



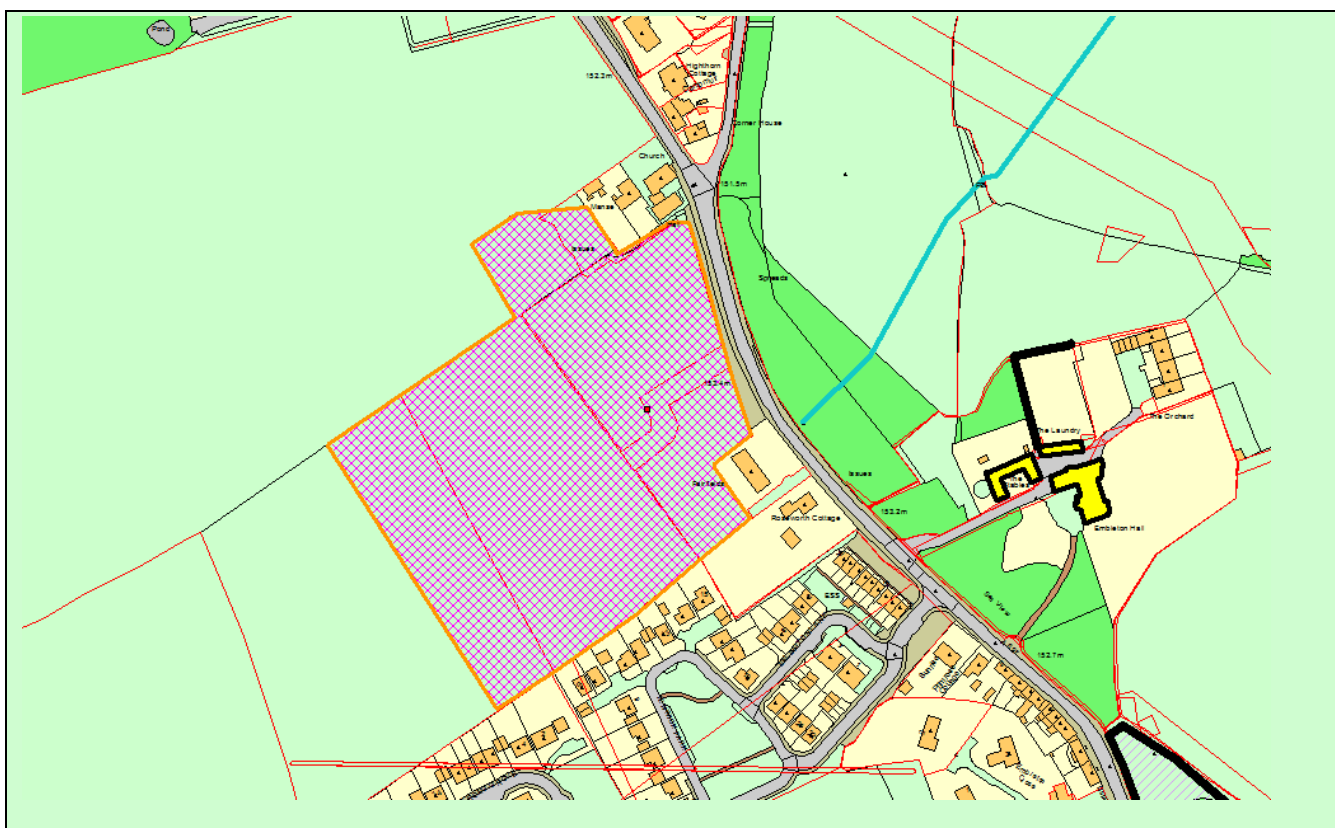
Northumberland

County Council

North Northumberland Local Area Council

19th March 2020

Application No:	19/04531/FUL		
Proposal:	Construction of 47 residential dwellings 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, NE16 4PA
Ward	Shilbottle	Parish	Longframlington
Valid Date:	26 November 2019	Expiry Date:	25 February 2020
Case Details:	Officer	Name: Mr Tony Lowe Job Title: Senior Planning Officer Tel No: 01670 622708 Email: tony.lowe@northumberland.gov.uk	



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1. Introduction

1.1 This application is to be 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 committee for determination.

1.2 A similar application on the same site, for 58 dwellings, planning reference 18/03231/FUL, was considered by committee on 22nd August 2019 and refused; the decision has been appealed and is currently under consideration by the planning inspectorate.

