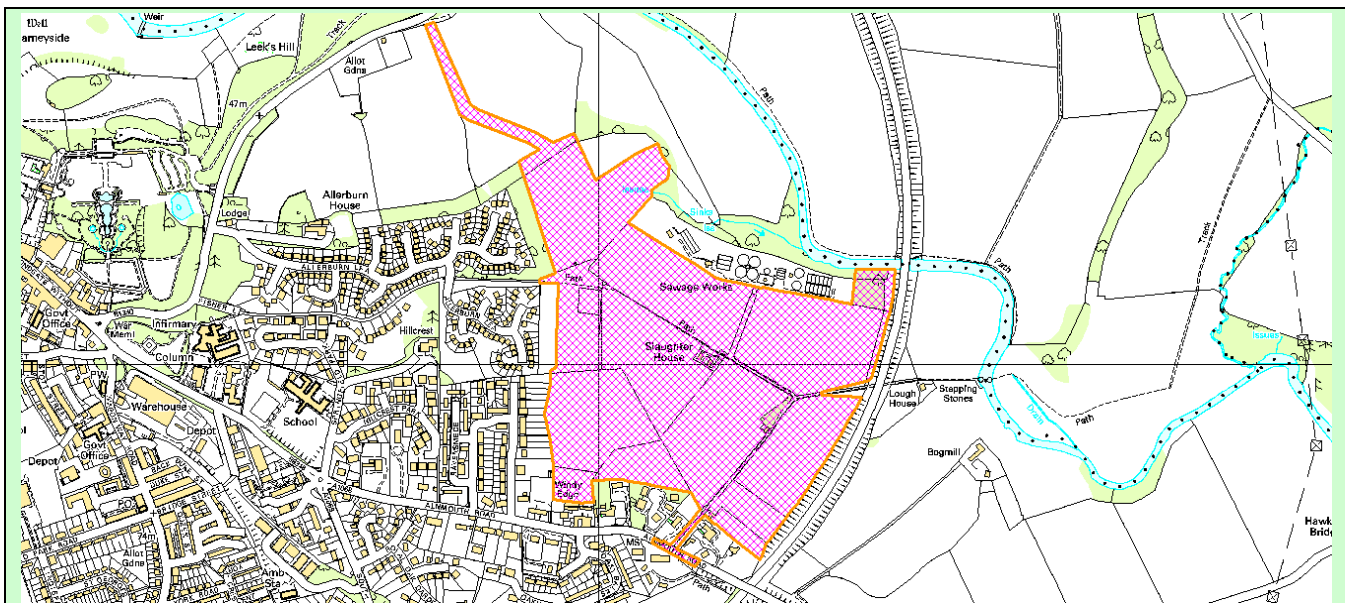




Northumberland County Council

Strategic Planning Committee 04/08/18

Application No:	17/04143/FUL		
Proposal:	<u>Hybrid Application</u> Full planning permission: 81 Dwellings & Temporary Construction Access from Denwick Lane, Outline Permission with All Matters Reserved: 189 Dwellings - Amended 13/06/18		
Site Address	Land North East Of Windy Edge, Alnmouth Road, Alnwick, Northumberland		
Applicant:	The Northumberland Estates C/O Mr Barry Spall, Estates Office , Alnwick Castle , Alnwick Northumberland NE66 1NQ	Agent:	None
Ward	Alnwick	Parish	Alnwick
Valid Date:	13 November 2017	Expiry Date:	30 June 2018
Case Officer Details:	Name: Mr Ragu Sittambalam Job Title: Planning Officer Tel No: 01670 622704 Email: Ragu.Sittambalam@northumberland.gov.uk		



This material has been reproduced from Ordnance Survey digital map data with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright (Not to Scale)

1. Introduction

- 1.1 This application is being reported to the Strategic Planning Committee as it is a major development of strategic importance.

The application is recommended for APPROVAL.

- 1.2 The application was amended as follows;

15/06/18 - Revision of internal layout drawings to address highway concerns

15/06/18 - Revision of Flood Risk Assessment due to drawing amendments

13/06/18 - Revision to description and submission of swept path drawings.

07/06/18 - Submission of location plans for outline and full elements of the proposal.

29/05/18 - Submission of transport modelling information

08/05/18 - Submission of drainage details

21/03/18 - Revisions to the redesign the scheme

24/01/18 - Submission of phase 2 contamination assessment

20/11/17 - Submission of an archaeological assessment

- 1.3 The application is scheduled for a committee site visit.

2. Description of the Proposals

- 2.1. The application site is located to the eastern edge of the built up area of Alnwick set to the north side of Alnmouth Road; spanning the length of the existing fields to the B1340 to the north and bound by the A1 to the east. The extent of the site wraps around the land to the rear of properties that front Alnmouth Road, toward land east of West Acres and Allerburn Lea and up to the existing Northumbrian Water sewage works to the north/west.

- 2.2. The site is approximately 30.9ha in are comprising of agricultural fields/paddock land benefitting from public rights of way that run through it. The topography of the site changes to the south-west rising considerably (in excess of 15m) appearing fairly prominent from the wider area. The land is bound by the A1 to the east, Northumbrian Water sewage works to the north-east, open land serving as a buffer to the river Aln to the north-west, land for overspill car parking for Alnwick Gardens north-west and existing residential development (namely along Allerburn Lea and West Acres) separated by an existing landscape buffer to the west.

- 2.3. There is an existing vehicular access from Alnmouth Road onto Peters Mill Lane, through a green corridor that leads into the site of predominantly open space that the public can traverse through. There are existing rights of way that run through the site from Alnmouth Road (from the south) and Fisher Lane/Allerburn Lea (from the west) which, from the point of convergence extends to an underpass through the A1. At present Garden Cottage has an access point onto Peters Mill Lane.

- 2.4. The site is designated under the Alnwick & Denwick Neighbourhood Plan under Policy H2 allocating the site for residential development with a guide

capacity of 270 dwellings. Indicative access from the allocations map is to be taken from Alnmouth Road along Peters Mill Lane. There is a further designation within the outline element under ENV5 for allotment land to which the outline element of the proposal however no development/change of use has been applied as part of this application.

2.5. The proposal is a hybrid application; that seeks outline planning permission for one part and full planning permission for another part of the same site. The full element is 7.1 ha of which 3.28ha would be developed and is located from the point of access to Alnmouth Road northward with the remainder subject to outline application.

2.6. The application seeks full planning permission to;

- Upgrade the existing access from Alnmouth Road onto Peters Mill Lane to form a distributor road within the site to which avenues would branch from. the road would meander through the low level part of the site, terminating at the outline element to the north.
- Form a field access to paddocks on land within the outline element adjacent Garden Cottage.
- Erect 81 dwellings comprising of 6 bungalows (3 affordable), with the remaining 75 dwellings (9 affordable) comprising 70 as two storey and 5 at two and a half storeys (5 dwellings).
- The properties would be a of a mix of detached and semi-detached/terraced units some of which have detached garages. The spatial pattern of development would see properties set to the west side of the road at the curve following the incline of land to the west with more formalised street patterns/blocks to the east side interspersed with open green space along the route of the distributor road, between blocks and around the perimeter of the site.
- The dwellings would generally be of pitched roof/gable forms of a contemporary design with some traditional detailing utilising stone and brick with artstone heads and cills to the principal elevations, rustic and grey tile roof coverings and uPVC framed windows.
- Install a sustainable drainage point to the northeast of the site alongside a pumping station.
- Form an access head to the area for a cycle track to the north of the site (subject to existing consent).
- There would be tree felling as outlined within the submitted documents, with trees to be be felled as part of the proposal which conflict with the access road into the site covered by Tree Preservation Order. There would be further felling of non-designated trees as part of the access works.
- Form a construction access from Denwick Lane to serve the proposal over the development phase.

2.7 The application seeks outline permission with all matters reserved to;

- Erect 189 dwellings with an indicative access taken off the distributor road of the main development seeking full planning permission.
- The outline element encompasses large areas of open land to the south east of the site at an elevated level that would become paddocks.

2.8 The application site is subject to the following environmental constraints;

- Public Rights of Way (104/005,32,033) - Running through the site
- Flood Zones 2 and 3 - To small section at north-east corner of the site
- Historic Landfill Site
- Coal Referral Area - Low risk site
- Tree Preservation Order (PKT 0399) - Located to the side/rear of properties to the north side of Alnmouth Road
- Tree Preservation Order (PKT 0391) - Located to the rear of properties backing onto the site from Westacres
- Grade I Listed Registered Park & Garden (Alnwick Castle) - To north of site
- Impact Risk Zone to SSSI
- 20m Buffer to trunk road (A1) - East of the site

3. Planning History

No Relevant Planning History

4. Consultee Responses

Alnwick Town Council	Objects; The Town Council supports the principle of housing on this site, but objects to this planning application unless the following issues are fully addressed: 1. The Development Site Boundary is not in line with the Neighbourhood Plan proposed site boundary and as such, the envisaged significant buffer for the existing dwellings in the south east corner of the site is not provided. 2. Safe access to & from the site on Alnmouth Road is of paramount importance and NCC Highways will need to give careful consideration to this and be satisfied that this can be achieved, not only for pedestrians but also for cyclists particularly young people accessing the BMX Track. In addition, the impact of the proposed junction on traffic flow and traffic speed on Alnmouth Road needs to be considered. The Town Council is disappointed that there has been nothing as yet in the public domain from NCC Highways, regarding this application. 3. The improvement of public transport, walking and cycling provision both within the site and off site and traffic will require infrastructure improvements, not addressed in this application. Future maintenance and management of the BMX track should also be addressed. The Town Council does not feel that items for possible Section 106 inclusion have been given proper consideration by the applicant and further discussions are needed. 4. Safe access to the proposed BMX track, from Fisher Lane and Alnmouth Road, must be maintained during the proposed development. It is also important to consider how the cyclists will safely cross from the combined cycle/footpath running through the estate to the BMX track. 5. In addition to the BMX Track, play facilities for younger children must be provided, and future management and maintenance addressed.
-----------------------------	---

	<p>6. The future management and maintenance of Green Spaces, Trees and SuDS must be addressed (both functionally and financially) as part of any planning approval.</p> <p>7. In principle, the Town Council would be supportive of the use of a permanent access road from Denwick Lane, if it satisfies NCC Highways.</p> <p>8. Consideration should be given to improve the provision of bus routes and services serving the new development and new bus shelters.</p> <p>9. Concerns about the suitability of the road construction for heavy vehicles, as raised by objectors, need to be addressed.</p> <p>Comments on the previous plans submitted by the Town Council, from their Sustainable Transport Working Group, also form part of this response.</p> <p>SUPPORTING INFORMATION</p> <p>The Site is allocated on the Neighbourhood Plan proposals map for Housing (Policy H2) with a guide capacity of 270. This is the largest site identified in the Plan. The plan suggests that the area is both developable and deliverable.</p> <p>The Guideline requirements for the Site in the Plan states 'Design for the site needs to leave extensive green corridor down the east side of Allerburn Lea/West Acres housing, account for Fisher Lane Public Right of Way. Hedgerow and landscape structure, provide structural landscaping on and off site and provide access improvements to Alnmouth Road. The design may also have to account for A1 road noise. Improvements to public transport services to serve the site will also be required'.</p> <p>In addition the text of the plan highlights 'that it will be necessary to use structural landscaping and green corridors between existing and new developments to protect the amenities and living conditions of existing residents on the edge of the urban area'.</p> <p>The Neighbourhood Plan proposals map identified the proposed site boundary. The developer has mainly followed this, with one major exception which is the buffer area between the dwellings and site to the southeast section of the boundary (Oaklands and Tarrega) which despite an amendment is still much narrower than was envisaged in the plan. The developer says changes have been made to the boundary to accommodate site specific issues and there is no increase in the overall housing numbers. Some 19 dwellings are included in the part of the area that was envisaged as a buffer area.</p>
<p>Denwick Parish Council</p>	<p>No response received.</p>
<p>Affordable Housing (AH)</p>	<p>Obligation Required; 28 Affordable Homes</p> <p>Alnwick is a main market town and has a good range of local services and transport links. It is also a town that is attractive to those looking to retire. It is therefore a suitable and sustainable location for Market and Affordable homes.</p> <p>The Affordable Housing team would suggest the tenure be split 40% Affordable rented and 60% Intermediate. Therefore this would break down to:</p> <p>Full application - 5 Affordable rent and 7 Intermediate units Outline application - 11 Affordable rent and 17 Intermediate units</p>

