crossing point on Wheatriggs in the vicinity to Plots 1-3 and at the

pedestrian footway crossing point near the junction of the U1018 to the east of the site, have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the highway works have been constructed in accordance with the approved plans.

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

23. No development shall commence until an Estate Street Phasing and Completion Plan has been submitted to and approved in writing by the Local Planning Authority. The Estate Street Phasing and Completion Plan shall set out the development phases, completion sequence and construction standards that estate streets serving each phase of the development will be completed. The development shall then be carried out in accordance with the approved Estate Street Phasing and Completion Plan.

Reason: 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.

24. No development, other than site clearance, 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 dwelling 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.

25. No development, other than site clearance, 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.

26. Prior to the installation of any services (i.e. water/electric/gas/telecommunication) within the development site, details for the installation of a fire hydrant(s) to serve the development shall be submitted to the Local Planning Authority for approval in writing. The details shall include the location and specification of the fire hydrant facilities to be installed in accordance with the requirements of BS 750:2012 "Specification for Underground Fire Hydrants and Surface Box Frames and Covers", National Guidance on the Provision of Water for Firefighting and/or to the satisfaction of the Northumberland Fire and Rescue Service. Thereafter, no dwelling shall be occupied until the approved scheme for fire

hydrant provision has been implemented in full and the hydrant(s) is/are operational in accordance with the approved details.

Reason: To ensure the development is sufficiently served by equipment for the use of the emergency services in accordance with the National Planning Policy Framework.

27. Demolition and Construction Method Statement (including Plan) - Notwithstanding details submitted, 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 and 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
- vi. highway dilapidation survey, including photographic evidence of the condition of the highway along the construction traffic route from the A697 to the site.

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

28. No development shall commence, other than demolition works, until a servicing strategy for the proposed gas tanks has been submitted to and approved in writing by the Local Authority. The details shall include the arrangement for servicing of the gas tanks, including parking and vehicle turning during the servicing of the gas tanks. The approved servicing strategy shall be implemented before the development is occupied and thereafter shall operate in accordance with the approved details.

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

29. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any other re-enacting or revoking Order with or without modification), no fence, gate, wall, or other means of enclosure other than those expressly authorised by this permission shall be erected or constructed within the front curtilage of any property without planning permission being obtained from the Local Planning Authority.

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

Background Papers: Planning application file(s) 18/04099/FUL