2. Description of the Proposals

2.1 The site is approximately 3ha in area and located in 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-a-bout, 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 to 2 phases.

2.3 The application involves the construction of 47 dwellings houses:

House Type 1, 4 bedroom detached – 5no. units;
House Type 3, 5 bedroom detached – 2no. units;
House Type 4, 3 bedroom semi-detached - 11no. units;
House Type 6, 5 bedroom detached – 2no. units;
House Type 8, 2 bedroom bungalow – 4no. units;
House Type 9, 4 bedroom semi-detached – 4no. units;
House Type 10, 4 bedroom detached – 6 units;
House Type 11, 3 bedroom semi-detached – 10no. units;
House Type 13, 3 bedroom bungalow – 3no. units;

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: 18/03231/FUL

Description: Construction of 58 residential units with associated access, landscaping and amenity space.

Status: REF

Reference Number: 19/01398/DISCON

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

Status: PER

Reference Number: 19/04857/CLEXIS

Description: Certificate of Lawful Development of an Existing Use to confirm work has commenced to implement planning permission 15/02208/FUL (Construction of six detached houses of traditional design with associated access and parking). Strip foundations have been installed for a single wall.

Status: INV

Appeals

Reference Number: 20/00004/REFUSE

Description: Construction of 58 residential units with associated access, landscaping and amenity space.

Status: INPROG

4. Consultee Responses

Longframlington Parish Council	<p>19/04531/FUL Land North Of Fairfields Longframlington Northumberland</p> <p>Construction of 47 residential dwellings with associated access, landscaping and amenity space.</p> <p>Longframlington Parish council objects to this application for the following reasons. The scale of the development represents an overdevelopment of Longframlington which has already seen growth of some 50% in the last few years i.e. an extra 200 houses built or with planning permission adding to the 400 existing houses. This is destroying the character of the village and stretching the local infrastructure to its limits.</p> <p>There is no demonstrated need as Northumberland is already producing 194% of its required housing on a yearly basis and has over 12 years supply of building land that already has planning permission. There are many houses for sale in the village and recent new developments are still not fully occupied, despite the developers offering substantial incentives to attract buyers. The site has had permission for 17 houses for 3 or more years which would be far more suitable and with more green space would also reduce the flood risk. If there is such a need for housing in the village these would have already been built.</p> <p>NCC have declared climate emergency and are committed to being carbon neutral by 2030. Central Government are also committed to a similar policy. Despite this policy there is continued building of homes on Greenfield sites in villages like Longframlington, that have poor public transport links. Every</p>
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	<p>new house built in Longframlington will add to the carbon footprint by its construction, the destruction of green field sites and use of private vehicles for access to work, schooling and recreation. Additionally, there is no effort by the developer to use any renewables, such as ground source or air source heating, solar panels or even to improve insulation to levels above the minimum allowed.</p> <p>The design is still more suited to an urban area, as the only green</p>
Highways	No objection, subject to conditions set put in the report
Building Conservation	<p>In considering the application having regard to the legislative framework, and local and national planning policy and guidance, it has been assessed that the proposal would not be harmful to the significance of the historic environment.</p> <p>The application can be supported.</p>
County Archaeologist	<p>Based on the available information, the proposed development is unlikely to adversely affect significant archaeological remains in this particular instance.</p> <p>I therefore have no objections to the application and no archaeological work will be required.</p>
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	Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.
Waste Management - North	No response received.
Education - Schools	<p>The application covers the Longframlington section of the Swarland Primary School catchment and therefore falls into the Morpeth greater catchment area. A three tier arrangement is currently in existence and the respective catchment area schools are:</p> <p>Primary/ First School: Swarland Primary First Middle School : Dr Thomlinsons Middle High School: King Edward VI High School (KEVI)</p> <p>There are significant existing pressures in relation to school places in Morpeth, particularly in the secondary phase, which this application could potentially exacerbate. A financial contribution is therefore sought with respect to the educational impact on KEVI that is likely to arise from this development as calculated below</p> <p>The financial implications arising from the likely 3 additional pupils to be generated by this development</p> <p>SEND Provision:</p> <p>Due to the size of the development and numbers involved, there is reduced likelihood of SEN students and therefore no contribution is sought.</p> <p>Summary and Conclusion</p>