	<p>In respect of the Full application, in recognition of the well documented increasing elderly population and the lack of affordable bungalow accommodation provided on other new sites in Alnwick. After discussions It is noted that the applicant has suggested the following provision:</p> <p>6 x 2 bed bungalows 4 x 2 bed houses 2 x 3 bed houses</p> <p>The recognition of the need for bungalows is very welcome and the Affordable housing team look forward to being made aware of who the partner RP will be.</p> <p>In respect of the Outline application, the Affordable housing team would be suggesting that the 11 Affordable rented units are provided as 7 x 2 bed houses and 4 x 3 bed houses and that the Intermediate units are split into 8 x 2 bed DMV houses and 8 x 3 bed DMV houses. To date no detail has been received from the applicant on the proposed unit types but as it is an application with all matters reserved then a condition stating the applicant will provide an Affordable housing scheme that is satisfactory to the Affordable Housing team would suffice.</p> <p>In light of the above the Affordable Housing team supports this application if it is able to deliver an appropriate number of affordable homes on site to reflect the needs of the local area.</p>
<p>Education - Schools</p>	<p>Obligation Required; £673,200</p> <p>Primary: The primary school in the catchment area is St Michael's C of E Primary School. It's Pupil Admission Number (PAN) is 30 and overall Capacity is 210 respectively. Given current School pupil numbers of 137, the school is currently at 77% capacity so consequently no contribution is sought in respect of primary education.</p> <p>Secondary: The secondary school within the catchment area is the Duchess High School Alnwick. Following reorganisation in 2016 this School is close to capacity with 1184 places filled of a total capacity of 1200 (98.7%) . A contribution is sought in respect of the likely 30 additional pupils (10 from Full application and 20 from the outline application) arising from the development.</p> <p>A total contribution of £673,200 would be requested in respect of this development, split on the basis of the full and outline applications as below. This would be on the basis of pressures on secondary places, and for up to 2 SEN places.</p>
<p>Health Care CG</p>	<p>Obligation Required; £186,300</p> <p>Space required per GP is 150m2 (based on NHS guidance on GP premises sizing, based on list size)</p> <p>Space required for funding purposes; Full Permission - 20sqm (based on total of 200 people) Outline Permission - 42.1sqm (based on total of 421 people)</p> <p>Equates to £60,000 Phase 1, £186,300 total for both phases</p>

	<p>Cost of constructing primary healthcare facility in Northumberland (using Morpeth NHS centre as a benchmark and independently assessed by specialist Quantity Surveyor (Rider Hunt, 6 Berry Moor Court, Northumberland Business Park, Newcastle upon Tyne)) is £3000/m2 build cost, including fees.</p>
<p>Building Conservation (BC)</p>	<p>No Objection; Condition Advised</p> <p>In regards to the full planning application for 81 residential dwellings, no objection is raised to the proposal from a building conservation perspective, as it is not considered to have any detrimental impact on the setting of the Alnwick Park and Garden, other listed buildings or the conservation area. At least in a heritage context, it is considered that no significant harm would result from the proposed development, subject to plans outlined in the application.</p> <p>Although the visual impact to the listed park and garden is considered as minor, a landscaping plan adjoining the northern edge of the development is recommended to be included as a condition, which aims to minimise any visual impacts to the setting of the heritage asset.</p> <p>In regards to the outline application for approximately 189 dwellings, to enable a proper evaluation of the proposed development, building conservation would require final plans for the design and specific location of the proposed dwellings. The final design of the dwellings, particularly their appearance, scale and character should aim in providing a material palette that is sensitive and fitting to that of the character of the setting. This would be in order to properly assess the indirect impacts to the setting of the identified listed building. A plan for landscaping along the northern boundary should also be included in the full planning application.</p>
<p>County Archaeologist (CA)</p>	<p>No Objection; Condition Advised</p> <p>The application site has been subject to a phased programme of assessment including programmes of archaeological desk-based assessment (2011), geophysical survey (2011), a heritage statement (2016) and a programme of archaeological evaluation (2017). A number of anomalies of potential archaeological origin were identified via the geophysical survey were tested via evaluation trenching.</p> <p>A pillbox of WWII date is located a short distance beyond the north-eastern boundary of the site. This feature is located outside the proposed development boundary and is therefore not at risk of direct development impact.</p> <p>Having assessed the potential impact of the development on the archaeological resource, The Conservation Team has advised Northumberland County Council (NCC) Development Management Team that should permission be granted, a condition should be attached to the permission requiring a programme of archaeological mitigation consistent with the objectives of paragraphs 141; 176; 203-206 of the National Planning Policy Framework.</p>
<p>Historic England (HE)</p>	<p>No Objection; Condition Advised</p> <p>The supplemented heritage statement provides a well-researched analysis of the impact of the proposal on the setting and significance of the</p>

	<p>registered park and garden. By doing so it addresses our concerns raised in our previous letter and allows further comment on the application.</p> <p>Taking this into account I agree with the broad conclusions of the heritage statement and the most recent letter of the Gardens Trust in that there is an impact upon the significance of registered park through a change in its setting. The housing would have some visual intrusion on the experience of the park due to its scale and proximity and this is to a degree, harmful to its significance as a highly graded heritage asset. The degree of harm needs to be viewed in light of the existing influence of the A1 and Alnwick's suburbs on the character of this part of the parkland. Put another way it is not ideal that housing is coming closer to this part of the registered parkland but at the same time it would be clearly read as a continuation of the town.</p> <p>In this instance the degree of harm to the significance of the registered park is minor in degree. Lastly whilst you may consider the harm to be justified it is important to consider the degree to which any harm can be minimised. Whilst it would be good to see the shelter belt replanted I note that this is outside the boundary of the application site. However, an appropriate landscaping scheme along the northern boundary of the housing can go a long way to softening its impact and this should be ensured through the reserved matter stages.</p> <p>Historic England has no objection to the application on heritage grounds but asks that an appropriate landscaping scheme along the northern edge of the proposal is ensured to soften the visual impact upon the grade I Alnwick Castle registered park and garden.</p>
<p>The Gardens Trust (GT)</p>	<p>Comments; Concern Over Setting of Registered Park & Garden</p> <p>Thank you for forwarding the additional information submitted by the developer, published on 21st March 2018. The Gardens Trust (GT) have liaised with our colleagues in the Northumbria Gardens Trust (NGT) and we are encouraged by the Heritage Statement prepared by Wardell Armstrong in March 2018 in response to the concerns expressed by Historic England, CC Building Conservation, the GT and the NGT last year.</p> <p>The March 2018 Heritage Statement considers the views towards towards the development site from the carriage drive at Denwick [para. 4.28, p.10] and suggests that the views are little different from that from the 2017 Quarry House Farm viewpoint but following the old drive line southwards brings the proposed development site more into prominence.</p> <p>As previously stated, designed views will clearly not be maintained, the impact on the setting of the park will involve change and the effect of the development on the registered landscape cannot be neutral. It may be possible to mitigate the impact of the new development from the historic viewpoints by revising the proposed planting and it is encouraging to see some discussion of the development of these plantings and proposals for future management.</p> <p>We hope that this registers our continuing concern that the proposed development will have an adverse impact on the setting of the registered landscape when seen from the course of the Denwick carriage drive and we would welcome some further viewpoint analysis informed by the recently provided historical information from the Alnwick archive.</p>
<p>Countryside/ Rights Of Way</p>	<p>No Objection; Condition Advised</p>

(PRW)	<p>I note from 6.3 of the the applications Design and Access Statement, the developer intends to provide a Pedestrian/cycle route/bridleway, running alongside the proposed Primary vehicular route, as well as an alternative Pedestrian/cycle route/bridleway route skirting around the south east of the proposed development site boundary. These proposals would be welcomed.</p> <p>The developer would need to contact the council's Area Countryside Officer to discuss surface requirements for the proposed paths and also to apply to legally divert any alignment changes to the recorded routes of the Public Rights of Way, under section 257 of the Town and Country Planning Act 1990.</p> <p>Also, no action should be taken to disturb the path surfaces without prior consent from ourselves as Highway Authority, obstruct the paths or in any way prevent or deter public use without the necessary Temporary Closure or Diversion Order having been made, confirmed and an acceptable alternative route provided.</p>
Public Health Protection (PHP)	<p>No Objection; Conditions & Informatives Advised</p> <p>In principle this Service is in agreement with this proposal.</p>
County Ecologist	<p>No Objection; Conditions Advised & Obligation Required; £162,000</p> <p>Legal Agreement</p> <p>A legal agreement is required in order to make the development acceptable with regard to the impact to the Northumberland Shore SSSI, Northumbria Coast SPA and North Northumberland Dunes SAC, the agreement shall do the following:</p> <p>Secure a contribution of £162,000 to fund the Coastal Mitigation Service.</p> <p>On site considerations</p> <p>The level of survey effort is appropriate to the site, the taxa it may support and to the proposed development.</p> <p>When considering the onsite impacts and the mitigation that can be secured by the planning conditions below on balance there is no significant harm to biodiversity from the proposal. Indeed given that a landscape and biodiversity management plan is to be implemented there could be some enhancement to the biodiversity of the site in accordance with the aims of the NPPF.</p> <p>Off site issues and habitat regulations assessment</p> <p>I welcome that applicant has confirmed that it will contribute £600 per dwelling to the Coastal Mitigation Scheme. The mitigation scheme shall fund coastal wardening to alleviate disturbance impacts, impacts from invasive non-native species on dune grassland habitats, and where opportunities arise habitat creation for Northumberland Shore SSSI species and green space provision and therefore ensure that the development has no likely significant effect on the conservation objectives of the coastal designated sites.</p> <p>Given that the applicant has agreed to contribute to fund coastal wardening the development shall not result in an adverse effect to the Northumberland Shore SSSI and other coastal SSSIs.</p>

<p>North Trees And Woodland Officer (TWO)</p>	<p>No Objection; Conditions Advised</p> <p>The Tree Survey (appendix 1 in the AIA) is an accurate recording of the trees and assessment of their condition and categorisation of their quality and value in accordance with British Standard 5837:2012 - Trees in relation to design, demolition and construction.</p> <p>All the tree protection measures detailed in the Arboricultural Impact Assessment, the Arboricultural Method Statement and Tree Protection Plans are in line with recommendations in the British Standard 5837-2012 Trees in relation to design, demolition & construction.</p> <p>All the recommended tree protection measures for retained trees detailed in the Arboricultural Method Statement and Tree Protection Plans should be implemented both before and during any site operations.</p> <p>All the proposed Arboricultural supervision arrangements and actions set out in section 5 of the Arboricultural Method Statement should be implemented.</p> <p>A detailed specification for access road construction to mitigate impact on retained tree roots should be produced and agreed, and the proposed post-completion inspection programme and 5 year post completion inspection programme for trees impacted by access roads should be agreed with the LPA.</p> <p>Part of group 9 is proposed for removal. This group, along with T87 (also proposed for removal) form a cohesive and developing copse of trees with an estimated long contribution to the site and many of the group are individually likely to be Cat A trees. Adjustment to the proposals should be considered to avoid the loss of T87 and as many trees within group 9 as possible.</p> <p>A programme of works should be drawn up to carry out the maintenance recommendations detailed in the tree survey of the AIM for all retained trees. These works should conform to BS 3998 (2010) Recommendations for Tree Work'.</p> <p>An inspection and maintenance plan should be produced for the future management of all planted and retained trees, groups and hedges.</p>
<p>Natural England (NE)</p>	<p>No Objection; Obligation Required</p> <p>Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on designated sites and has no objection.</p> <p>Natural England previously responded to this application on 13 April 2018 (our ref 242498) with 'no objection - subject to appropriate mitigation'. The local planning authority confirmed in an email dated 16 May that the applicant has confirmed in writing that they shall contribute the full amount to the coastal mitigation service. Natural England therefore concurred with the conclusions of the Habitats Regulations Assessment sent with the above email, of no likely significant effects on European sites taking into account this proposed mitigation. We signed the report dated 18 May 2018.</p> <p>We advise that the proposed contribution should now be secured as part of a legal agreement.</p>

