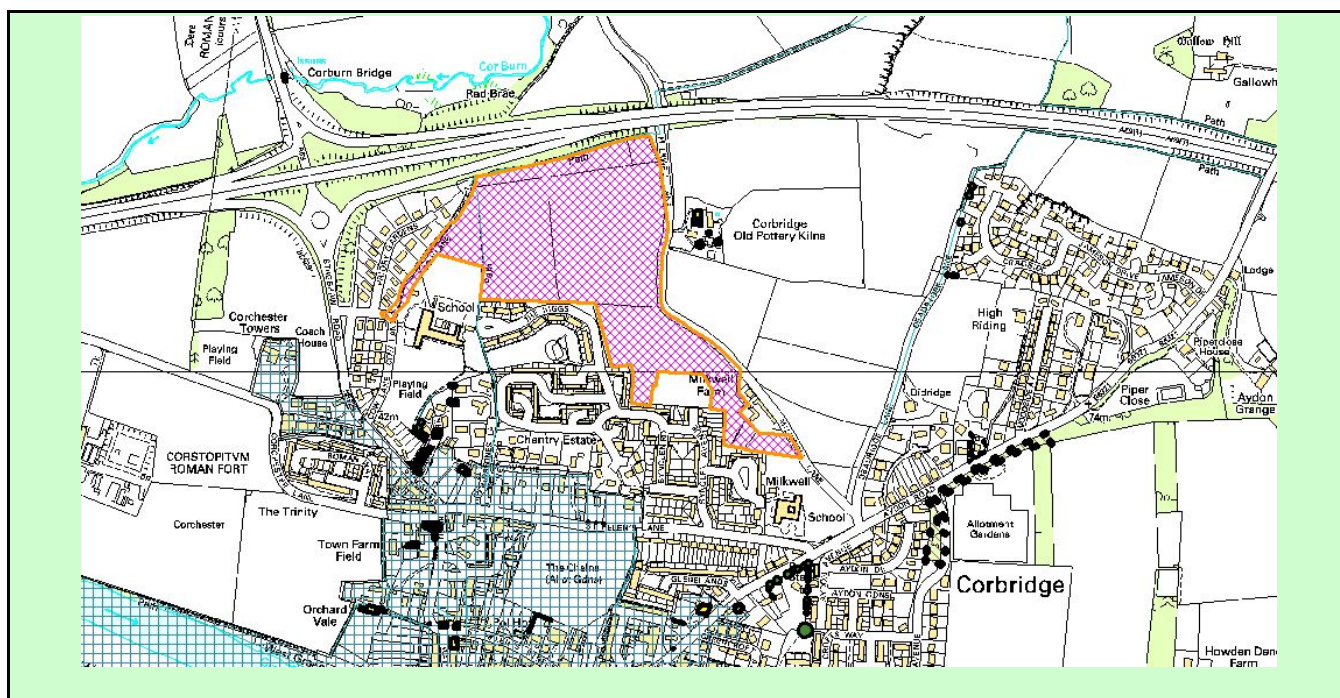




# Northumberland County Council

## Strategic Planning Committee 7 August 2018

<b>Application No:</b>	17/04547/REM		
<b>Proposal:</b>	Reserved Matters in relation to application 15/00381/OUTES seeking consent for layout, scale, appearance and landscaping for 181 dwellings (as amended by plans and e-mail received 06/07/18 including layout of dwellings)		
<b>Site Address</b>	Land west of Milkwell Lane, Milkwell Lane, Corbridge, Northumberland		
<b>Applicant:</b>	Bellway and Miller Homes C/O Agent	<b>Agent:</b>	Mrs Emma Moon, WYG, Floor 3, 2 Saint James Gate, Newcastle Upon Tyne, NE1 4AD
<b>Ward</b>	Corbridge	<b>Parish</b>	Corbridge
<b>Valid Date:</b>	3 January 2018	<b>Expiry Date:</b>	10 August 2018
<b>Case Officer Details:</b>	Name: Mr Neil Armstrong Job Title: Principal Planning Officer Tel No: 01670 622697 Email: <a href="mailto:neil.armstrong@northumberland.gov.uk">neil.armstrong@northumberland.gov.uk</a>		



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## 1. Introduction

- 1.1 Under the Council's scheme of delegation this application is being presented to the Strategic Planning Committee due to the scale of the proposed development and given the comments of Corbridge Parish Council, the significant local interest in the determination of the outline planning application, and comments received during the course of the current application.

## 2. Description of the Proposals

- 2.1 This application seeks the approval of reserved matters in relation to the layout, scale, appearance and landscaping for a development of 181 dwellings with associated infrastructure following the grant of outline planning permission in September 2016 under application 15/00381/OUTES. The outline planning permission gave approval for for the development of up to 233 dwellings on the site with the details of the means of access being approved under that application. The permission was granted subject to a Section 106 Agreement that secured the following obligations:

- 15% affordable housing provision (67% affordable rented units and 33% intermediate housing units)
- Provision of and management scheme for children's play space and public open space
- A Transport Contribution of £3,000 towards a Traffic Regulation Order
- Restrictions on development within Green Belt Area, Open Space Land and Designated Heritage Asset Buffer Zone
- Provision of Designated Heritage Asset Buffer Zone Management Plan
- A contribution of £60,000 for Designated Heritage Asset Contribution

- 2.2 The site extends to 7.9 hectares and lies to the south of the slip road from the A69, to the east of Priory Gardens and to the north and east of Corbridge Middle School, north of The Riggs, The Chantry Estate, Synclen Road and Synclen Avenue, as well as newer development at Kiln View, extending eastwards to Milkwell Lane. The site lies 500 metres to the north of Corbridge village centre and approximately 3 miles from Hexham.

- 2.3 There are a number of constraints on and in the vicinity of the site, which include:

- Green Belt to the northern part of the site extending to the north and also east of Milkwell Lane;
- Grade II\* and Grade II listed Walker's Pottery, Kilns and buildings to the east of the site and Milkwell Lane;
- Scheduled Ancient Monument at Walker's Pottery to the east and Corbridge (Corstopitum) Roman station to west of Priory Gardens and Stagshaw Road;
- Corbridge Conservation Area around 150 metres to the south at its nearest point;
- Public right of way running through western part of site and adjacent to northern boundary

2.4 The proposals have been amended during the course of the application in response to matters raised by Officers and consultees, and re-consultation has taken place as appropriate on these matters. These primarily relate to amendments to the proposed layout of the dwellings; scale of house types to ensure compliance with conditions on the outline planning permission and in relation to setting of heritage assets; internal estate road layout and highways matters; and flood risk and drainage. There are joint applicants for the application, with Bellway proposing 58 dwellings on land to the northern part of the site and north of the main estate road, and Miller Homes proposing 123 dwellings on the remainder of the site. The housing mix includes 15% affordable housing provision on site (27 dwellings), and is broken down as follows:

#### Miller Homes

- 7 x 2 bedroom semi-detached house (affordable)
- 4 x 3 bedroom semi-detached house (affordable)
- 6 x 2 bedroom semi-detached bungalow (affordable)
- 8 x 3 bed terraced house
- 10 x 3 bed detached house
- 57 x 4 bed detached house
- 31 x 5 bed detached house

#### Bellway

- 6 x 2 bedroom semi/terrace house (affordable)
- 4 x 3 bedroom semi/terrace house (affordable)
- 7 x 3 bedroom semi house
- 5 x 3 bedroom semi/detached house
- 4 x 3 bedroom detached bungalow
- 32 x 4 bedroom detached house

2.5 In addition to the proposed housing, the plans submitted with the application also highlight areas of open space within the development, as well as a new area for car parking and bus drop-offs to serve the adjacent Middle School. A temporary sales office to the entrance to the site is also shown on more recently submitted plans.