	A total contribution of £72,000 is requested in respect of this development, on the basis of anticipated requirements for 3 High School places.
Environment Agency	No response received.
Health Care CG	$1.33 \times 4 = 5.32$ $2.07 \times 24 = 49.68$ $2.73 \times 15 = 40.95$ $3.02 \times 4 = 12.08$ Total persons 109 Average list size for a GP = 1500 Space required per GP is 150m ² (based on NHS guidance on GP premises sizing, based on list size) Space required for funding purposes 10.9 m ² Equates to £32,700 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/m ² build cost, including fees.
Northumbrian Water Ltd	No objection, subject to condition set out in the report
Public Protection	No objection, subject to conditions set out in the report
Fire & Rescue Service	Further to your request the Fire Service have no objection in principle to the above proposals.
Northumbria Ambulance Service	No response received.
Architectural Liaison Officer - Police	No response received.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	27
Number of Objections	12
Number of Support	0
Number of General Comments	0

Notices

Stat pub & affect listed building & con 5th December 2019

Northumberland Gazette 5th December 2019

Summary of Responses:

During the consultation period, 12 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
Oversupply 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=Q0WV1XQSKUE00>

6. Planning Policy

6.1 Development Plan Policy

S1 Location and scale of new 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

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

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

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

6.2 National Planning Policy

National Planning Policy Framework (2019)

National Planning Practice Guidance (2019, as updated)

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:

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. 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. 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 but also states that it may be necessary to allow development which does not meet one or more of the criteria. These include that the development is accessible to homes, jobs, shops, services, the transport network and modes of transport other than the private car, and there is adequate existing or planned capacity in the physical and community infrastructure, or that additional capacity can be provided, as well as matters of environmental impacts. ACS Policy S5 sets out minimum housing density requirements for new build housing of a minimum of 30 dwellings per hectare however, in rural areas, particularly on settlements edges, lower densities may be acceptable.

7.6 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.

7.7 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 be 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.

7.8 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 previous consents 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 could deliver economic benefits through the provision of new housing

and 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.

7.9 With due cognisance of the previous grants of planning consent and the site location within Longframlington, the principle of some form 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

7.10 In accordance with the NPPF, the Council is required to identify and update annually a supply of specific deliverable sites sufficient to provide five year's worth of housing against their housing requirement. The five year housing land supply position, as well as the Housing Delivery Test, is pertinent to proposals for housing in that paragraph 11(d) and corresponding footnote 7 of the NPPF indicates that the presumption in favour of sustainable development applies where a Local Planning Authority cannot demonstrate a five-year supply of deliverable housing sites or where recent housing delivery is below a 75% threshold. This situation is the principal means (albeit not the only way) by which existing policies relevant to housing can be deemed out-of-date.

7.11 As identified in the Northumberland Strategic Housing Land Availability Assessment (September 2019) (SHLAA), the Council can demonstrate a plentiful five-year housing land supply from 'deliverable' sites against the County's minimum Local Housing Need figure. Using the 2014 based household projections for the 2019-2029 period, together with the latest 2018 affordability ratio, gives a minimum Local Housing Need of 676 dwellings per annum (Figure 3). Allowing for the 5% buffer therefore means that the SHLAA identified 7,956 dwellings deliverable supply would equate to a 11.2 years housing land supply (Figures 12-14).

7.12 The Housing Delivery Test result records that Northumberland achieved 197% delivery against its minimum housing need for the initial three years 2015-18, while delivery over the last three years 2016-19 means that the HDT result for 2016-19 is expected to be even higher at 238% (Figure 2).

7.13 Therefore, in the context of paragraph 11(d) and Footnote 7 of the NPPF, the presumption in favour of sustainable development does not apply.

7.14 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. 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

7.15 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

7.16 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.

7.17 Evidence prepared to inform the emerging Northumberland Local Plan is a material consideration in the determination of planning applications. The Northumberland Strategic Housing Market Assessment Update (June 2018) (SHMA) 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.