<p>Northumberland Wildlife Trust</p>	<p>No response received.</p>
<p>Highways England</p>	<p>No Objection;</p> <p>notice is hereby given that Highways England's formal recommendation is that we:</p> <p>a) offer no objection</p> <p>Highways Act Section 175B is not relevant to this application.</p> <p>This represents Highways England formal recommendation and is copied to the Department for Transport as per the terms of our Licence</p>
<p>Highways Development Management (HDM)</p>	<p>No Objection; Conditions & Informatives Advised</p> <p>The proposed development submission has been examined and the principle of residential development on the site is considered to be generally in accordance with the National Planning Policy Framework and Alnwick and Denwick Neighbourhood Plan.</p> <p>The Highway Authority therefore has no objections to residential development on the site, subject to various off-site sustainable connectivity improvements being provided, together with minor variations to the internal arrangements.</p> <p>Whilst some of the proposed off-site works are indicated on drawings within the transport assessment, these details do not fully comply with off-site requirements and therefore should not be considered as definitively approved drawings, including the proposals for upgrading Fisher Lane. Suitably worded conditions have been recommended to cover the necessary works.</p> <p>The revised internal arrangements drawing numbered PL-01'E' has been examined and is considered acceptable. Please note that the layout is still subject to the final S38 technical approval process, should the developer wish to offer the highway elements of the estate for adoption.</p>
<p>Lead Local Flood Authority (LLFA)</p>	<p>No Objection; Conditions Advised</p> <p>Previously we objected to the proposed development on flood risk and surface water drainage grounds. In response to this objection we have received further information and drawings relating to flood risk and drainage. Reviewing the latest information we are now in a position to remove our objection to the development. We ask that the recommended conditions are appended to any granted planning permission.</p>
<p>Environment Agency (EA)</p>	<p>No Objection; Informatives Advised</p> <p>We have no objections to the above application as submitted. However, we have the following comments/advice to offer:</p> <p>The development site lies predominantly within Flood Zone 1 and is at low risk of flooding. A small section of the site boundary is located within flood zones 2 and 3. However, the development site lies predominantly within Flood Zone 1 and is at low risk of flooding.</p>

	<p>A small section of the site is located within a historic landfill site. The developer may be required to carry out a comprehensive risk assessment due to the risks the former landfill site poses. The local authority's Environmental Health and Building Control departments would wish to ensure that any threats from landfill gas have been adequately addressed in the proposed development. This may include building construction techniques that minimise the possibility of landfill gas entering any enclosed structures on the site to be incorporated into the development.</p>
<p>Northumbrian Water Ltd (NWL)</p>	<p>No Objection; Condition Advised</p> <p>Having assessed the proposed development against the context outlined above Northumbrian Water have the following comments to make:</p> <p>We would have no issues to raise with the above application, provided the application is approved and carried out within strict accordance with the submitted document entitled "Flood Risk Assessment March 2018". In this document it states:</p> <p>Foul flows will discharge to the existing combined sewer via any existing manhole or new connection on the 750mm/900mm combined sewer as agreed at the Pre Development stage.</p> <p>Surface water from catchment B will discharge to the existing surface water sewer at manhole 1301 at a restricted Greenfield rate while the remaining catchments will discharge surface water direct to the existing watercourse.</p> <p>We would therefore request that the recommended condition be attached to any planning approval, so that the development is implemented in accordance with this document.</p>
<p>Open Spaces - North Area</p>	<p>Comments;</p> <p>In respect of the general green space within the development clarification of the developers intention in respect of future maintenance of the extensive green areas is required. If the County Council is to be asked to adopt these areas detailed maintenance plans will be required together with confirmation from the developer that an appropriate commuted sum will be provided to allow the council to undertake this work for not less than 20 years after adoption.</p> <p>In respect of young children's play provision in a development of this size. I note that the development does not make any provision for young people's play. Should the developer wish to add any new play provision or make a contribution to existing nearby play facilities this should be discussed and agreed with the Town Council. If new play provision is proposed and wishes this to be adopted for future maintenance this should also be agreed with the Town Council together with a suitable commuted maintenance sum.</p>
<p>Police – Architectural Liaison Officer</p>	<p>No Response Received</p>
<p>Fire Officer</p>	<p>No Objection;</p>

	More detailed comment can be given once plans of the development have been finalised.
--	---

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	323
Number of Objections	45
Number of Support	0
Number of General Comments	0

Notices

Site Notice - Departure & PROW - 23rd March 2018

Press Notice - Northumberland Gazette 30th November 2017

Summary of Responses:

During the consultation period 45 no. objections were received raising the following material planning issues;

- Conflict with ADNP allocation
- Insufficient affordable housing provision
- Affordable housing has been located in a discriminatory way
- Impact on health facilities
- Capacity issues with education establishments
- No need for development
- No green corridor to south-east edge of the development
- Loss of green areas
- Decreased leisure provision through loss of land
- Landscape impact of the proposal
- Impact of sewage works on new dwellings in terms of odour
- Issues with submitted documents in respect of odour
- Impact of noise on properties close to the proposed junction
- Ecological impact of the proposal
- Loss of trees/hedgerows
- Highway safety issues due to access from Alnmouth Road
- Issues with submitted documents in respect of highway safety.
- Increased traffic onto Alnmouth Road
- Preferred access to the development would be solely from Denwick Lane
- Highway safety issues arising from potential through road
- Loss of public bridleway
- Paddock land should be publicly accessible
- Removal of protected trees and hedgerows
- Issues with root protection zones to trees
- Survey information is inadequate
- Future management of green space

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=OZCW0XQS0J400>

6. Planning Policy

Neighbourhood Plan Policy

ADNP - Alnwick & Denwick Neighbourhood Plan (2017)

- H1 Quantity of housing
- H2 Location of housing development
- H3 Ensuring a choice of housing
- H4 Housing design
- TRA1 Walking
- TRA2 Cycling
- ENV1 Providing new green space through development
- ENV4 Protecting biodiversity
- ENV6 Protecting trees
- ENV7 Landscaping of new developments
- ENV8 Protecting green infrastructure
- ENV9 Sustainable drainage systems
- ENV11 Reducing light pollution
- HD1 Protecting landscape setting
- HD4 The approaches to the town
- HD5 Design in the wider town

Local Plan Policy

ACS - Alnwick LDF Core Strategy (2007)

- S1 Location and scale of new development
- S2 The sequential approach to development
- S3 Sustainability criteria
- S4 The phased release of housing land
- S5 Housing density
- S6 Provision of affordable housing
- S11 Locating development to maximise accessibility and minimise impact from travel
- S12 Protecting and enhancing biodiversity and geodiversity
- S13 Landscape character
- S14 Development in the open countryside
- S15 Protecting the built and historic environment
- S16 General design principles
- S20 Providing for open space, sport and recreation
- S23 Planning obligations

ALP - Alnwick District Wide Local Plan (1997)

- BE2 Regional and local archaeological significance

BE12 Protection of Landscaped Areas
TT5 Controlling car parking provision (and Appendix E)
APPENDIX E Car parking standards for development
CD32 Controlling development that is detrimental to the environment and residential amenity

National Planning Policy

NPPF - National Planning Policy Framework (2018)
NPPG - Planning Practice Guidance (updated 2018)

Other Documents/Strategies

Northumberland Five-year Supply of Deliverable Sites: 2017 to 2022 (2017)
Northumberland Strategic Housing Market Assessment (SHMA - October 2015)
Alnwick Landscape Character Assessment Supplementary Planning Document
Draft Northumberland Local Plan 2018

7. Appraisal

7.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF operates under a presumption in favour of sustainable development. It states that development proposals, which accord with the development plan, should be approved without delay.

The adopted Development Plan where the site is located, comprises the saved policies of the Alnwick District Wide Local Plan (1997) and the Alnwick LDF Core Strategy (2007) but primarily the Alnwick & Denwick Neighbourhood Plan (2017).

The Northumberland Local Plan was published in draft for consultation on 04/07/18, in accordance with Paragraph 48 of the NPPF; the policies contained within the document at this stage carry very limited weight in the determination of planning applications.

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

- Principle of Development
 - Sustainability
 - Housing Land Supply
 - Housing Mix
 - Departure from Neighbourhood Plan
 - Summary
- Planning Obligations
 - Affordable Housing
 - Coastal Mitigation
 - Education
 - Health
 - Summary
- Visual Impact

- Community Engagement
- Landscape
- Design
- Amenity
 - Neighbour Issues
 - Noise
 - Odour & Air Quality
 - Summary
- Historic Environment
 - Listed Buildings & Conservation Area
 - Archaeology
 - Registered Park & Garden
 - Harm & Public Benefit
- Natural Environment
 - Contaminated Land
 - Ecology
 - Trees
- Transport
 - Strategic Road Network
 - Highway Safety
 - Internal Road Layout
 - Sustainable Transport
 - Public Rights of Way
 - Summary
- Water Management
 - Flood Risk
 - Surface Water
 - Summary
- Other Matters
 - Public Consultation Issues
 - Additional Consultee Responses
 - Conditions
- Procedural Matters

Principle of Development

Sustainability

- 7.1 The NPPF seeks to promote sustainable development with paragraph 8 providing the starting point against which the sustainability of a development proposal should be assessed. This identifies three dimensions to sustainable development - an economic element, a social element and an environmental element which are interdependent and need to be pursued in mutually supportive ways. The application seeks residential development on an allocated site for housing within the Alnwick & Denwick Neighbourhood Plan.
- 7.2 S1 of the ACS sets out the hierarchy of settlements to inform the location and scale of development in the former Alnwick District. 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 does not require a sequential test for this development type.

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.

- 7.3 The site is located within Alnwick, a Main Rural Service Centre that serves as the main focus for new development within the district. The site would also be accessible to the main settlement without the need for private car, set within a predominantly residential context. Whilst the ACS serves as local plan policy, the ADNP takes primacy in decision taking.
- 7.4 H2 of the ADNP states that housing provision will be made on sites allocated on the proposals map and follow the guidelines in Table HSG2. In respect of the major greenfield allocations (H2-1 and H2-2) planning applications should be accompanied by a master plan or development brief.
- 7.5 The site is allocated under H2-1 and has been accompanied by a masterplan; from this there is policy support for housing development in this location. However the extents of the site within the full element of the proposal would breach the area subject to designation under the allocation. This aspect has been addressed in following sections.
- 7.6 ENV5 designates land for future allotment provision to provide 3.5 hectares located to the south and east of the town close to proposed housing developments.
- 7.7 The land subject to ENV5 is located within the outline element of the proposal but has been set out in the indicative masterplan to be for future allotment. Whilst this does not form part of the application, there is no in-principle objection.

Housing Land Supply

- 7.8 H1 of the ADNP sets out that housing sites will be brought forward over the plan period at a rate to provide around 1100 new dwellings between 2011 and 2031. As an allocated site, the quantum of housing is built into the housing land supply position.
- 7.9 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 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.

- 7.10 Paragraph 73 of the NPPF sets out that Local Planning Authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies.

Paragraph 74 of the NPPF clarifies what is required to demonstrate a five year supply of deliverable housing sites.

- 7.11 As set out in paragraph 73 of the NPPF, where the strategic policies are more than 5 years old, local planning authorities should measure their housing land supply against their local housing need. In accordance with the standard methodology, Northumberland's local housing need figure is currently 717 dwellings per annum. Against this requirement, and taking into account the supply identified in the Council's latest Five Year Supply of Deliverable Sites 2017 to 2022 report, the Council can demonstrate a 12.1 years supply of housing land. Therefore Northumberland clearly has more than a 5-year housing land supply.

