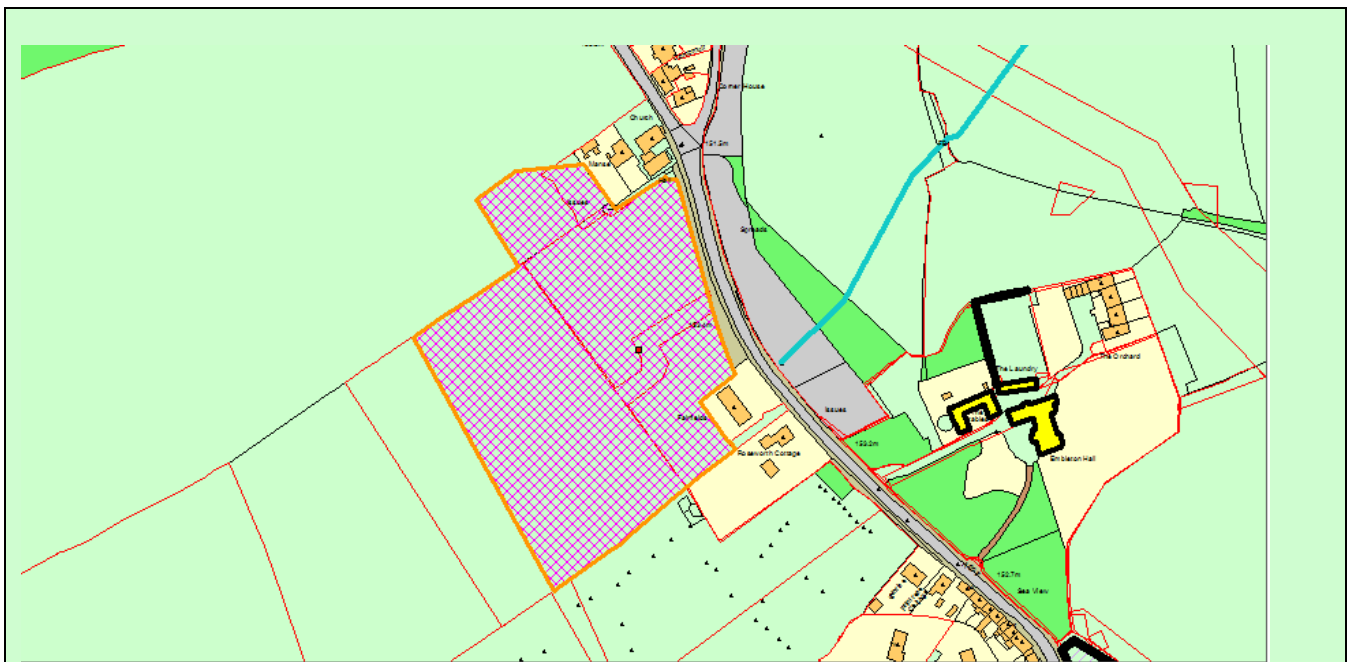




Northumberland County Council

Application No:	18/03231/FUL		
Proposal:	Construction of 58 residential units with associated access, landscaping and amenity space.		
Site Address	Land North Of Fairfields, Longframlington, Northumberland,		
Applicant:	N/A Unit 14 Witney Way, , Boldon Business Park, Boldon Colliery, NE35 9PE	Agent:	Mr Jonathan Mole Bishops Court , Rectory Lane, Whickham, Tyne And Wear NE16 4PA
Ward	Shilbottle	Parish	Longframlington
Valid Date:	19 September 2018	Expiry Date:	31 August 2019
Case Officer Details:	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



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1. Introduction

1.1 This application is recommended for approval contrary to a valid objection from Longframlington Parish Council. Due to the type of planning issues raised, the application is referred to the North Northumberland Local Area Council for determination.

2. Description of the Proposals

2.1 The site is approximately 3ha in area and located to the north of Longframlington village. Currently used as agricultural land, it is bound by modern housing development to the south east (Armstrong Drive/ Fenwick Park), the A697 to the north east and agricultural land on other boundaries with the URC Church located at the north east corner but outwith the site. Access is intended from the A697 leading to a central estate road and round-about, with cul de sacs leading off both left and right.

2.2 The site is approximately 3ha in area, there are no buildings or other notable features within the site. Levels rise steadily towards the south west with submitted details indicating that the overall change is 10m. Submitted details indicate that the development will be delivered in 2 phases.

2.3 The application involves the construction of:

58 no. dwellings comprising of the following;

House Type 1, 6no. 4-bedroom detached stone built dwellings with slate covered pitched roof and a detached garage.

House Type 3, 2no. 5-bedroom detached stone built dwellings slate covered pitched roof, with detached garage.

House Type 4, 15no. 3-bedroom terrace dwellings semi-detached stone built bungalows with slate covered gable roofs and projecting front gable.

House Type 6, 3no. 5-bedroom detached stone built dwellings slate covered pitched roof, with detached garage.

House Type 9, 4no. 4-bedroom semi-detached, stone built dwellings slate covered pitched roof, with detached garage.

House Type 10, 6no. 4-bedroom detached stone built dwellings slate covered pitched roof, with detached garage.