7.18 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 47 units which means that 8 will be required as affordable housing. Following consultation with Housing Officers, it is requested that 4 units are for Discounted Market Value (DMV) and the remaining 4 for affordable rent/ shared ownership. The AH provision is to be required through a legal obligation.

Design:

7.19 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; 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 phase1 to phase 2, at

the entrance to and north east corner of the site, with a Suds attenuation area provided to the north at the ea and wets of the URC Church.

7.20 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.

7.21 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)

7.22 NLP policies HOU9 and QOP1 reflect ACS 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.

7.23 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 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.

7.24 The materials and house types proposed are contemporary in appearance but would appear complementary to neighbouring residential development to the south. 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.

7.25 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

7.26 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.

7.27 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.

7.28 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.

7.29 As part of the consultation response from Highways Development Management (HDM), a construction method statement has been requested 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.

7.30 The layout and orientation of the 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.

7.31 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

7.32 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.

7.33 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.

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

7.35 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), proposed density at approximately 16 units 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.

7.36 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.

7.37 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 (3ha approx.) has been used which would result in a density of 16 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.

7.38 ACS policy S5 is based on the now withdrawn Planning Policy Statement 3, the NPPF provides more up to date policy, stating development should make efficient use of land, only referring to minimum densities in cases where there is limited land supply.

7.39 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 be accord with policies S5, S13 and S16 of the ACS and the provisions and intentions of the NPPF.

Ecology

7.40 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.

7.41 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.

7.42 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.

7.43 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.

7.44 NE have responded raising no objection setting out that the development will not have significant adverse impacts on statutorily protected nature conservation sites or, landscapes.

7.45 The CE has no objection to the proposal, subject to conditions requiring compliance with the submitted Environmental Assessment. Therefore, subject to conditions, the proposal will accord with policies S3 and S12 of the ACS and the provisions and intentions of the NPPF.

Highways

7.46 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).

7.47 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.

7.48 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.

7.49 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.

7.50 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 show footways at the new junction connecting to the existing footway network. The submitted site layout plans indicate an internal footway network throughout the site; this footway is to be 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. 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.

7.51 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 of the internal roads, at this time. In its assessment HDM have recommended number of conditions, including widening of the footpath along the A697; with the exception of the cycle storage these have been included in the recommendation.

7.52 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

7.53 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).

7.54 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.

7.55 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.

7.56 PHP has 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

7.57 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.

7.58 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

7.59 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.

7.60 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.

7.61 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

7.62 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.

7.63 The proposal has been reviewed by the Building Conservation Officer (BCO), who notes that development can be supported.

7.64 An Archaeological Assessment has been provided by the applicant and reviewed County Archaeologist (CA). The CA has identified that the proposed development is informed by the results of a programme of archaeological evaluation trenching undertaken during May 2019. The evaluation comprised the excavation of 41 linear evaluation trenches, comprising a c.7% sample of the application site. Identified archaeological features comprised evidence of medieval and/or post-medieval activity and an undated pit. No significant archaeological remains were identified.

7.65 The CA has no objection to the proposal and no further archaeological work is required, therefore the proposal will accord with ACS policy S15 and the provisions and intentions of the NPPF.

Water Management

7.66 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.

7.67 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.

7.68 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).

7.69 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

7.70 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.

7.71 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.

7.72 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:

7.73 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.

7.24 Education has responded to consultation setting out that there are significant existing pressures in relation to Secondary School Places in Morpeth (Kind Edward VI), which this application could potentially exacerbate. The provision of 3 pupils is to be funded based on a designated amount of floorspace and build cost to derive a figure of £72,000; no further contribution is necessary for SEN first or middle school education.

Health:

7.26 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.

7.74 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.

7.75 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 £32,700, which will be sought via a legal obligation.

Other issues

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

Equality Duty

7.77 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

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

Human Rights Act Implications

7.79 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.

7.80 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.