- 7.12 This supply position updates that presented in the Council's Position statement following withdrawal of the draft Core Strategy (Nov 2017), and in the Five Year Supply of Deliverable Sites 2017 to 2022 report (Nov 2017) which used an Objectively Assessed Need of 944 dwellings per annum, informed by superseded evidence. While the draft Northumberland Local Plan includes a housing target of 885 dwellings per annum, given that the plan is not yet adopted, this target has not been used for the calculation of the Council's five year housing land supply position, as to do so would not reflect the NPPF. This site is allocated for development and as such, would form part of any housing supply to be brought forward.

Housing Mix

- 7.13 H3 of the ADNP states that on sites over 0.25 hectares, residential developments will be required to provide a mix of formats and sizes of dwellings to ensure a range of choice is available to meet housing need. On larger sites over 1 hectare, a mix of tenures will also be required to cater for different needs including market housing and affordable housing.
- 7.14 The application has put forward that the entire development would deliver 15% as affordable homes to be provided on site which has been appraised in *Affordable Housing*. The mix of the full element of the proposal is as follows;

Full

- 2-Bedroom - 7 (5 affordable)
- 3-Bedroom - 37 (7 affordable)
- 4-Bedroom - 31
- 5-Bedroom - 6

Full & Outline

- 2-Bedroom - 19 (+21 affordable)
- 3-Bedroom - 83 (+19 affordable)
- 4-Bedroom - 116
- 5-Bedroom - 12

- 7.15 Whilst it is appreciated that the outline element is submitted with all matters reserved, it is considered that the variety in the sizes along with the types of units that range from single to two and a half storeys is such that there is a wide range of homes offered by the development, capable of being accommodated within the site in accordance with policy H3 of the ADNP , Alnwick LDF Core Strategy Policy S6 and the NPPF.

Departure from Neighbourhood Plan

- 7.16 The site put forward for development within the full element of the proposal goes beyond the extents of land allocated within the ADNP, namely to the south-east corner where the site is separated by an area of open space serving as buffer from housing that sits to the rear of properties along Alnmouth Road.
- 7.17 'Land East of Allerburn Lea and its associated land' is set out within H2-1 of the supporting table HSG2 of the ADNP providing a guidance capacity for the site of 270 dwellings. Design for the site needs to leave extensive green corridor down the east side of Allerburn Lea/West Acres housing, account for Fisher Lane Public Right of Way, hedgerow and landscape structure, provide structural landscaping on and off site and provide access improvements to Alnmouth Road. The design may also have to account for A1 road noise. Improvements to public transport services to serve the site will be required.
- 7.18 The ADNP allocation makes no specific mention within the supporting text to rationalise the reason for not allocating land between properties at Alnmouth Road and the application site, particularly given that properties to the west side of Peters Mill Lane have the allocation drawn tight to their boundaries. There is also no clear definition as to where the boundary sits formally although it is recognised by comparison that the allocation allows for greater level of separation than the current proposal. In addition, the overlapping land beyond the allocation is itself 'white land' (without allocation) from the ADNP.
- 7.19 The main issue is whether the introduction of built form beyond the line of the allocation would have a significant detrimental effect on the wider area to warrant refusal. The allocation of the site for 270 dwellings (as a guide figure) to which the development would accord. There would be a 25m separation between the rear boundaries of properties along Alnmouth Road and from the gable ends of one and a half storey units proposed with open green space on the intervening land which has been partially replicated to the west side of Peters Mill Lane (allowing for a paddock access).
- 7.20 The development beyond the line of the allocation has meant that the more prominent land can be left as open fields which is supported in terms of the wider visual and heritage impact, appraised in *Landscape* and *Registered Park & Garden* respectively.

7.21 From this there would be a level of separation maintained and although not to the extent of what is set out in the ADNP, is considered to maintain the intention of the allocation to provide a green buffer between existing properties and new development. It is therefore considered that the proposals would be acceptable, as a departure from the ADNP.

Summary

7.22 The application proposes development on allocated sites conforming with the use proposed within H2 of the ADNP. The housing land supply is considered up to date with the number of dwellings falling within the projected number of houses to be built over the ADNP plan period. The mix and tenures of the units put forward would provide a reasonably diverse range of properties with on-site affordable housing.

7.23 The departure in terms of the developed area versus the extents of the allocation would not be consistent, however the conflict is not considered to be a substantive conflict to prevent development in this location.

7.24 The principle of development is therefore considered acceptable, in accordance with S1 and S3 of the ACS; H2, H3 and ENV5 of the ADNP and the NPPF.

Planning Obligations

7.25 S23 of the ACS sets out that where a planning obligation is necessary to make an application acceptable in planning terms, the district council will request a developer to sign a legal agreement to provide in kind and / or make a contribution towards the provision or improvement of physical or social infrastructure or local environmental improvements necessitated by the development or to provide affordable housing to meet housing need.

7.26 Paragraphs 54 and 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 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.

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

Affordable Housing

7.28 The application has put forward that 15% of dwellings proposed would be on-site affordable housing, with units identified to the south-east corner of the

full element (12 dwellings). The application has been subject to consultation with Affordable Housing (AH).

- 7.29 S6 of the ACS seeks a appropriate level of affordable housing within the site on all housing sites of 10 units or more or 0.33 hectares or more in Alnwick and Amble. The policy had stated a need for 35% however this is not considered up-to-date.
- 7.30 Paragraph 64 of the NPPF stipulates that where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups.
- 7.31 The Northumberland SHMA Update (June 2018) provides detailed market analysis of housing needs at the County level, and across local Housing market sub-areas. It also provides up-to-date evidence of affordable housing need in Northumberland. The SHMA identifies an annual net shortfall in affordable housing across Northumberland of 151 dwellings per annum over the period 2017 to 2022, and recommends that 50% of affordable homes are provided for rent, and 50% provided as affordable home ownership products.
- 7.32 The updated SHMA, helped inform the 20% affordable homes requirement in the draft Northumberland Local Plan. Until the implications of the updated SHMA have been considered further, the Council will not normally seek an affordable housing contribution in excess of 15% unless other up to date evidence indicates a higher contribution is required to meet local need.
- 7.33 However, pending Cabinet ratification, at the present time of writing 15% of new homes will continue to be suggested to be provided as affordable housing products in line with the evidence from the previous 2015 SHMA.
- 7.34 AH have set out that the provision put forward which includes 6 x 2-bedroom bungalows is welcome with the location of the dwellings clustered together to the south-west corner alongside market dwellings that suggests early delivery and would be in close proximity to public transport links on Alnmouth Road.
- 7.35 With regard to the outline element, there has been a schedule of accommodation provided for a further 28 affordable units however this aspect would be addressed at the reserved matters stage with a condition set out in the recommendation to secure details of the tenure as part of the outline permission to allow for flexibility in the approach.

Coastal Mitigation

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

or in combination with other projects. The County Ecologist has been consulted in conjunction with Natural England.

- 7.37 The internationally designated sites are;
- Northumbria Coast Special Protection Area (SPA)/Ramsar sites,
 - Northumberland Marine SPA,
 - North Northumberland Dunes SAC and
 - Berwickshire and North Northumberland Coast SAC.

The nationally designated sites are:

- Northumberland Shore SSSI,
- Howick to Seaton Point SSSI,
- Alnmouth Saltmarsh and
- Dunes SSSI, Warkworth Dunes & Saltmarsh SSSI, Castle Point to Cullernose Point SSSI

- 7.38 *S12 of the ACS provides an emphasis on the protection and enhancement of designated sites of international, national and local importance.*

- 7.39 Paragraph 175 of the NPPF states that in determining planning applications, local planning authorities should apply the following principles;

b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest

Paragraph 177 of the NPPF states that the presumption in favour of sustainable development does not apply where development requiring appropriate assessment because of its potential impact on a habitats site is being planned or determined.

- 7.40 There is consideration of increasing levels of recreational disturbance such as off-lead dog-walking affecting bird species which are the interest features of the range of sites on the coast which are protected under national and international legislation. Recreational pressure is also adversely affected dune grasslands which are also protected under national and international legislation, especially through the spread of the non-native pirri-pirri bur. The Local Planning Authority has legal duties to ensure that the capacity of these protected areas to support features for which they were designated is not compromised.
- 7.41 The impact from new development cumulatively across the stretch of the Northumberland Coast is considered significant. To address this, developments within 10km of protected sites along the coastal zone are required to demonstrate that adequate mitigation for increasing recreational pressure can be provided, either through their own schemes or by funding relevant coastal wardening activity by the Council.

7.42 The applicant has agreed to pay £162,000 toward the Council's coastal mitigation scheme based on £600 per dwelling to be secured by legal agreement. From this, the Council has completed a Habitats Regulations Screening Assessment and Appropriate Assessment concluding that this proposal will not have a significant effect on any sites protected under international legislation, and has similarly concluded that there will be no significant harm to any designated sites. Natural England has concurred with these conclusions, and therefore the Council is able to demonstrate compliance with its obligations under national and international nature conservation legislation. From this, the off-site ecological impacts of the development can be suitably addressed in accordance with Policy S12.

Education

7.43 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.

7.44 *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.

7.45 Education has responded to consultation setting out that the primary catchment school is under capacity so no contribution has been sought, however secondary education which is close to capacity requires contribution for the provision of 30 pupils to be funded including 2 Special Education Needs places overall.

7.46 A contribution of £673,200 has been requested and agreed by the applicant which would be secured by legal agreement in accordance with the NPPF.

Health

7.47 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.

7.48 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.

7.49 NCCG have responded consultation requesting a figure of £186,300 based on a yield of 621 people from the development, the space required being

62.1sqm (£3000/sqm). The applicant has agreed to the obligation which would be secured by legal agreement.

Summary

7.50 The application would secure the following planning obligations;

- Affordable Housing provision of 40 (12 on FUL site, and 28 on outline site) dwellings on site.
- Coastal mitigation contribution of £600 per dwelling (£162,000 total).
- Education contribution of £673,200.
- Health contribution of £186,300.

Visual Impact

Community Engagement

7.51 Paragraph 128 of the NPPF encourages that design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.

7.52 The application has been submitted with a Statement of Community Involvement following a public exhibition held on 19/07/17, Northumberland County Council and Alnwick Town Council have been involved with the proposal at pre-application stage. The exhibition is reported to have had 104 residents in attendance, the main points that have informed the development are as follows;

- Formation of a temporary construction access from the north off Denwick Lane.
- Improving pedestrian and cycle routes from the site connecting with footpaths on Alnmouth Road and Fisher Lane as opposed to use of a footpath at Windy Edge Stables.
- New footpaths will be provided of a width to cater for cyclists within the scheme.

Landscape

7.53 The site comprises of paddock land that sit alongside existing public rights of way and the access through Peters Mill Lane to the Northumbrian Water sewage treatment works. The site is not readily visible from Alnmouth Road or within Alnwick due to the topography of the site and built form that bounds the southern and western boundaries. There is some visibility toward the site particularly from Denwick but more readily from the A1 on the southbound approach particularly to the elevated land within the site although it should be noted that the existing tree belt to the north of the site limits the view of the

treatment works and surrounding land. The appraisal of Landscape considers the physical mass and character impact of a development proposal. The application has been submitted with a Landscape and Visual Impact Assessment (LVIA). Objections raised in respect of landscape and character have been considered within this section.