### **3. Planning History**

**Reference Number:** 15/00367/SCREEN

**Description:** Screening Request for erection of up to 237no. residential properties

**Status:** EIA required

**Reference Number:** 15/00381/OUTES

**Description:** Outline planning application for up to 233 dwellings with associated open space and landscaping, with all matters reserved except for access. Access to be taken from Cow Lane, Corbridge

**Status:** Permitted

**Reference Number:** 15/01301/SCOPE

**Description:** Scoping opinion for creation of 237 dwellings including highways upgrades, childrens play area, public open space, new pathways and landscaping.

**Status:** Scoping Opinion Issued

**Reference Number:** 18/00135/SCREEN

**Description:** Screening opinion: Reserved Matters in relation to application 15/00381/OUTES seeking consent for layout, scale, appearance and landscaping for 185 dwellings

**Status:** EIA not required

**Reference Number:** 18/01733/NONMAT

**Description:** Non-material amendment amendment to condition 9 (building heights) on approved planning application 15/00381/OUTES

**Status:** Withdrawn

#### 4. Consultee Responses

<p>Corbridge Parish Council</p>	<p>Whilst this update includes items pertinent to both the original outline application and highways (S278, TRO etc) we feel that as they are intrinsically linked, and one cannot proceed without the others, it is imperative that they are all coordinated. Our response is not an objection but contains many observations that we feel need clarifying and trust that as the planning authority you will be able to ensure that all the elements are brought together and consulted as one process rather than a series of unlinked elements. Again we feel that this is imperative to the safe and successful delivery of this scheme given its size relative to that of Corbridge and its location next to an extremely busy school and existing housing.</p> <p><b>Highways</b></p> <p>Points of note: No detail has been offered for the following (given that only the principle and not the detail of access was approved in the outline application):</p> <p>Section 278 works widening of the junction from Priory Gardens onto Stagshaw Road are not provided. It is essential to be able to see that this junction is workable with both the transport assessments and the physical constraints. For example how many buses can successfully queue here? Section 278 works for the widening of Cow Lane including the autotracking of vehicles around the blind 90degree corner from Priory Gardens into Cow Lane heading to the new development. It essential that this is technically delivered in a</p>
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manner that executes safety for all road users local to this junction/transition of the road.

The construction management plan identifying that all access road works will be delivered outside term time. No works on access roads should be undertaken during term time (we believe that the Middle School have expressed this as a concern too).

The school drop off area does not cater for the numbers of coaches that will utilise this facility. There will be 5 coaches spaces required (please confirm this with the school travel plan, it is essential that this facility is provided correctly).

The new residential road from the school drop off is long and straight. We believe that NCC highways have commented on this already but would also like to see that this road is made more appropriate to 20mph driving.

The south eastern section of housing adjoins almost perfectly with the just constructed Kiln View. We believe that this proportion should be completely unaligned/separated by housing so there is no future opportunity of joining the estates as this would create a significantly unsafe shortcut out of the new development.

There must be constant road cleaning from the new construction site to prevent adverse H&S risks on the new access road. This is not being enforced properly elsewhere in Northumberland and is causing major issues. Wheel washing is also essential for the same reason and is in many respects even more important.

TRO considerations:

All new roads are 20mph and this is taken into effect immediately off Stagshaw Road and includes existing Priory Gardens roads and Cow Lane. This is essential to ensure road safety is maintained given the mix of traffic that will be utilising the roads.

The main Priory Gardens estate road is made 'Access for Residents Only'. This is to prevent the middle school drop off and parking utilising this road as is the case now.

The access section of Priory Gardens that leads onto Cow Lane has parking restrictions to prevent obstruction of the highway during busy road usage for example school drop off times.

The design of the new roads should encourage 20mph driving. Cow Lane south of Priory Gardens is made residents access only.

## **Flood Risk**

The FRDA does not correspond with the engineering drawings. FRDA is dated January 2015, this needs updating.

The FRDA states an allowance of 30% for climate change will be utilised, the drawings state 40%. (we would suggest that 40% should be used in line with current requirements). The calculations included in the FRDA do not correspond with the engineering drawings.

The development site is currently greenfield and it is proposed to limit flows equivalent to greenfield runoff therefore mimicking the existing and not increasing flood risk. Site is in Flood Zone 1 and not at risk of reservoir flooding.

Engineering drawings – volume stated on attenuation tanks does not equate to the sizes states – more attenuation may be necessary – updated calculations are required. We think that significant amounts of storage are required and not currently provided.

Correspondence from LLFA states SuDS should be incorporated into the design, there are no SuDS features on the southern catchment, only oversized pipelines and attenuation tanks. No source control is included. SuDS features such as the detention basins have been included on the northern catchment.

Who will be maintaining the drainage features? No maintenance or adoption schedules are included, assurance is required that drainage features will be maintained so as not to affect those downstream. There should be in place a full adoption plan agreement with NWL.

Pluvial (overland) flooding – Long term flood risk maps indicate overland flow routes originating on site, these have not been addressed in the FRDA or the drainage design. There is also a flow route indicated down Cow Lane – this also has not been addressed.

No exceedance drawings have been included – where does the water go? Will it cause downstream flooding issues to the existing residents? The exceedance plans are crucial to the success/failure.

The drainage basins are adjacent to both the main new school drop off route and the area identified for play. How are these basins designed to ensure safety of the pupils and the children in both of these instances?

## **Heritage and Conservation**

We would draw your attention to the response from Corbridge Village Trust. They have raised significant points that should be reviewed and replied to.

### **Landscaping**

There is no detailed landscaping proposals including visuals for the main access roads and footpaths. This is a significant development and appropriate soft landscaping and planting should be provided to soften the impact given the sensitivity of the location and its setting. The landscaping also needs to maintain the wildlife corridors. There are significant issues associated with this and the heritage issues of the site and these are noted also by the Corbridge Village Trusts response to this application. We believe the existing housing on Synclen, the Riggs, Kiln View and Priory Gardens require detailed landscaping proposals where development landscaping interacts with the properties. We believe that the residents should be involved in consultations for this to ensure that the landscaping is successful.

### **Affordable Housing**

The development is subject to minimum requirements that would favourably balance the historic impact. This does not appear to be the case with the proposals and therefore the historic impact is potentially different from the previous assessment. The numbers of affordable houses has reduced (numerically) and therefore we would assume that this reduces the benefits?

### **Social Housing**

We would welcome an appropriate level of social housing and welcome discussions on it.

### **Infrastructure**

We would welcome discussion and proposals on the adequacy of existing infrastructure and/or upgrades. (Eg doctors, schools, sewerage etc).

Finally we would also like to concur with the matters discussed within the response from Corbridge Middle School. We can't stress enough the potential H&S risks around the site, during construction and that these must be part of a single source of control and accountability by NCC to ensure it is all joined up.

### **Additional comments 18 July 2018**

Reiterate previous comments on flood risk and drainage and provide additional comments as follows:

Updated FRDA and calculations are crucial as is the addressing of the existing overland flood flow routes.