House Type 11, 11no. 3-bedroom semi-detached/ terrace dwellings

House Type 13, 3no. 3-bedroom detached stone built bungalows slate covered pitched roof, with detached garage.

House Type 12, 8no. 2-bedroom apartments

Shared green/ open space areas are set between rows with an attenuation pond area serving as a sustainable drainage feature on the north of the site.

3. Planning History

Reference Number: 15/02208/FUL

Description: Construction of six detached houses of traditional design with associated access and parking

Status: PER

Reference Number: 16/04150/FUL

Description: Proposed construction of eleven detached houses of traditional design with associated access and parking.

Status: PER

Reference Number: 17/02408/DISCON

Description: Discharge of conditions 5 (storage) and 13 (biodiversity plan) of approved planning application 15/02208/FUL

Status: PER

Reference Number: 19/01398/DISCON

Description: Discharge of condition 7 (foul and surface water) of application 15/02208/FUL

Status: PER

4. Consultee Responses

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
Natural England	No objection
Longframlington Parish Council	<p>Longframlington Parish Council Objects to this application for the following reasons:-</p> <p>Density. This site was previously granted permission for 17 homes which were to be Self Build, it is now proposed to build 58 homes on the same site equating to 3.4 times the number. In comparison the adjacent recent development of similar land size was built with 37 homes. The density particularly of phase 1 is not compatible with a rural village setting.</p> <p>Design. While the design of Phase 2 could be considered acceptable Phase 1 is alien to a rural setting and would not be out of place in a city centre redevelopment, particularly with respect to the apartments and the communal parking. The layout has the potential to become an area for nuisance and antisocial behaviour which would not only affect the residents of the development but for others living nearby. There is also no provision of any green space or play area which should be required under national planning guidelines.</p> <p>The Parish council also has serious concerns on the following issues:-</p> <ul style="list-style-type: none">' Flooding. This area already has serious flooding issues which impact on the A697, the PC has grave concerns that that the flood prevention provision outlined in the application would not suffice.' Health Services are already stretched beyond their limit.' Impact on Education. Local schools are already overcrowded and there is a desperate need for increased provision in order to cope with both current and future numbers of children. <p>The Parish Council would not recommend any large development for approval until adequate education and health services were put in place.</p> <p>The Parish Council is also concerned about the out of date maps and photographs used in the application, which do not account for the other recent adjacent developments, this gives a false representation of the</p>

	impact the development will have on the area and the massing of housing within the village. This approach seems to be a regular occurrence when developers submit applications and we would urge the planning department ensure the information is up to date as it otherwise could be considered deliberately misleading.
Highways	No objection, subject to conditions, set out in the report
Building Conservation	Building Conservation has no comment to offer in this regard.
Public Protection	No objection, subject to conditions, set out in the report
Waste Management - North	No response received.
Education - Schools	A total contribution of £96,000 is requested in respect of this development, on the basis of anticipated requirements for 4 High School places.
Lead Local Flood Authority (LLFA)	No objection, subject to conditions, set out in the report
Environment Agency	No response received.
Health Care CG	<p>Once notified of the application the CCG considered internally if there was likely to be a need for a contribution. Due to the large numbers 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 Longframlington that a scheme consisted of 58 new homes would require a section 106 contribution to provide infrastructure capacity for the new residents. This is likely to take the form of the purchasing of medical equipment to increase the throughput of patients in the existing health centre.</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> <p>We would request that a single payment of £38,400 is required from the developer. As the sum is so small, this should be on completion of the first</p>
Northumbrian Water Ltd	No objection, subject to condition
Fire & Rescue Service	No comment
Architectural Liaison Officer - Police	No response received.
Northumbria Ambulance Service	No response received.
Highways	No objection, subject to conditions set out in the report

County Archaeologist	I have assessed the potential archaeological impact of the proposed development on below ground archaeological remains. Based on the available information, I have no objections to the proposals from an archaeological perspective, providing that the site is the subject of an appropriate programme of archaeological work.
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5. Public Responses

Neighbour Notification

Number of Neighbours Notified	12
Number of Objections	21
Number of Support	0
Number of General Comments	0

Notices

Site Notice - Affecting Listed Building, 20th September 2018

Northumberland Gazette 27th September 2018

Summary of Responses:

During the consultation period, 21 letters of objection have been received. The reasons for objection include;

- Unsustainable location
- Impact on services/ schools
- Lack of existing services and school
- Site is Greenfield/ open countryside
- Flood/ drainage impacts
- Density
- Poor Design
- Highways Safety/ access
- Ecology impacts
- Prematurity
- Over supply of housing

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=PEOXWZQSIY000>

6. Planning Policy

6.1 Development Plan Policy

S1 Location and scale of new development - Alnwick LDF Core Strategy

S2 The sequential approach to development - Alnwick LDF Core Strategy

S3 Sustainability criteria - Alnwick LDF Core Strategy

S5 Housing density - Alnwick LDF Core Strategy

S6 Provision of affordable housing - Alnwick LDF Core Strategy

S11 Locating development to maximise accessibility and minimise impact from travel - Alnwick LDF Core Strategy

S12 Protecting and enhancing biodiversity and geodiversity - Alnwick LDF Core Strategy