- 7.54 HD1 of the ADNP sets out that development will be expected to be designed to avoid visual harm to the landscape character and setting of the town and loss of landscape features that contribute to local distinctiveness. Table HD1 provides a synopsis of the view being of undulating landscape with intermittent views of parkland and tree-covered town as backdrop particularly on approach from Denwick. ENV7 of the ADNP seeks for major development to include landscaping and tree planting proposals to add to the distinctive character of the plan area including off site structural landscaping where the development is on the urban edge and where a common owner makes this possible.
- 7.55 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.
- 7.56 BE12 of the ALP seeks to resist new development which would encroach upon existing areas of open space and landscape within settlements to the detriment of the character or appearance of the settlement.
- 7.57 Paragraph 170 of the NPPF sets out that planning decisions should contribute to and enhance the local environment by 'recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services - including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.'
- 7.58 The site is north-facing agricultural/paddock land that rises steeply, used alongside surrounding fields for grazing and arable crops. Whilst the site is visible particularly from the north and east, development would be limited to the lower and flatter areas which through planting and focused topographical changes reduces visibility.
- 7.59 Whilst the site is subject to allocation for residential development there are notable landscape features, namely the topography which has been used to inform the design and masterplanning of the proposal. The development subject to full application would sit at a low level and would be screened by existing planting, intervening land and changes in land level which when viewed from a distance would not be overly prominent nor would the imposition of new development (taken alongside landscaping proposals) significantly alter the character of the area.
- 7.60 In terms of mitigation, the LVIA and landscaping proposals have set out that the higher and more visible slopes will be retained as open fields to be supplemented with further hedgerows. The land between development and the sewage treatment works would be subject to substantial planting adding a further layer to how the development is viewed particularly from the north. Along the eastern boundary where there is an existing bund and planting along the A1, would be further supplemented with tree group planting at the

breaks. A further bund would be put in at the temporary construction access (off Denwick Lane).

- 7.61 The main potential for landscape impact would be through the outline development proposing a larger proportion of development which would be of a greater area but again would be set on the areas of flat/low level topography. This would benefit from existing screening and where there are elements of visibility, that could be read in the context of existing modern residential development that is at a higher level; to which the development would appear in subordinate to.
- 7.62 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. S16 of the ACS states that proposals should take full account of the need to protect and enhance the local environment.
- 7.63 In considering the density of the proposal, the net areas for development have been considered resulting in a density of 25 and 38 dwellings for the full and outline elements respectively and an overall density of 32 dwellings. This, taken in context of the whole site and constraints relating to landscape as set out above, would provide a suitable density for the site, affording an appropriate level of protection to the local environment and character of the area.
- 7.64 The landscape impact of the proposal is therefore considered acceptable and in accordance with HD1 and ENV7 of the ADNP; S5, S13 and S16 of the ACS; BE12 of the ALP and the NPPF.

Design

- 7.65 The appearance of the development has been included within the full element of the proposal with the outline reserving matters relating to appearance. The dwellings would comprise a number of house-types being predominantly of single and two storeys but almost entirely of a gable form, providing two roof finishing materials and four different wall treatments. Due to changes in levels, the sectional elevations show the interaction of dwellings as part of a streetscene highlighting the variety of how properties sit alongside one another. Design considers the appearance of the development independently and as part of the immediate streetscene, the application has been submitted with a series of visualisations, street scene elevations and a house-type booklet.
- 7.66 HD5 of the ADNP sets out the design principles for new development outside the historic core of the town.
- 7.67 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.

- 7.68 BE8 of the ALP 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.
- 7.69 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)
- 7.70 The design of the dwellings puts forward a traditional aesthetic with contemporary detail with high quality finishes that together with the proposed landscaping, spacing and variety in and amongst the blocks of housing would provide a visually appealing aesthetic with strong natural landscaping features and boundary treatments that would complement the more formalised residential clusters. Taken alongside the density of the scheme, the development is considered to be of a good quality.
- 7.71 A detailed assessment of the visual impact for the outline element can only be carried out at the reserved matters stage. However based on the submitted indicative plan and associated documents, it is considered that a residential development could be accommodated on this part of the site without causing a significant adverse visual impact.
- 7.72 Therefore the design of the proposal is considered acceptable, in accordance with HD5 of the ADNP; S16 of the ACS and the NPPF.

Amenity

- 7.73 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.

Neighbour Issues

- 7.74 The assessment of neighbour issues 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 and that the development meets acceptable of amenity within the proposed site. Due to the scale of the proposal, the development would result

in an intensified level of use of the site, in addition the land is bound by existing residential properties that could be affected by the development. Objections raised in respect of neighbour issues have been addressed below.

- 7.75 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.
- 7.76 As part of the consultation response from Highways Development Management (HDM), a construction method statement has been approved that secures details of on site operations during the construction period. This in turn would ensure good practise having regard to amenity issues for nearby occupants prior to completion of the development.
- 7.77 Public Health Protection have also imposed conditions in respect of the construction phase to limit noisy working and hours of collections/deliveries to the site which has been set out in the recommendation for both the full and outline elements of the proposal.
- 7.78 Given the layout, separation distances afforded and massing of the dwellings, there are not considered to be neighbour issues arising in terms of scale or privacy impacts from the full element of the proposal both to properties immediately adjacent to the site or between properties proposed as part of the development. In order to further address massing and given the changing topography of the site, a condition requesting details of ground levels has been set out in the recommendation.
- 7.79 A detailed assessment of amenity for the outline element can only be done at the reserved matters stage. However given the proximity of neighbouring properties to the application site relative to the indicative layout, it is considered that the development could be accommodated without having a significant adverse impact on amenity in terms of privacy, mass and land use.

Noise

- 7.80 The site is bound by the A1 to the east albeit with the area to be developed benefitting from a wide landscape buffer. The application has been submitted with a Noise Assessment which has been subject to assessment by Public Health Protection (PP). The appraisal of noise is to address existing and proposed impacts on noise sensitive receptors, in this case residential dwellings.
- 7.81 Paragraph 170 of the NPPF sets out that planning decisions should contribute to and enhance the natural and local environment by, 'preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability.
- 7.82 The Noise Assessment has accounted for noise from road traffic on the A1, the proposed bike park to the north and the sewage treatment works. The conclusion of the report sets out that the dominant noise source would be from the A1 and bike track with the treatment works discounted. The

recommendations set out that a 4m high noise barrier comprising a 3m high earth bund along with a 1m boundary would be required to the eastern boundary of the site. In terms of the bike track, properties could be orientated away from the track or that a 1.8m bund is to be provided. The bund is set out in the proposed site layout which forms part of the approved plans.

- 7.83 PP has raised no objection requesting a condition requiring glazing/ventilation details to ensure that noise is adequately attenuated during the day and night which is in accordance with the recommendation of the report to be discharged prior to commencement of both the outline and full elements of the proposal.

Odour & Air Quality

- 7.84 Due to the site's proximity to the A1 and the Northumbrian Water Sewage Treatment Works, the proposal would introduce sensitive receptors to these existing uses. The application has been submitted with an Odour Impact Assessment and Air Quality Assessment, the documents have been assessed by Public Health Protection (PP). Objections relating to these issues have been taken into account as part of the appraisal.
- 7.85 The submitted Odour Assessment sets out that the odour effects are negligible identifying potential slight adverse effects from maintenance processes at the treatment works however this is limited to short timeframes and through the design maintaining a 50m buffer (which is reflected in the masterplan layout) allows for a sufficient separation so as not to have an adverse impact. There has been no further mitigation recommended.
- 7.86 The Air Quality Assessment addresses sets out that existing sensitive receptor locations (ie. existing properties) would be subject to a negligible change post-development, that proposed sensitive receptor locations in relation to emissions from the A1 and A1068 again would not be subject to an adverse effect. In terms of the construction impact from dust, the report concludes that dust management can be successfully undertaken on site subject to mitigation measures set out in the report.
- 7.87 PP have reviewed the documents requesting conditions to limit construction traffic and noisy working through conditions. In terms of air quality an informative has been requested to set out the liability of issues arising from statutory nuisance, a condition is not considered necessary given the size of the site and the measures outlined in the Air Quality Assessment.

Summary

- 7.88 It is considered that impacts on amenity arising from neighbour issues, noise, odour and air quality would not have an adverse impact on neighbouring properties, proposed properties or the wider environment. The amenity impact of the proposal is therefore considered acceptable in accordance with CD32 of the ALP and the NPPF.

Historic Environment

- 7.89 The site is of a scale to have wider potential setting implications and impacts on designated heritage and unrecorded heritage assets, of primary relevance is the Grade I Registered Park and Garden to the North. The application has been submitted with a Heritage Statement and Heritage Assessment, the latter of which outlines archaeological work that has been carried out on site.
- 7.90 S15 of the ACS sets out that the District Council will conserve and enhance a strong sense of place by conserving the district's built and historic environment.
- 7.91 Paragraph 184 of the NPPF sets out that Heritage assets range from sites and buildings of local historic value to those of the highest significance. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generation

Listed Buildings & Conservation Area

- 7.92 The application site is located at the eastern edge of the town with the nearest listed buildings located on Alnmouth Road of The Freelands and Alnbank House approximately 280m south-west and Alndyke approximately 520m south-east from the site. With the Alnwick Conservation Area approximately 500m away. The application has been subject to consultation with Building Conservation (BC).
- 7.93 Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which advise 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 any listed building and its setting or any features of special architectural or historic interest which it possesses. Sections 71 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires the local planning authority to have special regard to the need to 'preserve or enhance' the character, appearance and setting of conservation areas.
- 7.94 Annex 2 of the NPPF sets out that the setting of a heritage asset is The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 7.95 Building Conservation officers have set out that despite the large scale of the development, that the level of separation is sufficient so as not to have an affect on any listed buildings or the Alnwick Conservation Area. As such no statutory publicity has been undertaken as part of this application and there are not considered to be any impacts on Listed Buildings or the Alnwick Conservation Area.

Archaeology

- 7.96 The site is beyond the historic core of Alnwick falling within a wider landscape considered to retain potential for significant unrecorded archaeology. The site

has been previously been subject to an archaeological desk-based assessment, geophysical survey, heritage statement and archaeological evaluation. The submitted Heritage Assessment has been reviewed by the County Archaeologist (CA).

- 7.97 BE2 of the ALP 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.
- 7.98 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.
- 7.99 Archaeological features identified during geophysical survey were tested through evaluation trenching. From the trenching, the majority of archaeological features were remains of post-medieval agricultural activity. The most notable finding is what is thought to be the remains of heat shattered stones, used to heat large quantities of water, either for cooking or as part of a social function linked to the later Neolithic/Bronze Age.
- 7.100 Given the significance of the finding a condition is required for archaeological mitigation for a designated area falling within the full element of the proposal. It was further noted that a pillbox from World War 2 is located beyond the boundary of the site where no development is proposed and therefore no risk.
- 7.101 Subject to the imposition and adherence of the condition to secure a the programme of archaeological work. The archaeological impact of the proposal is therefore acceptable and in accordance with BE2 of the ALP and the NPPF.

Registered Park & Garden

- 7.102 To the north of the application site is land registered under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens (RPG), by Historic England for its special historic interest. It is listed as grade I under Alnwick Castle, reflecting its high level of significance, with particularly high historic aesthetic value. PPG guidance on sets out that Local Authorities are required to consult Historic England (HE) and The Gardens Trust (GT) on applications affecting RPGs, as part of the application Building Conservation (BC) has also been consulted. The application was subject to amendment to submit a revised Heritage Statement following a request for further information from HE, GT and BC.
- 7.103 The wider landscape around the boundaries of the RPG has an important role in its setting, there has been major changes within the wider landscape through the A1 and the urban expansion Alnwick however the RPG has maintained its setting supporting its Grade I status. Due to the development

area of the proposal and the scale of the RPG, the element that would be affected would be entirely limited to the Denwick area.

- 7.104 The Heritage Statement provides a history of the RPG and formation of Capability Brown landscape and deliberate planting particularly to the north of the site, the intention of which was to screen land within agricultural production (the application site) with the undeveloped land to the south being of value to setting now as opposed to a device of design. The impact from new development when viewed from the north would be similar to that of existing development that sits at the edge of the settlement but when viewed within the wider context would not be as significant.
- 7.105 The construction access would pass through the RPG but would only be visible from the B1340 (Denwick Lane) which is located within the RPG and temporary in nature. The mitigation proposed is to provide further screening within the application site from existing development to reduce the degree of harm to the significance of the RPG and enhance the intactness of the historic landscape pattern.
- 7.106 HE has reviewed the submission concurring with the broad conclusions of the Heritage Statement and response from the GT. There would be a level of harm, however it should be viewed alongside the A1 and suburban development of Alnwick that is the basis of a pre-existing impact; whilst further housing would be harmful in encroaching toward the RPG, it would read clearly as a continuation of the town. Whilst the GT has raised objection, HE has raised no objection requesting a condition for a landscaping scheme to the north of the site which has been agreed prior the preparation of this report and to be applied to the outline element of the proposal. Notwithstanding this, the position of HE is that of less than substantial harm.