There seems to be a significant amount of additional hardstanding incorporated into the development in response to highways comments (new paths, turning heads, visitor parking

	<p>etc) – have the drainage calculations been updated to account for the increase in impermeable area?</p> <p>The comments state that overland flows are to be intercepted by land drainage and that the land drainage will connect to the sewer. NWL do not allow the connection of any land drainage to their sewers so where is the water going to go? An alternative means of drainage i.e. soakaway will be necessary.</p> <p>How will the land drainage be maintained and by whom?</p> <p>The exceedance event it would appear is literally going to flood existing development (school and housing) as insufficient catchment and prevention is provided.</p>
NCC Public Protection	No objection subject to conditions
NCC Highways	Outstanding issues in relation to internal layout regarding the school car park/drop-off area and some parts of housing layout. Final comments awaited following submission of additional information and discussions – Members to be updated at Committee meeting.
NCC Countryside/ Rights Of Way	No objection subject to condition/informative.
NCC Building Conservation	No objection subject to conditions in relation to materials and fencing to the eastern boundary
NCC County Archaeologist	<p>Based on the information provided in support of this application, I am able to provide an informed decision on the heritage impact of the Reserved Matters Application. I can confirm that the below ground archaeological remains can be dealt with by an approved written scheme of investigation. Looking at the scheme from an archaeological perspective, I have also concluded that appropriate building scale, location, fencing and planting, combined with the Designated Heritage Asset Buffer Zone have contributed to the development of a scheme which should provide less than substantial harm to the setting of the Designated Heritage Assets at Walker's Pottery.</p> <p>The outline application (planning ref: 15/00381/QUOTES) required a number of planning conditions and a Section 106 agreement in order to minimise or mitigate against the direct (physical) and indirect (visual) heritage impact of the proposed development. Having looked at the information submitted with this application, I can confirm that, from an archaeological perspective, a number of these issues have been addressed as part of the Reserved Matters Application and various</p>



	amendments can now be made to those requirements as detailed.
NCC County Ecologist	<p>No objections - the applicant has thoroughly addressed earlier comments made regarding the planting scheme, the revised planting is acceptable. Welcome that a local provenance seed source is being utilised for the wildflower meadow areas. In addition the landscape management plan is appropriate for the establishment of the proposed planting/seeding.</p> <p>Note that the outline planning permission (15/00381/OUTES) requires the submission of a biodiversity management scheme.</p>
Lead Local Flood Authority (LLFA)	Original objection due to insufficient information has been addressed following submission of additional information and no objection is now raised subject to conditions.
Fire & Rescue Service	No objection
Environment Agency	No response received
Historic England	<p>The setting of the Walker's Pottery scheduled monument, to the east of the development site, is an important element of its significance contributing to both its historic and aesthetic values. The primary impact to the setting of the monument is caused by the encroaching urbanisation of the development site. The amended designs to build single storey bungalows along this edge helps to mitigate the harm and is welcomed.</p> <p>The details provided in the Boundary Treatment Plan (SD-10.07 Rev N) shows 1800mm close boarded fencing adjacent to most bungalows and back gardens, screened with planting. However plot B58 only has 300mm timber birdsmouth fencing along the east side of the house. In addition, there is no fencing or hedging screening front gardens / drives of plots M53 and B58. Birch, oak and wild cherry trees are proposed to screen this area within the buffer zone either side of the footpath; however, it will still be possible to see cars and other features of the urban streetscape from the monument. As I noted above, the primary harm to the setting of the monument lies in the encroaching urbanisation of the rural setting of the monument and if this can be reduced, then all means should be taken to do so by increasing the density, height and type of planting in this area to help soften and screen the transition from the urbanised housing development to the rural character of the Pottery's site. I defer to your authority's Landscape and Conservation Team for agreeing the detail on this matter.</p>

	Historic England has no objection to the application on heritage grounds. We consider that the application meets the requirements of the NPPF, in particular paragraph number 134.
Natural England	No objection or comments – refers to standing advice
Highways England	No objection
Newcastle International Airport	No objection
Northumbrian Water Ltd	No objection subject to condition in respect of foul and surface water drainage.
Sport England	No objection or comments.
Architectural Liaison Officer - Police	No objection in relation to layout but advises on additional measures for security of proposed dwellings. Objects to the proposed access to the site and does not think a development of this size is practicable for this location.
Northumbria Ambulance Service	No response received.

## 5. Public Responses

### Neighbour Notification

Number of Neighbours Notified	219
Number of Objections	18
Number of Support	0
Number of General Comments	2

### Notices

Site notice - Affecting listed building and public right of way: 9 January 2018

Press notice - Hexham Courant: 12 January 2018

### Summary of Responses:

Following consultation on the application representations have been received from 20 parties raising objections and concerns in respect of the development, including from Corbridge Middle School, Corbridge Village Trust and residents in the locality. The main issues raised include:

- no requirement for additional homes;
- support for more affordable and high quality homes;
- sustainability of the development;
- lack of facilities in Corbridge and impacts of development upon infrastructure and services within the village;

- overdevelopment of the site and there should be fewer homes with more green space;
- effect of the withdrawal of the Northumberland Local Plan Core Strategy on previous application;
- increase in traffic and matters relating to highway safety;
- impacts upon road safety for pupils of school, including during construction period;
- effects upon public rights of way;
- erosion of the character and appearance of the area and loss of green space;
- impacts upon heritage assets in the vicinity of the site;
- local community views have not been taken into account;
- impacts of development upon flood risk and drainage;
- impacts upon tourism in the area;
- air pollution;
- loss of views and visual amenity;
- management and safety issues with SuDs features;
- impacts upon residential amenity; and
- impacts upon trees and wildlife

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=P0YHXFQSL7I00>

## **6. Planning Policy**

### 6.1 Development Plan Policy

Tynedale Core Strategy (adopted October 2007)

GD1 The General Location of Development

GD2 Prioritising Sites for Development

GD4 Principles for Transport and Accessibility

GD5 Minimising Flood Risk

GD6 Planning Obligations

NE1 Principles for the Natural Environment

BE1 Principles for the Built Environment

H1 Principles for Housing

H2 Housing Provision and Management of Supply

H3 The Location of New Housing

H4 Housing on Greenfield Land

H5 Housing Density

H7 Meeting Affordable Housing Needs

H8 Affordable Housing on Market Housing Sites

EN3 Energy Conservation and Production in major new developments

Tynedale Local Plan (adopted April 2000, saved October 2007)

GD2 Design Criteria for development, including extensions and alterations

GD4 Range of transport provision for all development

GD7 Car parking standards within the built up areas of Hexham, Haltwhistle, Prudhoe and Corbridge

H7 Land safeguarded to meet possible future housing needs of Corbridge  
BE22 Setting of listed buildings  
BE25 Preservation of scheduled ancient monuments, nationally important sites and settings  
BE27 Regionally and locally important archaeological sites and settings  
BE28 Archaeological Assessment  
NE27 Protection of Protected Species  
NE33 Protection of trees, woodlands and hedgerows  
NE37 Landscaping in developments  
H32 Residential design criteria  
LR11 Outdoor sport facilities for new residential development  
LR15 Play areas in new residential developments  
TP15 Traffic calming in new residential development  
TP26 Protection and enhancement of Rights of Way network  
TP27 Development affecting Public Rights of Way  
CS21 Location of noise sensitive uses  
CS23 Development on contaminated land  
CS27 Sewerage

## 6.2 National Planning Policy

National Planning Policy Framework (July 2018)  
National Planning Practice Guidance

## 6.3 Other documents/strategies

Northumberland Landscape Character Assessment (2010)  
Northumberland Local Plan – Draft Plan for Regulation 18 Consultation (July 2018)

## **7. Appraisal**

7.1 The principle of residential development on the site for up to 233 dwellings has already been established through the granting of the outline planning permission, whilst the means of access has already been approved as part of that consent. The main issues to consider in the determination of this application are therefore set out below insofar as they relate to consideration of the reserved matters details comprising the layout, scale, landscaping and appearance of the development:

- Layout, Design and Amenity
- Impact on the Landscape
- Impact on Heritage Assets
- Affordable Housing
- Impact on Highways
- Flood Risk and Drainage
- Ecology and Biodiversity

7.2 It is acknowledged by Officers that a number of representations have been received during the course of the application that raise matters in respect of such issues as the overall principle of development; need for additional housing; the proposed access arrangements, effects on highway safety and impacts during construction; and impacts on local infrastructure and services

(including schools and healthcare provision). Whilst these are matters that are material planning considerations, it is important to advise Members that the principle of development on the site for up to 233 dwellings has already been established through the granting of outline planning permission, including detailed assessment and consideration of the proposed vehicular access arrangements. The current application for reserved matters has therefore been assessed in relation to the above main issues, but this assessment is limited to the effects in relation to the reserved matters only.