S13 Landscape character - Alnwick LDF Core Strategy

S14 Development in the open countryside - Alnwick LDF Core Strategy

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

S16 General design principles - Alnwick LDF Core Strategy

S23 Planning obligations - Alnwick LDF Core Strategy

BE2 Regional and local archaeological significance - Alnwick District Wide Local Plan

BE8 Design in new residential developments and extensions (and Appendix A and B) - Alnwick District Wide Local Plan

APPENDIX A Design and layout of new dwellings - Alnwick District Wide Local Plan

CD32 Controlling development that is detrimental to the environment and residential amenity - Alnwick District Wide Local Plan

TT5 Controlling car parking provision (and Appendix E) - Alnwick District Wide Local Plan

APPENDIX E Car parking standards for development - Alnwick District Wide Local Plan

6.2 National Planning Policy

National Planning Policy Framework (2019) (NPPF)

Planning Practice Guidance (2019, as updated) (PPG)

6.3 Other Documents/Strategies

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

Alnwick Landscape Character Assessment Supplementary Planning Document

6.4 Emerging Policy

Northumberland Local Plan - Publication Draft Plan (Regulation 19) and proposed minor modifications, submitted on 29 May 2019 (NLP); relevant policies would include:

Policy STP 1 Spatial strategy (Strategic Policy)
Policy STP 2 Presumption in favour of sustainable development (Strategic Policy)
Policy STP 3 Principles of sustainable development (Strategic Policy)
Policy STP 4 Climate change mitigation and adaptation (Strategic Policy)
Policy STP 5 Health and wellbeing (Strategic Policy)
Policy TCS 1 Hierarchy of centres (Strategic Policy)
Policy HOU 1 Making the best use of existing buildings (Strategic Policy)
Policy HOU 2 Provision of new residential development (Strategic Policy)
Policy HOU 4 Housing development site allocations (Strategic Policy)
Policy HOU 5 Housing types and mix
Policy HOU 6 Affordable housing provision (Strategic Policy)
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 2 The effects of development on the transport network
Policy TRA 4 Parking provision in new development
Policy ENV 1 Approaches to assessing the impact of development on the natural, historic and built environment (Strategic Policy)
Policy ENV 2 Biodiversity and geodiversity
Policy ENV 3 Landscape
Policy ENV 4 Tranquillity, dark skies and a sense of rurality
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 INF 6 Planning obligations

Longframlington Neighbourhood Plan:

An application by Longframlington Parish Council to designate the civil parish of Longframlington as a neighbourhood area was approved by Northumberland County Council on 11 March 2019. At the time of writing the report no policies are available for consideration

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.

7.2 The Adopted Development Plan where the site is located, comprises the saved policies of the Alnwick District Local Plan 1997 (ADLP) and The Alnwick District local Development Framework Core Strategy 2007 (ACS).

7.3 Northumberland Local Plan - Publication Draft Plan (Regulation 19) and proposed minor modifications, was submitted for examination on 29 May 2019 (NLP). 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.

The main issues for consideration include:

Principle of development;
Housing Land Supply;
Design;
Residential amenity;
Character and setting;
Ecology;
Highways;
Public Protection;
Heritage impacts;
Water Management;
Education and Health;

Principle of development:

7.4 The NPPF seeks to promote sustainable development with paragraph 11 providing the starting point against which the sustainability of a development proposal should be assessed. NPPF paragraph 8 identifies three objectives to sustainable development - an economic element, a social element and an environmental element.

7.5 Policy S1 of the ACS sets out the hierarchy of settlements to inform the location and scale of development in the former Alnwick District. It identifies Longframlington as a Sustainable Village Centre. It identifies Sustainable Village Centres as having a 'strong service base', although acknowledges the absence of a school in Longframlington. The location and scale of new development should accord with the settlement hierarchy and reflect the services present, accessibility and character of each settlement.

7.6 S2 of the ACS sets out a sequential approach for development where weight is given to previously developed land or buildings before other suitable sites within the built up area of settlements. However, limited weight can be attached to this policy as the NPPF, whilst encouraging the reuse of previously developed land, does not require a sequential test for this development type.

7.7 Policy S3 of the ACS sets out sustainability criteria stipulating that development must satisfy the criteria with exceptions to compensate for sustainability shortcomings through condition/ legal agreement. The policy also states that it may be necessary to allow development which does not meet one or more of the criteria. These include that the development is accessible to homes, jobs, shops, services, the transport network and modes of transport other than the private car, and there is adequate existing or planned capacity in the physical and community infrastructure, or that additional capacity can be provided, as well as matters of environmental impacts.

7.8 ACS Policy S5 sets out minimum housing density requirements for new build housing of a minimum of 30 dwellings per ha however, in rural areas, particularly on settlements edges, lower densities may be acceptable. The proposed density is approximately 20 dwellings per ha.

7.9 Paragraph 78 of the NPPF states that housing should be located where it will enhance or maintain the vitality of rural communities. Where there are groups of smaller settlements, development in one village may support services in a village nearby.

7.10 NLP policy STP 1 sets out a spatial strategy for development seeking to provide development that will enhance the vitality of communities across Northumberland and identifies Longframlington as a Service Village, providing a proportionate level of housing and the focus for investment in rural areas. Policy STP2 sets out the presumption in favour of sustainable development with STP3 setting out the principles of sustainable development.