Harm & Public Benefit

- 7.107 All Conservation consultees have commented that there would be a degree of harm afforded to the Grade I Registered Park and Garden (RPG) with Historic England stating less than substantial harm.
- 7.108 Paragraph 196 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 7.109 There would be mitigation proposed in the form of landscaping secured by condition which would assist with limiting the level of harm which over time would evolve and read in continuity with the designed Capability Brown landscape, isolating the development from other suburban expansion to retain the character of the RPG.
- 7.110 The proposal serves to deliver 270 new homes to Alnwick on a site allocated for housing development in the recently made Neighbourhood Plan which strategically has designate the site and housing number in the plan area. The development would also provide contributions toward affordable housing, education, health and the coastal mitigation all of which would have public

benefits beyond the application site. Furthermore there are on and off-site highway works that would contribute positively to the connectivity of the site and other developments to the town by sustainable means. Whilst ordinarily the short term economic benefit of job creation through construction is usually modest, the scale of the site is such that there would be stronger employment benefits that can be associated with housebuilding.

- 7.111 From this the level of public benefit is considered to outweigh the less than significant harm afforded by the development. The impact on heritage assets is therefore considered acceptable in accordance with S15 of the ACS and the NPPF.

Natural Environment

Contaminated Land

- 7.112 The site has previously had a former abattoir at the centre with the Northumbrian Water sewage treatment works (STW) to the north and a former gas works further south (both outside the site boundary). In addition a small section of the proposal is located within a historic landfill site. The application has been submitted with a Phase 1 Geoenvironmental Desk Study which has been supplemented with a Phase 2 Geoenvironmental Ground Investigation, subject to assessment by the Council's Public Health Protection team (PP).

- 7.113 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.

- 7.114 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.

- 7.115 The Phase 1 report sets out that the site of the former slaughter house was demolished being the only identified potential source of contamination which is expected to be localised to the central area if present. The STW to the north and gas former gas works to the south have potential for contamination to the northern and southern boundaries. From this further investigation was recommended through a second phase of assessment. The Phase 2 report outlines the level of investigation carried out concluding that the intrusive site investigations have found no significant gross contamination across the site.

- 7.116 PP have reviewed the submitted information raising no further conditions in relation to measured contamination but have imposed a condition in the event

that contamination is found with verification required in the event that no contamination is found as set out in the recommendation.

- 7.117 It is therefore considered that contaminated land issues can be successfully mitigated in accordance with S3 of the ACS and the NPPF.

Ecology

- 7.118 The site comprises of vacant land mainly used as paddock with protected trees beyond properties along Alnmouth Road off Peters Mill Lane and a number trees and hedgerows within the site. The River Aln is located north-east of the site with ponds at the northern portion of the site along with other suitable habitats for wildlife and fauna. The application has been submitted with an Ecological Assessment subject to review by the County Ecologist (CE). Objections received on this issue have been considered in this section.

- 7.119 ENV1 of the ADNP requires major development to incorporate amenity green space and natural and semi-natural green space in the site, or include proposals for the improvement of existing parks and gardens in the vicinity of the development site and immediately accessible to it.

ENV8 seeks to protect local green infrastructure, supporting new provision.

- 7.120 S3 of the ACS sets out within its sustainability criteria that there should be no significant adverse effects on the environment, biodiversity and geodiversity.

S12 of the ACS stipulates that all development proposals will be considered against the need to protect and enhance the biodiversity and geodiversity of the district.

- 7.121 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

- 7.122 The CE has provided a robust response in respect of protected species, priority habitats and precautionary measures which have informed the recommended conditions. It is noted that the landscaping scheme is significant to the mitigation/compensation of lost habitats and features which is sufficient to overcome the detrimental impacts associated with developing a greenfield site.

- 7.123 A summary of the CE's points raised is as follows;

- There will be loss of a number of trees, adherence to the tree protection plan is essential to avoid further impacts.
- Precautionary measures should be taken to ensure pollutants don't enter the River Aln.

- The ponds within the site are of a poor water quality and do not conform as priority habitats.
- Breeding birds use the site, however this is limited to the boundaries although they do forage over the site. It is likely that species would be displaced through the loss of grassland habitats.
- Records of bats were recorded however trees that may impact on bats would not be subject to the proposal. There is potential for the landscaping of the site and gardens to benefit bats.
- Badgers may pass through the site and so checks are necessary prior to commencement.
- There is no evidence of great crested newt.
- Otters are likely to use the River Almn however no evidence of otter holts and resting places were found. It is unlikely that they would be affected by the development due to only being mostly active at dark.
- Hedgehog and hare are present on the site and would be affected by the loss of grassland however this displacement can be partially offset by permeable planting and boundary treatments.

7.124 The conclusion of the CE is that there would be no significant harm to biodiversity from the proposal adding that the implementation of the landscape and biodiversity management plan could lead to some enhancement to the biodiversity of the site.

7.125 The landscaping scheme would allow for open green spaces in and around developed blocks of residential properties which would have potential to support wildlife and serve new habitats as green infrastructure that would be of ecological benefit to the wider area.

7.126 Issues relating to off-site impacts of the proposal have been addressed in the *Coastal Mitigation*; the legal agreement to secure funding has allowed the completion of a habitat regulations assessment which has been checked and signed by Natural England.

7.127 From this it is considered that the on-site ecological impacts of the proposal can be mitigated acceptably in accordance with ENV8 of the ADNP; S3 and S12 of the ACS and the NPPF.

Trees

7.128 The site contains trees protected by Tree Preservation Order (TPO) and has been submitted with an Arboricultural Impact and Method Statements along with detailed plans for the trees on site. The documents have been subject to consultation with the Council's Trees and Woodland Officer (TWO) also of relevance is the consultation response from the County Ecologist (CE).

7.129 *ENV6 of the ADNP provides the framework for assessing proposals that affect trees of good arboricultural and amenity value seeking replacement planting with equivalent trees. Proposals that affect trees subject to this policy should be accompanied by a tree survey and proposals should be designed to retain ancient trees or retain or replace trees of arboricultural and amenity value with equivalent trees.*

- 7.130 The application involves the removal of a number of protected and non-protected trees in and around the site, the TWO has set out in their response that the survey is an accurate recording of the trees and assessment of their condition.
- 7.131 The CE and TWO has commented on the loss of a mature ash tree within the site, requesting its retention; however the ecologist considers that the landscaping scheme would mitigate this loss adequately.
- 7.132 A number of conditions have been requested to secure working practices, ensure proper management and maintenance along with tree protection measures for retained trees as set out in the recommendation with a particular emphasis on trees at the access road into the development along Peters Mill Lane.
- 7.133 The loss of trees is therefore acknowledged however as set out by the County Ecologist could be suitably compensated in accordance with ENV6 for the ADNP. The impact on trees in terms of requested conditions would ensure that further impact can be managed appropriately

Transport

- 7.134 The site would be accessed from Alnmouth Road with a temporary construction access at Denwick Lane. There are on-site issues in terms of the highways requirements for the development and off-site impacts through the provision of a safe means of access for vehicles, pedestrians and the delivery of appropriate off-site works. In addressing highway safety, on and off-site issues are considered in consultation with Highways Development Management (HDM). In addition, due to the scale of the proposed development and its proximity to the A1, the proposal has been subject to consultation with Highways England (HEN) as the authority for the strategic road network. Furthermore as the development affects rights of way, the Council's Public Rights of Way (PRW) team has been consulted. The application has been submitted with a Transport Assessment (TA) and Road Safety Audits (RSA) for both the main site access at Alnmouth Road and the temporary construction access on to Denwick Lane. A large number of objections have been received on highways grounds which have been considered as part of this section.
- 7.135 *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.*
- 7.136 *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.*

Strategic Road Network

- 7.137 The site sits alongside the A1 to the east between junctions to the north and south of the town. Given the scale of the proposal and the most direct route to

join the A1 at the south of the town, the application has been subject to consultation with HEN.

- 7.138 Of note is committed development under 17/04374/FUL which is minded to approve, permitting a sizeable retail development that would load at the southern junction of the A1 into Alnwick. This is linked to an unresolved position on upgrade works to the Shilbottle Road junction, part of a condition associated with the now constructed McDonalds, which is subject to application under 17/02066/VARYCO to provide an alternative right hand turn improvement to those originally approved under the original grant of permission.
- 7.139 The examination by HEN is that the proposed amendments to the junction under 17/02066/VARYCO would lead to major issues at Willowburn Roundabout. HEN has therefore raised concern over the additional impact of the two proposals (retail development and this application) together. The position is set out in a supporting document to their consultation response that analyses the TA and addendums. The scenario modelled the traffic impacts based on the originally approved highway improvements for McDonalds showing there not to be a severe impact resulting from both developments.
- 7.140 Therefore whilst there is an application to amend the improvement at the McDonalds site, this proposal would not be considered to lead to a severe impact in isolation or in combination with the retail application.
- 7.141 Irrespective of this, the issues relating to 17/02066/VARYCO are a separate matter. The application has demonstrated that the impact on the strategic road network is acceptable.

Highway Safety

- 7.142 Highways Development Management (HDM) have reviewed the Transport Assessment (TA) which looks at the level of traffic generated by the development. The scoping and amendments requested by HDM have been agreed with an up to date revision submitted which has satisfied concerns raised by HN, there are therefore no outstanding issues with the TA for the consideration of traffic modelling and effects on the highway network and junctions.
- 7.143 The trip generation has used a nearby residential estate of similar sustainable transport characteristic as the proposed development. From the TA the results of modelling are as follows;
- Morning peak hour
- 93 vehicle movements leaving the site - 19 turning left/74 right
 - 45 movements entering the site - 36 turning left/9 right
 - equating to 2.3 vehicles per minute.
- Evening peak hour
- 49 vehicle movements leaving the site - 39 turning right/10 left
 - 93 movements entering the site - 74 turning left/19 right

- equating to 2.36 vehicles per minute
- 7.144 From this HDM can conclude from the quantitative information, that there would not be a severe impact resulting from the formation of an access from Alnmouth Road.
- 7.145 The allocation from the ADNP of the site for housing indicatively sets out that access would be taken from Alnmouth Road, notwithstanding this the development also proposes a construction access from Denwick Lane. Whilst the case officer has requested that this be made a permanent point of access for the development, the information submitted has demonstrated that it is not necessary in planning terms to make the development acceptable and in the absence of evidence cannot be imposed as a requirement of development.
- 7.146 Despite being proven that the junction location is capable of accommodating the proposal, the current layout is unsuitable to serve the development. Therefore the access is to be reconfigured to increase the geometry, creating an adoptable estate road junction which has been set out in a detailed drawing but would be subject to technical approval pursuant to s38 of the Highways Act. In addition, a gateway/traffic calming feature on Alnmouth Road on the approach to the estate junction would be required. As part of the access works, the adjacent private residential access would be segregated post-improvement.
- 7.147 The RSA did identify problem with the Stage 1 RSA recommending to remodel the private access and provide a dropped kerb which would give priority to the access to the development. There is no evidential basis to consider that the proposed junction reconfiguration would not safely accommodate the movements generated at this location and, accordingly, HDM could not recommend that planning permission be refused. It is understood that a proposal has been put to the owners of the property however this is a civil matter and not necessary to make the development acceptable, so has not been pursued further.