### Layout, Design and Amenity

- 7.3 As set out within the assessment of the outline application, the Government attaches great importance to the design of the built environment and, through the recently updated NPPF, recognises that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Paragraph 127 of the NPPF sets out that planning policies and decisions should ensure that developments meet criteria, including that they function well and add to the overall quality of the area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting; establish or maintain a strong sense of place; optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development; optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development; and 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.
- 7.4 Policies BE1 and H1 of the Tynedale Core Strategy seek to ensure high quality design and living environments, whilst Policies GD2 and H32 of the Tynedale Local Plan, whilst also pre-dating the NPPF, firmly align with the design objectives of the NPPF by setting out a number of criteria for new developments to satisfy in the interests of achieving high quality living environments. Significant weight can be given to the requirements of these policies in assessing the design, layout and appearance of the proposed development.
- 7.5 The outline permission gave consent for up to 233 dwellings, whilst the reserved matters application seeks approval for a lesser number of 181 dwellings. Although all matters were reserved at the outline stage other than access, an indicative layout was provided to demonstrate how the proposed scale of development could be achieved on the site. This identified key principles and constraints, including the area of Green Belt to the north that was to remain undeveloped; retention of trees and hedgerows, including running centrally north – south through the site; buffer zone/new landscaping to the eastern boundary; car park and drop-off area for Middle School; and pedestrian links around the site.
- 7.6 The proposed layout for the development broadly reflects and follows the principles identified as part of the outline planning application in terms of layout, whilst a reduction in the total numbers of units from the outline

application, including a reduction from 185 to 181 during the course of the application, is acknowledged. The proposed new dwellings are standard types of the applicants although a mix of materials are proposed, primarily brick, with Officers also keen to ensure that appropriate stonework is incorporated given the location and character of the site to the edge of the village, and in order to enhance the design and to reflect good quality development within Corbridge.

- 7.7 The general layout, scale and appearance of development is considered to be acceptable in this location and would not result in significant or adverse impacts upon the character and appearance of the site and surrounding area. There are a mix of house types within the development that would also incorporate a variety of materials, whilst there are also a wide mix of designs within the immediate vicinity, including more relatively modern developments as the village has grown at Priory Gardens, The Riggs, Chantry Estate, Kiln View, Synclen Road and Synclen Avenue. There is no distinct style of housing or use of materials in these developments, which incorporate a more modern mix of brick, render, cladding and stonework, and are not reflective of the more traditional local vernacular of the centre of Corbridge.
- 7.8 Officers have highlighted to the applicant the expectation that an appropriate stone would be incorporated for use on the dwellings as part of the overall palette of materials, alongside brick and render to the external walls. Ensuring the use of appropriate high quality materials will be important to achieve good design for the development, and to this end Officers are continuing to discuss the specific materials to be used throughout the development. A condition can also be imposed requiring samples to be submitted for approval before they are used on the development. Subject to securing appropriate materials the overall layout, scale and design of the development is considered to be acceptable in accordance with Policies GD2 and H32 of the Local Plan and Policies BE1 and H1 of the Core Strategy.
- 7.9 The application has also been assessed in relation to its impacts upon the amenity of existing residents and users in the locality. The outline planning permission highlighted there will be an impact on the amenity of both residents and the School in terms of disturbance during construction, although this would be managed by the Construction Management Plan that has been secured by planning condition. In addition, the proposed access to the site has already been approved through the outline, and therefore impacts upon amenity have been considered in relation to the reserved matters being applied for as part of the current application.
- 7.10 In terms of the layout, scale and appearance of the development the proposals have the potential to impact upon the amenity of existing residents at Priory Gardens in relation to the proposed new car park and drop-off area associated with the School; as well potential impacts arising from the development upon residents adjacent to the site at The Riggs, Chantry Estate, Synclen Avenue, Synclen Road, Kiln View and Milkwell Lane. These impacts have taken into account the variations in levels on the site and adjacent land.

- 7.11 Following assessment Officers consider that for the most part the development achieves appropriate separation distances that are over and above the requirements set out within Policy H32 of the Local Plan. Careful consideration has been given to the south-eastern part of the site where the new housing would adjoin and infill land between the existing properties on Chantry Estate, Synclen Road, Kiln View, Synclen Avenue and Milkwell Lane. It is in this area that the new dwellings would be at their closest to existing properties adjacent to the site, and in some areas the new housing would be at a higher level than existing.
- 7.12 During the course of the application Officers have raised concerns over the layout of the new dwellings in this area and impacts upon existing properties in terms of loss of amenity and privacy given the layout and separation distances. The applicant has subsequently revisited the layout in this area and amended plans have been submitted, with further consultation taking place with affected properties. At the time of writing this report the applicant has submitted further amendments to the layout and house types in this area as Officers were still concerned that previous amendments had not gone far enough to address concerns and achieve adequate separation distances with properties on Kiln View. The proposed amendments are now considered to result in a more acceptable form of development for occupiers of both the existing and proposed dwellings. Whilst there would clearly be some impacts on amenity given a change from open fields, this is not considered to result in significant or unacceptable harm that would warrant refusal of the application. The proposal would therefore be in accordance with Policies GD2 and H32 of the Local Plan in this respect. Given the most recent changes Officers have undertaken a further 14 day re-consultation with adjacent residents, which would not expire until after the Committee meeting. In the event that Members were minded to approve the application it is recommended that any decision should not be issued until after the expiry of the re-consultation and subject to no new material planning issues being raised.
- 7.13 Consultation on the application has also taken place with the Council's Public Protection team, who had previously recommended conditions subsequently attached to the outline planning permission in respect of noise and impacts during construction; contamination; ground gases; noise in relation to future occupiers, and lighting during construction. No objections have been raised to the application as originally submitted subject to similar conditions to those suggested at the outline stage, and no further comments have been submitted following re-consultation on amended layout plans. Given that relevant conditions have already been attached to the outline permission, it is not considered necessary to attach all of those recommended again to any approval of reserved matters. However, on the basis of the response it is considered that there are no adverse impacts upon amenity in relation to matters identified by Public Protection, and conditions can mitigate impacts where necessary, including during the construction phase.

#### Impact on the Landscape

- 7.14 As acknowledged in the determination of the outline application, there will be a clear change in the overall character of the site and its appearance within the landscape, although the development would also be seen in the context of

the existing built development at this part of Corbridge. The outline application also considered in detail this impact with a Landscape and Visual Impact Appraisal forming part of the Environmental Statement.