7.11 The site is located on 'greenfield' land on the north west boundary of Longframlington, a 'Sustainable Village Centre', where development is permitted that is well-related to the settlement. The site incorporates 2 areas that have consent for 17 dwellings. Development in this location should accord with the hierarchy and reflect the services present and accessibility. The site is located within the proposed settlement boundary of the village, bordering existing, modern, residential development and would be accessible to services within the settlement. The proposal would deliver economic benefits through the provision of new housing and would provide some support for existing services and, in social terms, it would deliver market housing in a location within the village with the potential to add to its vitality and viability.

7.12 With due cognisance of the previous grants of planning consent and the site location within Longframlington, the principle of residential development is accepted. It is considered that the proposed location 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 previously consented site, within the proposed settlement boundary for the village. The proposal 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 residential development is therefore considered acceptable in accordance with policies, S1, S5 and S6 and the provisions and intentions of the NPPF.

Housing Land Supply:

7.13 Extant development plan policy is provided by the Alnwick LDF Core Strategy (adopted 2007) and 'saved' policies of the earlier Alnwick District-Wide Local Plan (adopted 1997), insofar as they remain consistent with the new NPPF (Feb 2019) and PPG which are also material considerations. The site is within the proposed NLP Settlement Boundary for Longframlington.

7.14 NPPF para.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.

7.15 Following the Government's updated NPPF and PPG in February 2019 and the release of the new affordability ratios in March 2019, Northumberland's five-year deliverable housing land supply calculation for 2018-2023 has changed. Using the 2014-based household projections for the 2018-2028 period, together with the latest 2018 affordability ratio, gives a minimum Local Housing Need of 694 dwellings per annum. Allowing for the 5% buffer therefore means that the identified 9,113 dwellings supply would equate to a 12.5 years housing land supply.

7.16 The NLP has now been submitted for examination, 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 minimum 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

7.17 In particular, the draft NLP has been informed by much more up-to-date evidence than the extant district plan and previous 'saved' plan policies, with that evidence base also being a material consideration of reasonable weight in itself. The draft NLP's integral Policies Map identifies that the site in question is constituted of agricultural land with planning consent for residential development. In addition the site is within the proposed settlement boundary in the NLP for Longframlington which, whilst not a determining factor on its own, shows a clear 'direction of travel' sought.

Affordable Housing:

7.18 Policy S6 of the ACS seeks to ensure that an appropriate level of Affordable Housing (AH) is provided, to meet identified community needs. On sites outside Alnwick and Amble, sites with three units or more or 0.1ha or more or settlements

below 3000 population, developers are expected to provide an appropriate level of AH within the site, where need exists

7.19 To meet this identified need, Policy HOU6 of the NLP sets out the emerging policy position, with different affordable housing requirements based on housing viability value areas.

7.20 Evidence prepared to inform the emerging Northumberland Local Plan is a material consideration in the determination of planning applications. The Northumberland SHMA Update (June 2018) provides detailed market analysis of housing needs at the County level, and across local Housing market sub-areas. It also provides up-to-date evidence of affordable housing need in Northumberland. The SHMA identifies an annual net shortfall in affordable housing across Northumberland of 151 dwellings per annum over the period 2017 to 2022, and recommends that, overall, 50% of affordable homes are provided for rent, and 50% provided as affordable home ownership products. In particular, the SHMA indicates a residual countywide affordable housing need for the period 2017-22. In the context of the evidence-based housing requirement in the emerging Northumberland Local Plan for the plan period 2016-2036, this equates to a residual need for 17% of homes on new permissions to be affordable.

7.21 Currently there is no affordable housing on site so the application currently does not meet the Council SHMA evidence base which states that all new applications require a 17% contribution to affordable housing. The site is proposing 58 units which means that 10 will be required as affordable housing. Following consultation with Housing Officers, it is requested that 6 units are for Discounted Market Value (DMV) and the remaining 4 for affordable rent/ shared ownership. The AH mix should be 4no. 2 bedroom and 2no. 3 bedroom houses for DMV and the remaining to be 3 x 3 and 1 x 2 bedroom houses for rent/ shared ownership. The AH provision is to be required through a legal obligation.

Design:

7.22 Design considers the appearance of the development independently and as part of the immediate streetscene. The application has been submitted in Full and seeks to provide a variety of house types/ plot sizes, which will have a stone external finish, with slate over. Development would front onto the A697 to the east, with a curving terrace along the access, a feature not shared with other parts of Longframlington; the access will lead from the A697 to a central estate road/ round-a-bout, with cul de sacs leading off both left and right. Smaller plots are located to the east, indicated as phase 1 (A697), with larger plots to the west, indicated as phase 2. Landscaped areas will be formed on the central access road leading from phase 1 to phase 2, at the entrance to and north east corner of the site, with a Suds attenuation area provided to the north. Phase 1 contains relatively large areas of parking

7.23 Policy S5 of the ACS sets out housing densities to be achieved, requiring 30 dwellings per ha to be achieved, but also acknowledges that a lower density in more rural locations and edge of settlement areas can be considered. S16 of ACS sets out that all development will be expected to achieve a high standard of design reflecting local character and distinctiveness in traditional or contemporary design and materials. BE8 of the ADLP specifies the relevant appendix to assess proposals

for new dwellings and extensions (in this case Appendix A). Appendix A covers criteria relating to layout, access, car parking, design, materials and landscaping. It is acknowledged that this policy in part is not fully compliant with the NPPF in terms of its prescriptive nature.