Internal Road Layout

- 7.148 There are highway improvements required which benefit road and pedestrian safety which will be secured through s278 and s38 Agreements pursuant to the Highways Act 1980 which serves as a technical approval of relevance in the upgrade of the access from Alnmouth Road along Peters Mill Lane to access the site.
- 7.149 The site was subject to redesign in order to accommodate a road layout that would discourage speeding. This has resulted in a well designed distributor road which alongside green spaces and the spatial arrangement of dwellings would result in a good quality residential environment. The road details are of an adoptable standard and would feature dimmable lighting columns, subject to future technical approval.
- 7.150 *ENV11 of the ADNP seeks that all street lighting in new developments should be designed to be dimmable, capable of part-night operation and to minimise upward light.*

- 7.151 The internal arrangement on the full element of the proposal following amendments to the proposal is now considered acceptable subject to conditions which have been set out in the recommendation.
- 7.152 Issues relating to the internal layout of the outline element would be subject to future assessment of reserved matters.

Sustainable Transport

- 7.153 Sustainable transport looks at issues around pedestrian, cyclist and public transport connectivity with the site along with infrastructure.
- 7.154 *TRA1 of the ADNP stipulated that proposals will be required to have safe and convenient pedestrian access. The enhancement of provision for walking including public rights of way will be supported.*

TRA2 of the ADNP requires proposals for major development to have safe and convenient cycle access. The enhancement of provision for cycling including existing cycle routes will be supported

- 7.155 Paragraph 110 of the NPPF sets out that applications for development should:

- a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;
- c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards

- 7.156 In terms of public transport, the proposal would provide two bus stops including shelters to be provided on Alnmouth Road within the vicinity of the access to be delivered as part of the full element. The road has also been designed to allow for a bus to enter the site and turn for both elements of the proposal.

- 7.157 For pedestrians and cyclists, there would be;

- Upgraded 3m rights of way spanning from Alnmouth Road to connection to Fisher Lane right of way.
- A gateway/traffic calming feature on Alnmouth Road with associated works.
- Pedestrian connectivity improvements and dropped kerb crossing points through Royal Oak Gardens to South Road.
- Widening and resurfacing of the shared cycleway/footway to 2.5m along Fisher Lane to Allerburn Estate Road (for the full element).
- Widening and resurfacing of the shared cycleway/footway to 2.5m from Allerburn Estate Road to Denwick Lane/Fisher Lane junction
- Widening and resurfacing of the shared cycleway/footway to 2.5m from Denwick Lane/Fisher Lane through the park.

7.158 The benefits delivered from the works are considered to provide strong connectivity to and within the site as well as improving pedestrian/cycle access for other developments to access the town centre and in turn, the Duchess High School.

Public Rights of Way

7.159 There are existing public rights of way running into and through the site, No.5 spans Peters Mill Lane, No.32 spans from Fisher Lane to converge with No.5 and No.33 goes east from the point of convergence to the underpass of the A1. There are works proposed to divert and upgrade the rights of way as part of this application. Proposals that affect rights of way are subject to consultation with the Council's Public Rights of Way team. (PRW)

7.160 *ENV8 of the ADNP supports the enhancement of public rights of way within the plan area.*

7.161 *Paragraph 98 of the NPPF states that planning decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.*

7.162 The application proposes to re-align the public right of way spanning No.5 and No.32 to provide pedestrian routes and cycleways through the development which would be upgraded to an adoptable highway standard with the realignment of No.33 to maintain all rights of way within the site. In line with the off-site highway works as part of the application, there would be localised widening to 2.5m beyond the site with associated lighting drainage and resurfacing which would improve existing routes overall.

7.163 PRW have raised no objection welcoming the proposals subject to relevant diversion orders being applied for. Overall the proposal would serve to enhance existing rights of way allowing for greater cycle/pedestrian connectivity.

7.164 The impacts on Public Rights of Way is therefore acceptable in accordance with ENV8 of the ADNP and the NPPF.

Summary

7.165 There would not be a significant impact on the strategic road network subject to the implementation of outstanding mitigation outside of the applicant's control. The application would deliver sustainable transport and upgraded public rights of way to be improved through the delivery of on and off-site works. It is acknowledged that there would be an impact from the formation of the junction at Alnmouth Road, however based on the TA to which the methodology and the modelling is not disputed, there is no evidence to conclude that there would be a severe impact.

7.166 The transport impact of the development is therefore considered acceptable in accordance with TRA1 and TRA2 of the ADNP; S11 of the ACS and the NPPF.

Water Management

7.167 The application is for major development located in Flood Zone 1 with small sections within Flood Zones 2 and 3 and is therefore subject to consultation with the Lead Local Flood Authority (LLFA) and Environment Agency (EA). Northumbrian Water (NWL) has also been consulted as a mains connection is proposed. The application has been submitted with a Flood Risk Assessment (FRA) which sets out details of drainage and flood risk.

Flood Risk

7.168 The site is located within Flood Zone 1 with a small section of the full element within Flood Zones 2 and 3. The application has been submitted with a Flood Risk Assessment (FRA) which has been subject to assessment by the Environment Agency (EA).

7.169 *S3 of the ACS sets out within its sustainability criteria that potential implications of flood risks should be addressed having regard to the relevant flood zones.*

7.170 The EA have raised no objection to the proposal with no conditions advised, the flood risk of the site is therefore not considered adversely affect the development proposals.

Foul Water

7.171 The application proposes to connect to the mains for foul drainage in accordance with a pre-development enquiry carried out with NWL and details outline within the Flood Risk Assessment (FRA).

7.172 NWL have raised no objection to the proposal which would connect to mains drainage for foul sewage setting out that there are no issues to raise with the application on the basis that works are in accordance with the FRA and through a pre-development enquiry undertaken by the applicant. NWL have raised that there are public sewers that cross the site to which Northumbrian Water would not permit building over however this would fall as a civil matter with NWL confirming that they would contact the developer directly.

Surface Water

7.173 There will be on-site impacts through the introduction of built form and off-site impacts in terms of water displacement. The proposal would dispose of surface water to an existing watercourse but would also feature a number of Sustainable Drainage Systems (SuDS) in the forms of swales and a basin on site.

7.174 ENV9 of the ADNP sets out that major development proposals should incorporate sustainable drainage systems (SuDS), unless it is demonstrated

that SuDS are not appropriate. Where SuDS are provided, arrangements must be put in place for their whole lifetime management and maintenance.

- 7.175 Paragraph 165 of the NPPF states that Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate
- 7.176 The LLFA have raised no objection to the proposal subject to conditions to secure further details of the implementation, maintenance and management of the drainage scheme, to detail adoption and maintenance of SuDS and to raise the finished floor levels in respect of details outlined in the FRA.

Summary

- 7.177 From the consultations with Northumbrian Water, the Lead Local Flood Authority and Environment Agency, it has been demonstrated that water management can be successfully undertaken on site. The application is therefore in accordance with ENV9 of the ADNP, S3 of the ACS and the NPPF.

Other Matters

Public Consultation Issues

- 7.178 In response to further issues raised through neighbour and Town Council consultation that has not been addressed in the main body of the appraisal;
- 7.179 Insufficient affordable housing provision. The provision requested is in line with the evidence base and national policy.
- 7.180 Affordable housing has been located in a discriminatory way. The affordable housing is not considered to be located in a discriminatory way, the properties front open space with other properties nearby of a similar scenario. The grouping of affordable units is often favoured by Registered Providers of affordable housing for maintenance/management purposes.
- 7.181 Impact on health facilities. A financial contribution of £186,300 has been agreed in respect of this.
- 7.182 Capacity issues with education establishments. A financial contribution of £673,200 has been agreed in respect of this.
- 7.183 Decreased leisure provision through loss of land / Loss of green areas / No need for development
There would be an impact on the land use given the current arrangement however the site is allocated for housing within the Alnwick & Denwick Neighbourhood Plan with areas of open space proposed, albeit not of the same scale. Public rights of way would however maintain existing or similar routes through the site.
- 7.184 Issues with submitted documents in respect of highway safety.

Whilst there has been submitted technical documents in respect of highway safety, the assessment is based on the submitted Transport Assessment which is not disputed by the Council's Highways Development Management team or Highways England who appointed a consultant to examine the information.

- 7.185 Highway safety issues arising from potential through road.
The access at Denwick Lane would not be open to traffic from the development and is temporary in nature; a condition has been imposed to limit the use and close the access should development cease.
- 7.186 Loss of public bridleway
There would be no loss of public bridleways, there would however be diversions and upgrades delivered through the development.
- 7.187 Paddock land should be publicly accessible.
Whilst this may be desirable, it is not considered necessary to make the development acceptable, as private land it would not be reasonable for this to be a requirement. The open land serves best as it has been proposed especially in the context of setting to the Grade I Listed Registered Park and Garden.
- 7.188 Removal of protected trees and hedgerows.
This has been acknowledged to be an impact but through the landscaping proposed can be suitably mitigated.
- 7.189 Survey information is inadequate.
The application has been subject to revised information to address technical issues arising from the proposal but also address any deficiencies in the information provided. Following revision to the application, the consultees have been satisfied about the level of information provided with the exception of the Gardens Trust which has been read alongside responses from Historic England and Building Conservation to agree on a position of less than substantial harm.
- 7.190 Future management of green space.
The County Ecologist and Trees & Woodlands Officer have requested landscape management and tree management plans respectively which has been included within the the recommendation. The landscape management plan would be reviewed after five years but would be based on a ten year period.
- 7.191 Safe Access to the BMX track must be ensured.
Based on the submitted documents there are not considered to be conflicts of safety, future issues would fall as a civil matter.
- 7.192 Play facilities for younger children must be provided.
The application does propose large areas of green space that would allow for the provision of outdoor recreation and play equipment. The land management is to be undertaken by the developer and so given the areas of open space requirement and the absence of policy requiring such provision, it is not considered necessary to provide play equipment.

7.193 Future Maintenance and Management of the BMX Track

This has been requested as a s106 contribution that the applicant had declined, again there is no policy basis to secure this given the wider improvements to walking/cycling infrastructure that has been secured as part of the scheme.

Additional Consultee Responses

7.194 In addition to consultees that have not been represented in the main body of the appraisal, additional consultees have been set out below;

7.195 Open Spaces

The open spaces officer had queried the future maintenance of extensive green areas and provision of play equipment to be adopted by the Town Council. The developer has confirmed that they would maintain the site along with any future play equipment that may be installed.

7.196 Fire Services

The Fire Service has raised no objection in principle, but reserved comment for future details (presumed to be the reserved matters).

Conditions

7.197 *Paragraph 55 of the NPPF states that planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification.*

7.198 Prior to preparation of this report, the applicant has confirmed agreement of the conditions set out in the recommendation. Pre-commencement conditions have been imposed as part of this permission although planning permission is reliant upon an approved Reserved Matters application.

Procedural Matters

Equality Duty

7.199 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

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

Human Rights Act Implications

- 7.201 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.
- 7.202 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.

8. Conclusion

- 8.1 The main planning considerations in determining this application have been set out and considered above stating accordance with relevant Neighbourhood Plan and Local Plan Policy. The application has also been considered against the relevant sections within the National Planning Policy Framework (NPPF) and there is not considered to be any conflict between the local policies and the NPPF on the matters of relevance in this case.
- 8.2 Whilst the application proposes a departure from the Neighbourhood Plan allocation, it is considered that the development area and quantum would not give rise to a substantive impact to adversely affect the proposal.
- 8.3 The application has addressed the main considerations and would accord with relevant policy. The proposal is therefore supported.
- 8.4 A legal agreement pursuant to s106 of the Town & Country Planning Act 1990 (as amended) is to secure the obligations/contributions as set out in the recommendation.