- 7.15 The committee report for the outline application identified that whilst the proposal would have an impact on the landscape by the urbanisation of a current green agricultural field, the site has no landscape features of any considerable value and the result impact of the development on the wider landscape would not be unacceptable due to the site's limited capacity to change and its medium sensitivity. It goes on to state that whilst impacts on the landscape may be moderate adverse in the short term, once new hedgerow and tree planting are in place, this impact reduces to minor-moderate adverse by year 15 and longer term there would be some beneficial landscape impacts. The site is not isolated from the built environment within Corbridge and would appear as a northern extension to the existing urban landscape. On balance, the adverse impact on the landscape, given its low landscape value, was not considered to be so significant to warrant refusal of the outline application, subject to mitigation.
- 7.16 The layout for the reserved matters follows the broad principles established at the outline application stage, in terms of the indicative layout, undeveloped areas to the north and eastern boundaries with new landscape planting, areas of open space within the site, and retention of existing landscaping and hedgerows. The scale of the development is reduced from that envisaged at the outline stage with 181 dwellings now proposed, and whilst there will clearly still be a change in landscape character, the overall layout, scale and appearance of development is not considered to result in significant adverse or harmful impacts upon the landscape character of the site and wider area. The development would therefore be in accordance with the development plan and NPPF in this respect.

#### Impact on Heritage Assets

- 7.17 As referred to in Section 2 of this report, there are a number of heritage assets in the immediate vicinity of the site and in the wider area. This aspect was considered in detail as part of the outline planning application and through the Environmental Statement submitted with that application. The committee report and subsequent decision identifies the mitigation deemed necessary in relation to the establishment of a buffer zone to the eastern boundary and restriction on the scale of dwellings in order to address the visual impact on the setting of the designated heritage assets at Walker's Pottery, which was considered to be less than substantial harm. In addition, conditions were secured in relation to below ground archaeology, whilst there was assessment in relation to other heritage assets within the locality.
- 7.18 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. In addition, Section 72 of the Act imposes a duty on the local



planning authority to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

- 7.19 A number of mitigation measures were secured at the outline planning permission stage, including obligations identified in paragraph 2.1 of this report. Condition 7 of the outline planning permission secured a buffer zone along the eastern boundary of between 15 metres and 40 metres in width where residential development would not take place. The buffer zone would incorporate new planting within it along with long-term management. Condition 9 of the outline permission requires the easternmost row of buildings within a specified area to be limited to single-storey with the adjacent row of buildings limited to a maximum height of 7.5 metres to the ridge.
- 7.20 The above mitigation measures were secured following consultation on the outline planning application with the Council's Conservation Team in respect of Building Conservation and Archaeology, as well as Historic England. Consultation has again taken place with these consultees as part of the current application, and various amendments and additional information has been sought in response to comments received, including additional site sections and visuals of the development.
- 7.21 As originally submitted the plans were not in accordance with condition 9 due to the easternmost row of buildings not strictly being single-storey whilst the adjacent row exceeded 7.5 metres in height. Although the easternmost row house type was described as a bungalow, in order to try and accommodate rooms within the roof the eaves were raised above a single-storey and the ridge height and overall massing exceeded what Officers would expect to see for a genuine single-storey property. The plans have subsequently been amended so that the proposed house types in this part of the site now satisfy condition 9 of the outline permission.
- 7.22 Concerns had originally been raised on the application by Historic England and the NCC Conservation Team in relation to the effects on the setting of the listed buildings and scheduled remains of the Walker's Pottery to the east of Milkwell Lane, and further information was sought through visuals to demonstrate the impact upon the setting of the heritage assets. The applicant has submitted additional information in this respect, including sections to show the impact of the new housing along the eastern boundary of the site.
- 7.23 In its most recent consultation response to amended plans Historic England raises no objection to the application on heritage grounds, and considers that it meets the requirements of the NPPF. It defers further consideration on matters of landscaping and boundary treatments to the eastern edge of the development to the authority, which Historic England consider could be improved in order to further mitigate the urbanising effects of the development.
- 7.24 The Council's Conservation Team has considered the current application in relation to archaeological impacts, which may arise in terms of direct (physical) impact on undesignated below ground archaeological remains, as well as indirect (visual) impact on designated archaeological remains. Similar

concerns to Historic England had been raised following initial consultation in terms of the need for additional information, as well as concerns over the scale of the dwellings to the eastern boundary.

- 7.25 Following further discussions with the applicant and the submission of additional information, the Conservation Team is satisfied that the direct (physical) impacts can be mitigated by conditions, which is also covered in the grant of outline planning permission. In terms of the indirect (visual) impacts the Conservation Team acknowledges the reduction in height of the dwellings to the eastern boundary, which now satisfies condition 9 of the outline planning permission. The landscaping plans show a line of hedgerow adjacent to the full length of property boundaries along the western side of the buffer zone, although not adjacent to the roads abutting the buffer zone. The proposed planting scheme across the rest of the buffer zone is also shown in submitted plans and documents, and is considered to be acceptable from an archaeological perspective. The submitted plans also show the variety of fencing along the western boundary of the buffer zone.
- 7.26 The Conservation Team comments further that the visualisations show how the amended house types immediately adjacent to the buffer zone has reduced the visual impact compared to the original proposals, although these also highlight the visibility of the buildings, their frontages and front gardens, including parking provision. Whilst hedging along these areas will soften the visual impact and is welcomed, Officers have discussed the use of fencing to further reduce the visual impact. While the hedging has largely been extended along the length of the western boundary of the buffer zone, the latest versions of the Boundary Treatment Plan, Illustrative section and visualisations do not show particular changes to the proposed fencing. This is not considered to prevent an informed decision being made on the overall indirect (visual) impact of the proposals on the setting of the heritage assets, it is considered that they are matters that will need to be secured by condition.
- 7.27 In respect of archaeological impacts the Conservation Team therefore confirms that the below ground archaeological remains can be dealt with by an approved written scheme of investigation. It is also concluded that appropriate building scale, location, fencing and planting, combined with the Designated Heritage Asset Buffer Zone have contributed to the development of a scheme which should provide less than substantial harm to the setting of the designated heritage assets at Walker's Pottery.
- 7.28 The consultation with the Conservation Team has also involved responses from Building Conservation in relation to impacts on the setting of heritage assets, including the listed buildings to the east, as well as on the overall design and use of materials. These comments and discussions with the applicant have raised similar concerns in relation to the house types and boundaries to the eastern boundary adjacent to the buffer zone, along with the landscaping and boundary treatments in this area. In addition, concerns have also been raised in respect of the use of materials, with a request for more variety of materials throughout the development and more predominant use of natural stone used for houses rather than just detailing. There should be a number of different brick types and colours, and render could be used to the gables or to the rear of some of the stone dwellings.

- 7.29 Following changes to the plans as described earlier in this section to satisfy Officers in relation to the house types, landscaping and boundary treatments to the eastern boundary, the only remaining concerns of Building Conservation are materials. The applicant is seeking further agreement on the final materials, with Officers preference being incorporating some natural stone with render alongside a variety of brick types and colours. These discussions are ongoing, however as referred to earlier a condition would also ensure that samples of materials were submitted for approval prior to buildings being constructed
- 7.30 Where less than substantial harm is identified, which was also the case in the assessment of the outline planning application, this needs to be weighed against the public benefits of the development in line with paragraph 196 of the recently published and updated NPPF. The public benefits in this case remain the same as those considered at the outline application stage, which include increasing the supply and choice of housing; economic benefits through jobs and investment during the construction phase and increase in spending in the area through new residents; and affordable housing provision. It is therefore considered that the public benefits of granting permission would outweigh the less than substantial harm to the setting of the listed buildings, and therefore the proposal accords with the NPPF in this respect. Subject to conditions in relation to materials, landscaping and boundary treatments as highlighted the proposal is considered to be acceptable and in accordance with the development plan and the NPPF.