7.24 Paragraph 124 of the NPPF identifies that high quality buildings and places is fundamental to what the planning and development process should achieve and paragraph 130 advises that permission should be refused for developments of poor design. Paragraph 127 of the NPPF states that Planning decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)

7.25 NLP policies HOU9 and QOP1 reflect BLP requirements, with QOP2 requiring a high standard of amenity for current and future users of a development. QOP5 seeks to ensure sustainable design and construction, include passive design measures to respond existing and anticipated climatic conditions and improve the efficiency of heating and cooling etc. QOP6 seeks to ensure well designed places.

7.26 In terms of scale the proposed development is of a greater density than developments already approved on the site, but would be broadly consistent with the modern development to the south at Armstrong Grove/ Fenwick Park (given a similar sized 3ha area), the proposed density at approximately 19-20 per ha is considered acceptable. The principle of development is therefore considered acceptable in accordance with policies, S1, S5 and S6 and the provisions and intentions of the NPPF, subject to conditions an AH provision.

7.27 The materials and house types proposed are contemporary in appearance but would appear complementary to neighbouring residential development to the south. The curved arrangement for dwellings, including apartments, at the access to the site is not reflected in other development in Longframlington. However, potential occupiers will have the opportunity to consider this and, in itself, it is not considered a reason to refuse the application on design grounds. As part of the recommendation, a condition to secure materials has been set out in the recommendation, which is considered necessary to ensure some control over the quality of the development.

7.28 Overall the design of the development is considered, on balance, to be acceptable and in accordance with S16 of the ACS and the NPPF.

Residential amenity

7.29 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.

7.30 Policy CD32 of the ALP states that permission will not be granted for development which would cause demonstrable harm to the amenity of residential areas or to the environment generally.

7.31 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.

7.32 As part of the consultation response from Highways Development Management (HDM), a construction method statement has been approved that secures details of on site operations during the construction period. This in turn would ensure good practise having regard to amenity issues for nearby occupants prior to completion of the development. Alongside this would be measures to manage surface water drainage as set out by the Lead Local Flood Authority (LLFA) over the construction period. In addition Public Health Protection (PHP) have requested conditions to manage noise and deliveries throughout the construction period.

7.33 Following receipt of revised plans that change a house type at the south west corner of the site, where the site abuts the existing development along Fenwick Park and the A697 layout, orientation of proposed dwellings and separation distances between dwellings, both new and existing, are considered acceptable. Within the development, there would be sufficient space between properties and allowing for reasonably sized curtilage space, for the relevant house type, that would not have an adverse impact on properties within the site.

7.34 The impact on amenity is therefore considered acceptable in accordance with CD32 of the DALP and the provisions and intentions of the NPPF.

Character and Setting

7.35 The site comprises agricultural paddock land bound by existing and committed development to the south, the A697 to the east and agricultural land on other boundaries. The site is spatially connected to the built up area of Longframlington, on a site that has been approved for residential development in the past.

7.36 Policy S13 of the ACS seeks for all proposals for development and change to be considered against the need to protect and enhance the distinctive landscape character of the district. S16 of the ACS states that proposals should take full account of the need to protect and enhance the local environment.

7.37 Paragraph 170 of the NPPF sets out that planning decisions should contribute to and enhance the natural and local environment.

7.38 In terms of scale the proposed development is of a greater density than developments already approved on the site, but would be broadly consistent with the modern development to the south at Armstrong Grove/ Fenwick Park (given a similar

sized 3ha area), the proposed density at approximately 19-20 per ha is considered acceptable. The principle of development is therefore considered acceptable in accordance with policies, S1, S5 and S16 and the provisions and intentions of the NPPF, subject to conditions an AH provision.

7.39 The character of this part of Longframlington has evolved through the construction of more modern residential developments, whilst retaining some older individual dwellings, set along the A697. Set adjacent to and viewed in the context of the modern development along Armstrong Grove and Fenwick Park the proposed development will not have an unacceptable impact on character and setting of Longframlington or, the wider area.

7.40 Policy S5 of the ACS sets out the density required for new build housing, at 30 dwellings per hectare as a minimum. In rural areas and elsewhere where there is a need to preserve or enhance the character of the area, particularly on settlement edges, lower densities may be considered. In considering the density of the proposal, the net area for development (3.17ha approx.) has been used which would result in a density of 8 dwellings per hectare. This is of a significantly lower number than set out in policy S5 of the ACS even with regard to the rural location

7.41 Should consent be granted a Bio-diversity Enhancement Plan, to include a landscaping scheme will be required by planning condition. This requirement would be intended to soften the visual impact of the development, as well as enhance the local ecology.

7.42 Viewed in the context of the existing development the proposal will not have an adverse impact on the rural character and setting and is considered to accord with policies S5, S13 and S16 of the ACS and the provisions and intentions of the NPPF.

Ecology

7.43 Due to the site bordering the open countryside to the north and its undeveloped state, there is considered to be potential for the development to have on-site ecological impacts. The application has been submitted with a Preliminary Ecological Assessment which has been reviewed by the County Ecologist (CE). Given the site's location within an Impact Risk Zone, Natural England (NE) have also been consulted to assess off-site impacts.