7.81 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 has 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 £72, 000
- Health contribution of £ 32, 700
- The provision of 8no. on site Affordable Homes:

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 and documents. The approved plans and documents for this development are:-

1. Drawing number, MD01281/100 Rev B date August 2018 "Drainage Strategy" dated 12.11.2019;
2. M Design Flood Risk and Drainage Assessment Land West of A197, Longframlington Ref MD1281 /rep/001 Rev B
3. Drawing number 24450-OS Revision C Location Plan;
4. Drawing number 24450-1100 Revision R Proposed Site Plan;
5. Drawing number 24450-1200, Revision C, Proposed House Type 1;
6. Drawing number 24450-1210, Revision E 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 24450-1280, Revision P01 Garage Plans;
13. Drawing number 24450-1102, Revision D Proposed Swift Box Location and Hedges/ Tree Protection;
14. Acoustic Design Statement Report number 18-51-613 Noise assessment of proposed residential development at land west of A697, Longframlington.
15. Phase 1 Geo-Environmental Site Assessment, Report, produced by ERGO, reference 18-2904-01, Land West of A697, Longframlington, Morpeth, issued June 2018;
16. Revised Design and Access Statement incorporating Planning and Heritage Statements produced by PCD(UK) Ltd, reference number 24450 RS dated November 2019;
17. Transport Statement produced by PCD(UK) Ltd 2nd issue dated November 2019;
18. Road Safety Audit and Supporting Information/ Briefing Note, produced by PCD(UK) Ltd, 3rd issue dated February 2019;
19. Environmental Assessment for Land at Longframlington, produced by George Dodds & Co, dated August 30 2018;
20. Acoustic Design Statement, Noise assessment of proposed residential development at land west of A697, Longframlington. Report number 18-51-613

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. The development shall not 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. The development shall not be occupied until details of the widening and resurfacing of the existing footways along the western side of the A697 to 2.0m wide, together with street lighting, drainage and associated works, has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be brought into use until these works have been constructed in accordance with the approved plans.

Reasons: In the interests of pedestrian safety, amenity and encouraging sustainable travel modes, in accordance with the National Planning Policy Framework.

06. Condition 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. Prior to occupation, details of surface water drainage to manage run off from the site onto the adopted highway are to be submitted to and approved by the Local Planning Authority. The approved surface water drainage scheme shall be implemented in accordance with the approved details before the development is occupied and thereafter maintained in accordance with the approved details.

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

08. The development shall not be occupied until details of the refuse storage strategy for the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the location and design of the facilities and arrangements for the provision of the bins. The approved refuse storage facilities shall be implemented before the development is brought into use. Thereafter the refuse storage facilities and refuse storage plan shall operate in accordance with approved details.

Reason: To ensure sufficient and suitable facilities are provided for the storage and collection of household waste in accordance with the National Planning Policy Framework.

09. Development shall not commence until a Construction Method Statement, together with supporting plan 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 and plan shall, where applicable, provide for:

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

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

10. Notwithstanding the details submitted, the development shall not be occupied until a means of vehicular access has been constructed in accordance with NCC 'Type C' construction specification with the first 15.0m hard surfaced with no loose or unbound materials permitted in accordance with the approved plans.

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

11. 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.

12. 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.

13. 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.

14. 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 systems are designed to the DEFRA non-statutory technical standards.

15. Prior to construction above ground floor level, a detailed scheme for the disposal of foul water from the development hereby approved must be submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water. Thereafter the development shall take place in accordance with the approved details.

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

16. No development shall be undertaken except in full accordance with Section 7 (Recommendations) of the report entitled Environmental Assessment for Land at Longframlington (George Dodds and Co, August 30, 2018) and Drawing no 24450-2102 Proposed Bat/Swift Brick Locations and Hedge/Tree Protection (03/11/19)

Reason: To ensure adequate mitigation and enhancement for species of principal importance in accordance with paragraph 174 of the NPPF.

17. No dwelling shall be constructed until an acoustic design scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include internal room layout plans to show that the main habitable rooms shall have access to a window which can be opened on the facade facing away from the A697 road.

Thereafter, the approved acoustic design scheme shall be implemented in full before the occupation of the any dwelling and retained in perpetuity.

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

18. 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 BS 8485:2015+A1:2019 (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 amenity of the occupants of the respective properties.

19. The development shall not be brought into use until the applicant has submitted a validation and verification report to the approved methodology in Condition 18 of this consent, which has first been submitted to and approved in writing by the Local Planning Authority.

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

Date of Report:

Background Papers: Planning application file(s) 19/04531/FUL