#### Affordable Housing

- 7.31 The outline planning permission secured the delivery of 15% affordable housing provision on the site with an Affordable Housing Scheme to be submitted for approval prior to the commencement of development through the Section 106 Agreement. 67% of the affordable housing units are to be for affordable rent with the remainder being Intermediate Housing Units (i.e. shared ownership units and/or discounted market sale units).
- 7.32 The proposed affordable housing mix of 27 units equating to the required 15% provision on site between the applicants comprises:
- 6 x 2 bedroom bungalows
  - 13 x 2 bedroom houses
  - 8 x 3 bedroom houses

Members are also advised that the applicants are in discussions regarding an element of the affordable housing units being taken on through a community-led housing scheme, which are on-going at this time.

- 7.33 The Council's Affordable Housing Officers have been in discussion with the applicants during the course of the application, and based on the current layout they have advised they are satisfied with the proposed affordable housing mix and layout. The reserved matters are therefore considered to be acceptable in this respect in terms of meeting the 15% requirement for provision on site as well as the proposed mix and house types.

## Impact on Highways

- 7.34 A principal area of concern that was assessed and considered at the outline application stage was in relation to the proposed vehicular access to the site from Cow Lane and related highway safety matters. Similar concerns and objections have been raised in response to this application, including the suitability of the proposed access and impacts within this area, which are acknowledged given the proposed scale of the development in this location. However, given that access was approved at the outline stage, consideration of highways matters for the current application are limited to those matters that are reserved, which relate to layout, scale, appearance and landscaping.
- 7.35 Many of the transport/highways issues raised in comments submitted for this application can be resolved through necessary works required under Section 278 of the Highways Act 1980, they have already been conditioned through the outline planning permission, will be conditioned where relevant to any reserved matters approval, or are part of the Construction Method Statement condition that is already secured through the outline permission. The developer will therefore need to seek approval of further details through discharge of condition applications and the Section 278 process rather than as part of the current reserved matters application.
- 7.36 The assessment of the reserved matters application is therefore limited to the matters of layout, scale, appearance and landscaping, although Officers are fully aware of concerns raised, which have also been highlighted to the applicant. Any developer of the site will need to adhere to approved plans and conditions of both the outline planning permission and any subsequent reserved matters approval, as well as complying with separate approvals and requirements (i.e. Section 38 and 278 works relating to the Highways Act).
- 7.37 The Council's Highways Development Management Team (HDM) have assessed the current proposals in detail and have highlighted various matters regarding the proposed layout, including the proposed school car park/drop-off area, pedestrian routes and parking requirements. Following discussions with the applicant, additional information has been submitted that seeks to address areas of concern raised by HDM. At the time of preparing this report HDM are involved in ongoing discussions with the applicant following the submission of further amended plans and additional information that are required to demonstrate that use of the school car park/bus drop-off area would be acceptable. Whilst at this time final comments or recommended conditions have not yet been provided by HDM, it is anticipated that outstanding matters relating to the internal layout and the car park area can be resolved and a further update will be provided at the Committee meeting. Additional detail can be secured through conditions where necessary on outstanding matters that still require further approval should Members be minded to grant consent. On this basis, and subject to receiving the final comments of HDM, it is expected that the proposed reserved matters details would be in accordance with Policies GD4 and GD7 of the Local Plan and the NPPF.

## Flood Risk and Drainage

- 7.38 Policy GD5 of the Core Strategy requires the potential implications for flood risk to be taken into account when meeting development needs. Developers will be expected to carry out an appropriate assessment of flood risk and development. Development will not be permitted if it is likely to increase the risk of flooding; or reduce the capacity of flood plains to store water; or increase the number of people or properties at risk. Paragraph 163 of the NPPF also requires local planning authorities to ensure that flood risk is not increased elsewhere, and where appropriate applications should be supported by a site specific flood risk assessment. Paragraph 165 states that major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should take account of advice from the lead local flood authority (LLFA); have appropriate proposed minimum operational standards; have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and where possible provide multifunctional benefits.
- 7.39 Matters of flood risk and drainage have previously been considered through the outline planning application and consultation with both the LLFA and Northumbrian Water (NWL) as statutory consultees. Conditions are attached to the outline planning permission that apply restrictions and secure further details for foul and surface water drainage arrangements that will need to be satisfied. These include locations for the discharge of foul flows; a surface water drainage scheme, including restrictions on discharge rates, providing attenuation and incorporating sustainable drainage techniques; flood risk assessment and drainage strategy for each phase of development; details of the adoption and maintenance of all SuDS and surface water disposal features; surface water drainage arrangements during construction; and assessment of the structural integrity of SuDS basin and any other SuDS features.
- 7.40 It is noted that the Parish Council has raised a number of concerns in relation to potential impacts in relation to flood risk and drainage. The proposed layout makes provision for two SuDS features with the creation of two detention basins to the western side of the site, east of the existing right of way and proposed school car park/drop off area, and to the north of properties on The Riggs to the south-western boundary of the site.
- 7.41 Following an initial objection to the application based on lack of adequate information, the LLFA has reviewed further information and technical details submitted by the applicant and now raise no objection subject to conditions. Some of these are already attached as conditions on the outline permission and therefore there is no requirement to duplicate on any subsequent reserved matters approval. In addition, NWL has been consulted on the additional information provided with the application, and also raises no objection subject to a condition that the development is undertaken in accordance with the applicant's submitted drainage strategy, including details for the discharge of foul flows and restrictions on surface water drainage discharge rates.

- 7.42 Whilst the concerns that have been raised in relation to flood risk and drainage are fully acknowledged, following consultation with the LLFA and NWL, and on the basis of their responses, the development is considered to be acceptable. Conditions on the outline permission, as well as a new condition should the reserved matters be approved, can ensure that appropriate arrangements are in place and that the development would accord with Policy GD5 of the Core Strategy and the NPPF.

#### Ecology and Biodiversity

- 7.43 The Local Plan, Core Strategy and NPPF highlight the importance of considering potential effects upon the biodiversity and geodiversity of an area. Policies NE27 and NE28 of the Local Plan and Policy NE1 of the Core Strategy are therefore relevant. Section 15 of the NPPF also relates specifically to the conservation and enhancement of the natural environment.
- 7.44 The committee report for the outline planning application stated that the County Ecologist had examined the proposals and was satisfied with the content of submitted surveys and mitigation proposed. This includes details of lighting and the need for a biodiversity management plan that would include details of bat and bird boxes, planting and a wildflower grass scheme.
- 7.45 No objection or comments have been received from Natural England to the current application other than referring to standing advice. The application has also been considered by the Council's Ecologists who in initial comments on the application advised that in general the landscaping proposals are positive, although a number of aspects need to be amended in order to ensure the scheme is suitable in its locality and ensures that potential benefits to biodiversity are realised. In addition, the Ecologists liaised with the Conservation Team in relation to the proposed landscaping and impacts on heritage assets to ensure these were compatible.
- 7.46 Following the submission of amended plans the Ecologists have advised that the applicant has thoroughly addressed initial comments regarding the planting scheme, and the revised planting is acceptable. In addition the landscape management plan is appropriate for the establishment of the proposed planting/seeding. Further consultation would also need to take place with the Ecologists in relation to any discharge of condition application for the biodiversity management plan. On this basis the proposal is considered to be acceptable and would be in accordance with the development plan and the NPPF.