7.44 Policy S3 of the ACS sets out within its sustainability criteria that there should be no significant adverse effects on the environment, biodiversity and geodiversity. Policy S12 stipulates that all development proposals will be considered against the need to protect and enhance the biodiversity and geodiversity of the district.

7.45 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.

7.46 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. 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

7.47 NE have responded raising no objection setting out that the development would not have an adverse impact on the River Coquet and Coquet Valley Woodlands Site of Special Scientific Interest.

7.48 Following the submission of further information the CE has no objection to the proposal, subject to conditions including the provision of an onsite Biodiversity Management Plan and the provision of an ecology updating survey. Therefore, subject to conditions, the proposal will accord with policies S3 and S12 of the ACS and the provisions and intentions of the NPPF, including the environmental; objective.

Highways

7.49 Highway safety considers the impact the development would have in terms of vehicle movements, the internal layout of development and pedestrian connectivity. The site would be accessed directly from the A697. The application has been assessed by Highways Development Management (HDM).

7.50 S11 of the ACS sets out criteria to which the location of development is likely to maximise accessibility and minimise the impacts of traffic generated.

7.51 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 TRA4 requiring an appropriate level of off street parking to be provided.

7.53 The proposed development site is located on the A697, Front Street, in Longframlington, a section of adopted highway that currently has footways and street lighting from the proposed site access towards the facilities and amenities in Longframlington village. New footpath connections have been proposed from within the site linking the development site with the existing footway network on the A697, and the revised site layout now shows footways at the new junction connecting to the existing footway network. The submitted site layout plans indicate an internal footway network throughout the site and this footway has now been widened to 2 metres together with shared surface private driveways. The scheme also includes for the widening of the footway along the frontage of the site (A697) to 2 metres width. Cyclists are able to utilise the existing highway carriageway. The nearest bus stops

are located within Longframlington village centre providing public transport links to Newcastle and Morpeth, and Berwick-Upon-Tweed, on a limited schedule. Cyclists are able to utilise the existing highway carriageway, and the site is located to the north of the village centre, which provides access to some local facilities and amenities.

7.54 Following a detailed review of the submitted documents/ drawings, including the Road Safety Audit and the internal road layout, HDM have no in-principle issues with the development and that matters relating to the detailed design of the application can be suitably managed by way of planning conditions. However, it is noted that the applicant does not seek the Highway Authority to adopt the internal roads, at this time, although correspondence and discussions have indicated that this may be revisited, should consent be granted. In its assessment HDM have recommended a number of conditions, should the applicant choose not to seek the adoption of the roads. Following discussion with the principal highways officer, the agreed conditions have been set out within the report/ recommendation.

7.55 The impact on highway safety is therefore considered acceptable in terms of highway safety and convenience; neither causing an unacceptable impact on highway safety nor cumulatively leading to a severe impact. The proposal will accord with policy S11 of the ACS and the provisions and intentions of the NPPF.

Public Protection

7.56 The land is not subject to environmental constraints relating to land contamination but has been used for agricultural purposes and is adjacent to the A697 and other residential receptors. The application has been submitted with a Phase 1 Geo-environmental Assessment which has been assessed by Public Health Protection (PHP).

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

7.58 Paragraph 178 of the NPPF states that decisions should ensure that;

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

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

7.59 PHP have raised no objection to the proposal, subject to conditions relating to land contamination, noise and deliveries. Therefore subject to conditions the proposal is considered to accord with ACS policy S3 and the provisions and intentions of the NPPF

7.60 Within the development, there would be sufficient space between properties and allowing for reasonably sized curtilage space that would not have an adverse impact on properties within the site.

7.61 On this basis, issues of contaminated land can be suitably mitigated in accordance with S3 of the ACS, CD 32 of the ADLP and the provisions and intentions of the NPPF.

Heritage impacts

7.62 Policy S15 of the ACS sets out that the council will conserve and enhance a strong sense of place by conserving the district's built and historic environment.

7.63 Policy BE2 of the ADLP sets out that planning permission will not be granted for development detrimental to sites of regional or, local archaeological importance, unless there is an overriding need for the development and no alternative location can be found. Where the impact of the development is not clear, the developer will be required to provide an archaeological assessment.

7.64 Paragraph 189 of the NPPF 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. 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

7.65 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.

7.66 The proposal has been reviewed by the Building Conservation Officer (BCO), who has no comment.

7.67 An Archaeological Assessment has been provided by the applicant and reviewed County Archaeologist (CA). The CA has identified that the proposed development is located in a wider archaeological landscape containing known sites from the prehistoric period onwards, including the line of the Deil's Causeway (the Roman Road between Corbridge and the Tweed Estuary) to the west of the development site and recently discovered features revealed during the archaeological evaluation of land to the south of Lightpipe Farm. An archaeological evaluation of a 7% sample of the proposed development site was carried out in April 2019 by Vindomora Solutions Ltd. One significant archaeological feature was revealed. This was a substantial pit in Trench 13, roughly in the centre of the development area. Lined with clay, 0.35m deep and approximately 0.8m in diameter, the pit has been interpreted as a post-hole. A soil sample taken from its primary fill has been processed however unfortunately did not contain any material to provide a date. However its location, away from the historic settlement of Longframlington, and

its characteristics suggest it may evidence a substantial early medieval or earlier structure.