#### Other Matters

- 7.47 Officers acknowledge representations that have been submitted in relation to the overall principle of housing development on the site, need for housing and effects on local services, facilities and infrastructure. As referred to earlier the principle of development for up to 233 dwellings on the site is established through the grant of outline planning permission, and the assessment of this application is limited to the reserved matters. The previous application considered impacts upon services and infrastructure, including education and healthcare. The committee report highlights that following consultation with

the Local Education Authority and Corbridge Medical Group at the time, there were not considered to be any adverse impacts in relation to capacity to accommodate the development, and no contributions were sought, and it would not be reasonable to look to secure any as part of this reserved matters application when these should have been secured at the outline stage if considered to be reasonable and necessary.

- 7.48 Due to the location of public rights of way within and adjoining the site consultation has taken place with the Council's Countryside Management Team. The development looks to retain the alignment of the right of way running through the site, and this would be upgraded as part of the proposals. Any subsequent closures or diversions of the right of way would require further approval through relevant legislation, but for the purposes of the reserved matters it is proposed that an informative can be attached to any approval highlighting these requirements, along with a condition requiring a method statement/details of protection of the right of way during construction. On this basis the proposal would be in accordance with Policies TP26 and TP27 of the Local Plan.
- 7.49 The Council's Public Protection Team has also commented on the application in relation to potential issues arising from contaminated land, and a standard condition in this respect is proposed, which is already attached to the outline planning permission.

#### Equality Duty

- 7.51 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

- 7.52 These proposals have no implications in relation to crime and disorder. The Police Architectural Liaison Officer has raised no objection to layout, although advises the applicant/developer to consider Secured by Design in relation to the security of the units. This can be highlighted by an informative on any approval of the application.

#### Human Rights Act Implications

- 7.53 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.

- 7.54 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.
- 7.55 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 principle of development on the site for up to 233 dwellings, along with the details of the proposed means of access to the site, have already been established through the extant outline planning permission. The consideration of this application is therefore limited to the assessment of the reserved matters of layout, scale, appearance and landscaping.
- 8.2 The proposal represents a large-scale form of development for Corbridge, although it should also be noted that an assessment has already been made in relation to impacts upon the landscape and character of the area, as well as the importance of mitigating effects on the setting of heritage assets in the locality through the outline application. The proposal would result in a modern housing development to the edge of the settlement in an area that is characterised by more modern housing in the vicinity to the south and west. There would clearly be a change to the character and appearance of the area and amenity of surrounding residents, and Officers have carefully considered these aspects.
- 8.3 Following discussions with the applicant and revisions to the layout and house types where deemed necessary, and subject to conditions to further mitigate the impact of the development in relation to materials, landscaping and boundary treatments, the submitted plans are considered to result in an acceptable form of development in this location. The revisions to the original plans are now considered to result in an acceptable form of development in terms of landscape character, the setting of heritage assets and the amenity of surrounding residents. There is a current re-consultation being undertaken on the amended site layout with affected residents, and any decision would need to follow the expiry of this period. However, the amended plans are



considered to result in a better layout and relationship with the existing properties, and Officers consider these to be acceptable.

- 8.4 The applicant is continuing to work with HDM in order to try and address outstanding issues to ensure the internal layout is acceptable in relation to highways safety matters. This is primarily in relation to the school car park/drop off and adequate swept path analysis for vehicles using the internal layout. It is anticipated that these matters can be resolved and Officers will update further on these matters at the Committee meeting. For clarity, the main access to the site has already been considered and approved at the outline planning application stage, and related details for that will be considered further through existing conditions (including Construction Method Statement) and Section 278 process.
- 8.5 Subject to resolution of the outstanding highways issues the proposed development is therefore considered to result in an acceptable form of development in this location that would be in accordance with the development plan and the NPPF.

## 9. Recommendation

That Members are minded to GRANT permission subject to the expiry of the further re-consultation with adjacent residents on layout and no new material planning issues being raised; the resolution of outstanding matters with Highways Development Management and any additional conditions/informatives required; and the following:

### Conditions/Reason

01. The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans. The approved plans for this development are:-

#### Plans

946-MIL SD-10.02 Rev AC - Proposed Masterplan  
946-MIL SD-10.03 Rev W - Proposed Masterplan West  
946-MIL SD-10.04 Rev T - Proposed Masterplan East  
946-MIL SD-10.07 Rev R - Proposed Boundary Treatment Plan  
5843-93-01 Rev I – Detailed Planting Plan Sheet 1 of 8  
5843-93-02 Rev I – Detailed Planting Plan Sheet 2 of 8  
5843-93-03 Rev I – Detailed Planting Plan Sheet 3 of 8  
5843-93-04 Rev I – Detailed Planting Plan Sheet 4 of 8  
5843-93-05 Rev I – Detailed Planting Plan Sheet 5 of 8  
5843-93-06 Rev I – Detailed Planting Plan Sheet 6 of 8  
5843-93-07 Rev I – Detailed Planting Plan Sheet 7 of 8  
5843-93-08 Rev I – Detailed Planting Plan Sheet 8 of 8  
5843-93-09 Rev I – Planting Schedule  
QD-1331-03-01 (July 2018) - Engineering Layout Sheet 1  
QD-1331-03-02 (July 2018) - Engineering Layout Sheet 2  
QD-1331-03-03 (July 2018) - Overall Engineering Layout  
QD-1331-04-05 (July 2018) - Detention Basin General Arrangement

QD-1331-08-02 (July 2018) - Flow Control Manhole S10  
QD-1331-08-07 (July 2018) - Headwall Details  
QD-1331-08-08 (July 2018) - Private Attenuation Typical Details  
QD-1331-08-09 (July 2018) - Land Drainage Details

#### Miller

411DA8011 - Buchan (Dual Aspect Version)  
5018013 - The Buttermere Corbridge  
4518013 - The Chadwick - Corbridge  
5098013 Rev A - The Chichester Corbridge  
307DA8011 - Darwin (Dual Aspect Version) Corbridge  
4308013 - The Fenwick - Corbridge  
3048013 - The Hawthorne - Corbridge  
2038013 - HT1 Bungalow - Corbridge  
2038013 - HT2 - Corbridge  
2038013 - HT3 - Corbridge  
5038013 - The Jura - Corbridge  
3508013 - The Larkin ALT Corbridge  
3208013 - The Malory - Corbridge  
4158013 - The Mitford - Corbridge  
SEE80113 - The Seeger - Corbridge  
46680A101 - Double Garage 3 x 6  
A101 - Single Garage 3 x 61B - Foster 18

#### Bellway

SO/WF/458/std/00/01 - Sales Office with Facilities  
SO/WF/458/std/25/01.1 - Sales Office with Facilities  
A/plcGA/00001 Rev B - Portfolio Garages  
A/969/v1/00/01 - Bungalow (detached) Planning Layouts  
A/969/v1/00/02 - Bungalow (detached) Planning Elevations  
A/802c/v1/00/01 Rev B - Cherry (3b semi/ter) - Planning Layouts  
A/802c/v1/00/02.1 Rev A - Cherry (3b semi/ter) Planning Elevations  
A/802c/v1/00/02 Rev A - Cherry (3b semi/ter) Planning Elevations  
A-860-Std/00/01 - Planning Layouts Standard  
A-860-Cor/00/02 - Planning Elevations Corbridge  
A-959-Std/00/01 - Planning Layouts Standard  
A-959-COR/00/02 - Planning Elevations Standard  
A-959SP-COR/00/02 - Planning Elevations Standard - Plots 56-57 Only  
A/1057/v1/00/01 Rev C - Peony (3b det) Planning Layouts  
A/1057/v1/00/02 Rev A - Peony (3b det) Planning Elevations  
A/1169/v1/00/01 Rev C - Hemlock (4b det) Planning Layouts  
A/1169/v1/00/02 Rev C - Hemlock (4b det) Planning Elevations  
A/1136/v1/00/01 Rev C - Maple – (4b det) Planning Layouts  
A/1136/v1/00/02 Rev B - Maple (4b det) Planning Elevations  
A/1550/v1/00/01 Rev C - Acacia (4b det) Planning Layouts  
A/1550/v1/00/02 Rev B - Acacia (4b det) Planning Elevations  
A/1591/v1/00/01 Rev C - Alder (4b Det) Planning Layouts  
A/1591/v1/00/02 Rev B - Alder (4b det) Planning Elevations  
A/1796/v1/00/01 Rev C - Plane (4b det) Planning Layouts  
A/1796/v1/00/02 Rev C - Plane (4b det) Planning Elevations

Drainage Statement - Queensberry Design Reference QD-1331 Rev B

SuDS Maintenance Plan - Queensberry Design Reference QD-1331-Rev C

Land at Milkwell Lane, Corbridge Landscape Management Plan - Robinson Landscape Design ref: 5843\LMP01 (Dec2017) (including Appendix A - Landscape Management Form - Schedule of Management Operations Years 1 - 10)

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

02. Notwithstanding any description of the materials in the application, no development shall be commenced above damp proof course level of any building until precise details, to include samples, of the materials to be used in the construction of the external walls and roofs of the buildings have been submitted to, and approved in writing by the Local Planning Authority. All roofing and external facing materials used in the construction of the development shall conform to the materials thereby approved.

Reason: To retain control over the external appearance of the development in the interests of amenity and in accordance with the provisions of Policies GD2 and H32 of the Tynedale Local Plan, Policy BE1 of the Tynedale Core Strategy and the National Planning Policy Framework.

03. Notwithstanding the details shown on the approved Boundary Treatment Plan, the proposed fencing scheme along the western edge of the eastern Designated Heritage Asset Buffer Zone shall be submitted for approval prior to development work commencing in that part of the application site. The development shall thereafter be undertaken in accordance with the approved details prior to occupation of the dwellings in the easternmost row and retained thereafter.

Reason: To mitigate the impact of the development on the setting of the designated heritage assets at Walker's Pottery in accordance with Policies BE22, BE27 and GD2 of the Tynedale Local Plan, Policy BE1 of the Tynedale Core Strategy and the National Planning Policy Framework.

04. The landscaping scheme hereby permitted shall be implemented in accordance with timescales that shall first have been submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The landscaping shall thereafter be undertaken in accordance with the approved details and related landscape management requirements.

Reason: In the interests of visual amenity and the satisfactory appearance of the development upon completion, and in accordance with the provisions of Policies GD2, BE22 and BE27 of the Tynedale Local Plan, Policies NE1 and BE1 of the Tynedale Core Strategy and the National Planning Policy Framework.

05. The development hereby permitted shall be implemented in accordance with the drainage scheme contained within the submitted document entitled Drainage Statement - Queensberry Design Reference QD-1331 Rev B. The drainage scheme shall ensure that foul flows discharge to the foul sewer at manhole 8001 and at a new manhole between existing manholes 0007 and 0905, and ensure that surface discharges to the surface water sewer at manhole 6907 at 26.5 l/s, 1902 at 5 l/s and at a new manhole downstream of existing manhole 2909 at 5 l/s. The surface water discharge rate total from site shall not exceed the available capacity of 36.5 l/s. The final surface water discharge rate and scheme shall be agreed by the Local Planning Authority and the development shall thereafter be implemented in accordance with the approved details prior to first occupation of any dwelling.

Reason: To prevent the increased risk of flooding from any sources in accordance Policy GD5 of the Tynedale Core Strategy and the National Planning Policy Framework.

05. A programme of archaeological work is required in accordance with the brief provided by Northumberland Conservation (NC ref T13/24; 22904 dated 8/12/15) and the approved Written scheme of Investigation (Ref: P17-567 version 2 dated 7/2/18). Each stage shall be completed and approved in writing by the Local Planning Authority before it can be discharged.

a) The archaeological recording scheme required by the brief must be completed in accordance with the approved written scheme of investigation.

b) The programme of analysis, reporting, publication and archiving if required by the brief must be completed in accordance with the approved written scheme of investigation.

Reason The site is of archaeological interest, in accordance with Policies BE25, BE27 and BE28 of the Tynedale Local Plan and the National Planning Policy Framework.

06. No development shall commence until details of measures to protect the route and users of Public Footpath No. 8 during the construction phase have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be implemented in full and retained for the duration of the construction works.

Reason: To maintain the routes of the existing public rights of way, in accordance with Policies TP26 and TP27 of the Tynedale Local Plan.

07. No works shall be undertaken to Public Footpath No. 8 unless details of the proposed surface treatment and future management and maintenance have been

submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details.

Reason: To maintain the routes of the existing public rights of way, in accordance with Policies TP26 and TP27 of the Tynedale Local Plan.

08. No buildings shall be constructed until a report detailing the protective measures to prevent the ingress of ground gases, including depleted Oxygen (<19%), to a minimum CS2 standard in BS8485:2015 (Code of Practice for the design of protective measures for Methane and Carbon Dioxide ground gases for new buildings), have been submitted to and approved in writing by the Local Planning Authority. The report shall contain full details of the validation and verification assessment to be undertaken on the installed ground gas protection, as detailed in CIRIA C735 (Good practice on the testing and verification of protection systems for buildings against hazardous ground gases).

Reason: In order to prevent any accumulation of ground gas, which may potentially be prejudicial to the health and amenity of the occupants of the respective properties, in accordance with Policy CS23 of the Tynedale Local Plan and the National Planning Policy Framework.

09. The development shall not be brought into use until the applicant/developer has submitted a validation and verification report to the approved methodology in Condition 8 which has been approved in writing by the Local Planning Authority.

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, in accordance with Policy CS23 of the Tynedale Local Plan and the National Planning Policy Framework.

10. 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 demonstrate that internal noise levels of 35dB LAeq during the day and 30dB LAeq and 45dB LAMax during the night can be achieved in habitable rooms. Habitable rooms on the façade facing away from the A69 shall have windows which are not restricted from opening. The scheme shall include internal room layouts to show that the main habitable rooms # shall have access to a window which can be opened without causing the ingress of obtrusive noise above guidance levels. Thereafter, the approved acoustic design scheme shall implemented in full before the occupation of the dwelling it relates to and retained in perpetuity.

#Main habitable rooms shall be taken to mean living rooms (07:00 - 23:00) and the master bedrooms (23:00 - 07:00)

Reason: To protect residential amenity and provide a commensurate level of protection against noise, in accordance with Policy CS21 of the Tynedale Local Plan and the National Planning Policy Framework.

11. All trees and hedges within, and to the boundaries, of the site shall be retained and protected throughout the course of development in accordance with a detailed scheme of works which shall first be submitted to, and approved in writing by, the Local Planning Authority. These measures shall be implemented in complete accordance with the approved scheme and shall remain in place throughout the course of the construction of the development, unless otherwise approved in writing with the Local Planning Authority.

Thereafter the existing hedges to the east, west and south boundaries of the site shall be retained. Any hedges removed without the written consent of the Local Planning Authority, or dying or being severely damaged or becoming seriously diseased shall be replaced with trees or hedging of such size, species in a timescale and in positions as approved in writing by the Local Planning Authority.

Reason: To ensure the protection of existing trees and hedges in the interests of visual amenity, in accordance with the provisions of Policies NE33 and NE37 of the Tynedale Local Plan.

**Background Papers:** Planning application file(s) 17/04547/REM and 15/00381/OUTES