7.68 The CA has no objection subject to condition requiring a further programme of archaeological work, therefore subject to condition the proposal will accord with ACS policy S15 and the provisions and intentions of the NPPF.

Water Management

7.69 Paragraph 163 of the NPPF states that when determining planning applications, LPA's should ensure that flood risk is not increased elsewhere and paragraph 165 requires that Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate.

7.70 NLP policies WAT 2, WAT 3 and WAT 4 seek to ensure proposals provide appropriate water supply and sewerage; demonstrate how they will minimise flood risk; and provide water sensitive design including SuDs, respectively.

7.71 The proposal has set out a mains connection for foul drainage with surface water to be attenuated by way of sustainable drainage basin. The application is for major development and has been accompanied by a Flood Risk Assessment (FRA) and Drainage Strategy which has been subject to consultation with the Lead Local Flood Authority (LLFA) and Northumbrian Water (NWL).

7.72 Neither the LLFA or NWL object to the proposal, subject to conditions to secure details of drainage and set out in this report; where necessary these conditions have been altered to meet tests set out in paragraph 55 of the NPPF. Subject to the proposed conditions the proposal will accord with the provisions and intentions of the NPPF

Health and Education

7.73 Where a planning obligation is necessary an application acceptable in planning terms, policy S23 of the ACS seeks to ensure developers are requested to sign a legal agreement to provide in kind/ or make contribution towards the provision or improvement of physical or social infrastructure.

7.74 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.

7.75 Following consultation with both the Education and Health Authorities, planning obligations have been requested 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:

7.76 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.

7.77 Education has responded to consultation setting out that there are significant existing pressures in relation to Secondary School Places in Morpeth (Kind Edward VII), which this application could potentially exacerbate. The provision of 4 pupils is to be funded based on a designated amount of floorspace and build cost to derive a figure of £96,000; no further contribution is necessary for SEN first or middle school education.

Health:

7.78 Paragraph 8 of the NPPF sets out, the social role of sustainable development is to support strong, vibrant and healthy communities with accessible local services that reflect the community's needs and supports its health, social and cultural well-being.

7.79 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.

7.80 Cost of constructing primary healthcare facility in Northumberland (using Morpeth NHS Centre, 6 no GP surgery extensions nationwide adjusted for location and DH health premises cost guide as a benchmark and independently assessed by 2 specialist Quantity Surveyors (Rider Hunt and Driver Projects) is £3000/m² build cost, including fees. NCCG have responded to consultation requesting a figure of £17,400 which will be sought via a legal obligation.

Other issues

7.81 Objections have been received from the parish council and others, these are considered to be addressed within the report.

Equality Duty

7.82 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

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

Human Rights Act Implications

7.84 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.

7.85 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.

7.85 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 ACS identifies Longframlington as a Sustainable Village Centre. In general terms it is considered that the principle of new housing in this location would be in accordance with the economic, social and environmental objectives of sustainable development.

8.2 Whilst the proposed housing is not needed to enable the council to meet the minimum needs of the NLP, these figures do not represent a 'cap' for housing development and the site already benefits from consent for residential development and is set within a sustainable location. AH should be sought through a legal obligation.

8.3 The proposed design, layout and density are, on balance, considered to be acceptable.

8.4 The internal roads are not being considered for adoption at this stage, but this may be re-visited at a later date. HDM have no objection, subject to conditions.

8.5 Contributions to both education and health infrastructure should be sought through a legal obligation.

8.6 Other impacts can be satisfactorily mitigated by planning conditions.

9. Recommendation

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

- Education contribution of £96, 000
- Health contribution of £ 17, 400
- The provision of 10no. on site Affordable Homes:
4no. 2 bedroom and 2no. 3 bedroom houses for DMV and
3no. 3 bedroom and 1no. 2 bedroom houses for rent/ shared ownership.

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. Except where amended by planning condition, the development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans and documents. The approved plans/ documents for this development are:-

1. Drawing number 24450-OS Revision C Location Plan;
2. Drawing number 24450-1100 Revision R Proposed Site Plan;
3. MD01281/100 Rev A date August 2018 'Drainage Strategy';
4. M Design Flood Risk and Drainage Assessment Land West of A197, Longframlington Ref MD1281 /rep/001 Rev A;
5. Drawing number 24450-1200, Revision C, Proposed House Type 1;
6. Drawing number 24450-1210, Revision D Proposed House Type 3 and 4;
7. Drawing number 24450-1230, Revision B Proposed House Type 6 and 7;
8. Drawing number 24450-1240, Revision B Proposed House Type 8 and 9;
9. Drawing number 24450-1250, Revision B Proposed House Type 10 and 11;
10. Drawing number 24450-1260, Revision B Proposed House Type 12;
11. Drawing number 24450-1270, Revision B Proposed House Type 13;
12. Drawing number 24450-1102, Revision D Proposed Swift Box Location and Hedges/ Tree Protection;
13. Acoustic Design Statement Report number 18-51-613 Noise assessment of proposed residential development at land west of A697, Longframlington.

14. Phase 1 Geo-Environmental Site Assessment, Report, produced by ERGO, reference 18-2904-01, Land West of A697, Longframlington, Morpeth, issued June 2018;
15. Revised Design and Access Statement incorporating Planning and Heritage Statements produced by PCD(UK) Ltd, reference number 24450 dated September 2018
16. Transport Statement produced by PCD(UK) Ltd 2nd issue dated February 2019;
17. Road Safety Audit and Supporting Information/ Briefing Note, produced by PCD(UK) Ltd, 3rd issue dated February 2019;
18. Environmental Assessment for Land at Longframlington, produced by George Dodds & Co, dated August 30 2018;

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 form. 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 S16

04. 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.

05. Development shall not commence until details of the required highway works, including:

a) construction of the new site access/junction to the A697;

b) widening (to 2m) and resurfacing of the existing footway along the site frontage (A697);

have been submitted to and approved in writing by the Local Planning Authority. The building(s) shall not be occupied until the highway works have been constructed in accordance with the approved plans.

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

Reason (b): In the interests of pedestrian safety and encouraging sustainable travel, in accordance with the National Planning Policy Framework.

06. **HWD11:**

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

07. The development shall not be occupied until cycle parking shown on the approved plans has been implemented. Thereafter, the cycle parking shall be retained in accordance with the approved plans and shall be kept available for the parking of cycles at all times.

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

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

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

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

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

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

10. 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 dispose of surface water operates at its full potential throughout the development's lifetime.

11. 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.

12. Prior to first occupation an assessment into the structural integrity of the proposed SuDS basin shall be undertaken. This assessment shall ensure the structural integrity of the drainage system and any adjacent structures or infrastructure under anticipated loading conditions over the design life of the development taking into account the requirement for reasonable levels of maintenance.

Reason: To ensure the basin is structurally secure, limiting the possibility of any breaching.

13. Development shall not commence until a detailed scheme for the disposal of foul and surface water from the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall take implemented in accordance with the approved details.

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

14. An updating ecological assessment will be required if development does not commence before May 2019, with any amendments or additions to mitigation arising from that assessment to be submitted to and approved by the LPA in writing

Reason: to maintain and enhance the biodiversity value of the site in accordance with the NPPF

15. No development will take place until a Biodiversity Enhancement Plan for the site has been submitted to and approved by the LPA in writing including;

1. a detailed landscape plan with locally native species, to include the creation of a permanently wet area of pond and locally native wildflower rich grassland planting within the SUDS area.
2. gaps to boundary and garden fences measuring 13cm x 13cm for hedgehog
3. method statements to prevent harm to mammals and amphibians during construction
4. in-built bat and bird boxes
5. details of tree and hedge protection measures

Reason: to maintain and enhance the biodiversity value of the site in accordance with the NPPF.

16. The building envelope of the plot numbers as detailed in Tables 9 to 12 of the Acoustic Design Statement (Northburn Acoustics, Report number 18-51-613m and

dated 7th September 2018) shall be constructed so as to provide sound attenuation against external noise, to achieve an internal noise level LAeq of 30dB(A) and an LAMax of 45dB(A). Details of the final glazing and ventilation option(s) shall be submitted to the Local Planning Authority for approval in writing. This should demonstrate clearly that these internal levels will be achieved; this could be done by showing the calculated internal reverberant noise level accounting for attenuation provided by glazing and ventilation.

Reason: In the interests of amenity and to protect occupants from undesirable noise impacts.

17. 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 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) Further site investigations are required as recommended by the Phase I Geo-Environmental Site Assessment (ERGO Environmental Ltd, Report Ref: 18-204-01 Date Issued: June 2018) and 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.

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

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.

19. 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. Any repeatedly noisy activity at any time may render the developer liable to complaints which could result in investigation as to whether a statutory nuisance is being caused.

Reason: To protect the amenity of local residents.

20. No deliveries or collections shall be made to or from the premises outside the hours of Monday to Saturday 0700 to 1900 during the construction phase.

Reason: To protect the amenity of local residents.

21. A programme of archaeological work is required in accordance with NCC Conservation Team (NCCCT) Standards for Archaeological Mitigation and Site Specific Requirements document (dated 8/9/19). The archaeological scheme shall comprise three stages of work. Each stage shall be completed and approved in writing by the Local Planning Authority before it can be discharged.

a) No development or archaeological mitigation shall commence on site until a written scheme of investigation based on NCCCT Standards and Site Specific Requirements documents has been submitted to and approved in writing by the Local Planning Authority.

b) The archaeological recording scheme required by NCCCT Standards and Site Specific Requirements documents must be completed in accordance with the approved written scheme of investigation.

c) The programme of analysis, reporting, publication and archiving if required by NCCCT Standards and Site Specific Requirements documents must be completed in accordance with the approved written scheme of investigation.

Reason: The site is of archaeological interest.

22. Notwithstanding the details shown on the submitted plans, prior to the commencement of development full details showing the proposed finished ground floor levels of the hereby approved development and the existing ground levels, shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be constructed in complete accordance with the approved details.

Reason: In the interests of visual amenity and the satisfactory appearance of the development, in accordance with local plan policy S16.

Date of Report: 09.08.2019

Background Papers: Planning application file(s) 18/03231/FUL