9. Recommendation

That Members are MINDED TO GRANT permission subject a Legal Agreement pursuant to s106 of the Town & Country Planning Act 1990 (as amended) to secure the following contributions:

- Provision of 40 no. affordable dwellings to be provided on site;
- Coastal mitigation contribution of £600 per dwelling (£162,000 total);
- Education contribution of £673,200;
- Health contribution of £186,300; and

and subject to the following conditions:

Conditions

Full Permission

01. Time to Commence Development

The development as per 2124 LP-01 Rev A (approved site area for the full planning permission) 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. Full Permission Approved Plans

Except where modified by the conditions attached to this planning permission, the development approved in full as per 2124 LP-01 Rev A (approved site area for the full planning permission) shall be carried out in accordance with the details shown on plan number;

1. 2124 LP-01 Rev A - Location Plan
2. 2124:PL-01 Rev. E - Proposed site layout (phase 1)
3. 2124:EF-01 Rev. B - Proposed external finishes (Phase 1)
4. 2124:SS-01 Rev. B - Proposed streetscapes A-A and B-B
5. 2124:SS-02 Rev. B - Proposed streetscapes C-C and D-D
6. 2124:SS-03 Rev. B - Existing and proposed site sections
7. House type booklet (Phase 1), March 2018
8. NT12636-100 Rev. K - Proposed site access general arrangement
9. NT12636-006-1 Rev. A - Phase 1 detail planting design 1 of 2
10. NT12636-006-2 Rev. A - Phase 1 detail planting design 2 of 2
11. NT12636-108 Rev. E - Construction access from Denwick Lane general arrangement
12. 12636-109 Rev. A - Proposed construction access to detailed application area

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

Development Management

03. Details of Site Levels to be Submitted

Notwithstanding details contained within the approved documents, prior to the construction of any dwelling as per 2124 LP-01 Rev A (approved site area for the full planning permission) hereby approved, details to include;

- a) Existing site levels;
- b) Proposed site levels; and
- c) Proposed finished floor levels

Shall be submitted to and approved in writing by the Local Planning Authority. The dwellings shall subsequently be constructed in accordance with the approved levels.

Reason: To ensure that the development is delivered in accordance with the submitted documents in the interests of visual and residential amenity in accordance with Policy HD5 of the Alnwick & Denwick Neighbourhood Plan.

04. Details of Materials to be Submitted

Notwithstanding any description of the materials in the application, no development as per 2124 LP-01 Rev A (approved site area for the full planning permission) above damp proof course level (or 150mm above ground level) shall be commenced on dwellings until;

- a) Precise details, to include samples, of the materials to be used in the construction of the external walls, to include details of fixing, coursing, pointing and texture (where applicable);
- b) Precise details, to include samples, of the materials to be used in the construction of the roof surfaces and rainwater goods to be used on the dwellings; and
- c) Details of the materials proposed to the boundary treatments.

Have been submitted to, and approved in writing by, the Local Planning Authority. All approved details to be used in the construction of the development shall conform to the materials approved.

Reason: To retain control over the external appearance of the development in the interests of visual amenity and in accordance with the provisions of Policy HD5 of the Alnwick & Denwick Neighbourhood Plan

County Archaeologist

05. Details of Archaeological Work to be Submitted

A programme of archaeological work is required in accordance with the brief provided by NCC Conservation Team (NC ref 17/04143/FUL dated 15/12/2017). The archaeological scheme shall comprise three stages of work. Each stage shall be completed and approved in writing by the Local Planning Authority before it can be discharged. Prior to commencement of development as per 2124 LP-01 Rev A (approved site area for the full planning permission);

- a) A written scheme of investigation based on the brief has been submitted to and approved in writing by the Local Planning Authority.
- b) The archaeological recording scheme required by the brief must be completed in accordance with the approved written scheme of investigation.
- c) 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.

County Ecologist

06. Landscape Biodiversity Management Plan (LBMP) to be Submitted

Prior to the commencement of development as per 2124 LP-01 Rev A (approved site area for the full planning permission) details of a landscape and biodiversity management plan (LBMP) for phase 1 shall be submitted to and be approved in writing by the local planning authority. The content of the LBMP shall include the following:

- a) Aims and objectives for the plan;
- b) Detailed landscaping planting of the site, utilising predominantly Northumberland native species and species beneficial to pollinators;
- c) Surfacing and maintenance of footpaths;
- d) A work schedule, including an annual work plan;
- e) Details of the body responsible for the implementation of the plan;
- f) Details of ongoing monitoring and remedial measures; and
- g) Programme of delivery.

Once approved, the LBMP shall be implemented in accordance with the approved programme of delivery for a period of not less than 10 years.

The LBMP shall be reviewed at 5 years to be submitted to and approved in writing by the Local Planning Authority and then implemented accordingly.

Reason: To maintain and protect the landscape value of the area and to enhance the biodiversity value of the site in accordance with ENV7 of the Alnwick & Denwick Neighbourhood Plan.

07. Details of Bat & Bird Boxes to be Submitted

Prior to the commencement of development as per 2124 LP-01 Rev A (approved site area for the full planning permission) above damp proof course (or 150mm above ground level); a scheme for the provision bird boxes and bat boxes integrated into the fabric of the buildings shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall detail;

- a) The location;
- b) Height;
- c) Orientation;
- d) Numbers; and

e) Specification of bird nesting provision.

The approved scheme shall be implemented in full prior each dwelling being occupied.

Reason: to protect and enhance the biodiversity of the site in accordance with Policy S12 of the Alnwick LDF Core Strategy.

08. Construction Environmental Management Plan to be Submitted

No development as per as per 2124 LP-01 Rev A (approved site area for the full planning permission) shall be undertaken until a construction environmental management plan (CEMP) has been submitted and approved by the Local Planning Authority. The CEMP shall detail the following:

- a) Measures to reduce the risk of pollution to the nearby watercourses;
- b) Measures to be taken in the event of a pollution incident; and
- c) Responsible persons and lines of communication.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

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

09. External Lighting Scheme to be Submitted

Prior to the commencement of the development as per 2124 LP-01 Rev A (approved site area for the full planning permission), a scheme for the installation of;

- a) Any permanent external lighting on the site;
- b) Temporary external lighting on the site; and
- c) Programme of Delivery.

Shall be submitted to and approved in writing with the Local Planning Authority. The lighting scheme should be designed so that lighting levels are minimised in accordance with the document 'Bats and Lighting in the UK', Institute of Lighting Engineers and BCT, 2009.

The approved scheme shall be implemented in full in accordance with the programme of delivery.

Reason: to prevent the risk of harm to protected species from the outset of the development.

10. Mitigation Measures to be Implemented

Notwithstanding details contained within the submitted documents, the following mitigation measures shall be implemented as part of the development as per 2124 LP-01 Rev A (approved site area for the full planning permission);

- a) All trenches and excavations deeper than 0.30m left open overnight should have a ramp installed at an angle of no more than 45 degrees to allow the escape of entrapped mammals; and
- b) Gaps shall be created and retained in all boundary fences between dwellings to allow the passage of small mammals such as hedgehog. Gaps shall measure no less than 13cm by 13cm.

Reason: to enhance the biodiversity of the site for a United Kingdom Biodiversity Action Plan priority species.

11. Protect Trees & Hedgerows from Root Compaction

All hedgerows and trees that are to be retained within the development as per 2124 LP-01 Rev A (approved site area for the full planning permission) shall be retained and protected in accordance with;

1. Arboricultural Method Statement for Trees On land at Windy Edge, Alnmouth, Alnwick, Rev B (20 March 2018); and
2. Drawing No. AMSTPP rev B.

Retained hedgerows and trees are to be protected from root compaction during the course of the development works in accordance with the guidance set out in 'BS5837:2012 Trees in Relation to Design, Demolition and Construction: Recommendations' British Standards Institution, 2012.

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

12. Pre-Commencement Badger Check

No earlier than a week prior to the commencement of development as per 2124 LP-01 Rev A (approved site area for the full planning permission). pre-commencement checks for badgers shall be undertaken by the project ecologist. If any badgers are found that may be impacted then a mitigation strategy with programme of delivery shall be submitted to and approved in writing by the Local Planning Authority to be implemented within the agreed programme.

Reason: to reduce the risk of harm to a protected species.

13. Restrict Vegetation Clearance

No vegetation clearance shall be undertaken between 1 March and 31 August for development as per 2124 LP-01 Rev A (approved site area for the full planning permission) unless an ecologist has first confirmed that no bird's nests that are being built or are in use, eggs or dependent young will be damaged or destroyed.

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

Trees & Woodlands Officer

14. In Accordance with Tree Protection Measures

All the recommended tree protection measures for retained trees as detailed in the following documents;

1. Arboricultural impact assessment, March 2018 (plus 4 plans - AIA TPP central, east, north and south plans - All Rev B)
2. Arboricultural method statement, March 2018 (plus AMS TPP plan - All Rev B)

Shall be implemented both before and during development as per 2124 LP-01 Rev A (approved site area for the full planning permission).

Reason: To ensure that the tree protection measures are implemented over the course of development.

15. Details of Access Road Specification to be Submitted

Notwithstanding details contained within the approved plans, prior to the formation of the access for development as per 2124 LP-01 Rev A (approved site area for the full planning permission) an Access Road Tree Management Scheme for the access road construction to include;

- a) Detailed specification of the access road;
- b) Sections through the proposed access road;
- c) Mitigation measures for tree root protection;
- d) A 5-year post-completion inspection programme for trees impacted by access roads; and
- e) Programme of Delivery.

Shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be subsequently implemented in accordance with the approved programme of delivery.

Reason: To manage the impact on trees at the site entrance from Alnmouth Road and monitor accordingly.

16. Maintenance of Retained & New Trees/Hedgerows to be Submitted

Prior the felling of trees hereby approved as part of development as per 2124 LP-01 Rev A (approved site area for the full planning permission), details of the maintenance recommendations details in the submitted Arboricultural Impact Assessment to include;

- a) Maintenance details for retained trees and hedgerows;
- b) Maintenance details new trees and hedgerows;
- c) Management information of all trees and hedgerows; and
- d) Programme of delivery.

Shall be submitted to and approved in writing by the Local Planning Authority. These works should conform to BS 3998 (2010) Recommendations for Tree Work' and shall be implemented in accordance with the programme of delivery.

Reason: To ensure that the tree maintenance measures are implemented prior to and post-completion.

Public Health Protection

17. Details of Further Contamination to be Submitted

If during development as per 2124 LP-01 Rev A (approved site area for the full planning permission) contamination not previously considered is identified, then an additional written Method Statement regarding this material shall be submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until the approved method statement containing measures proposed to deal with the contamination have been carried out in full in a timescale to be agreed with the Local Planning Authority.

Should no contamination be found during development then the applicant shall submit a signed statement indicating this to discharge this condition.

Reason: To ensure that risks from land contamination to the future users of the land and dwellings are minimised and to ensure that the development can be carried out safely without unacceptable risks to any future occupants.

18. Restrict Deliveries & Collections over the Construction Phase

Deliveries to and collections from the construction phase of the development as per 2124 LP-01 Rev A (approved site area for the full planning permission) shall only be permitted between the hours:

- a) Monday to Friday - 08:00 to 18:00; and
- b) Saturday - 08:00 to 13:00

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

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

19. Details of Final Glazing & Ventilation Options to be Submitted

Prior to construction of the dwellings hereby approved under commencement of the development as per 2124 LP-01 Rev A (approved site area for the full planning permission), details of the final glazing and ventilation option(s) shall be submitted to and approved in writing by the Local Planning Authority. The building envelope of all plots shall be constructed in accordance with the approved details to achieve the internal noise guidance levels described in the World Health Organisation Guidelines 1999 and BS8233:2014 as follows:

- a) 35dB LAeq(16 hour) during the day time (0700-2300) in living rooms and bedrooms;
- b) 30dB LAeq(8 hour) during the night-time (2300-0700) in bedrooms; and,

c) 45dB LAmax(fast) during the night-time (2300-0700) in bedrooms.

Submitted details should demonstrate that these internal levels will be achieved.

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

20. Noisy Working Hours

During the construction period as per 2124 LP-01 Rev A (approved site area for the full planning permission), there should be no noisy activity, i.e. audible at the site boundary, on Sundays or Bank Holidays or outside the hours:

- a) Monday to Friday - 0800 to 1800; and
- b) Saturday 0800 to 1300

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

Northumbrian Water

21. Works in Accordance with Drainage Scheme

Development as per 2124 LP-01 Rev A (approved site area for the full planning permission) shall be implemented in line with the drainage scheme contained within the submitted document entitled "Flood Risk Assessment" dated "June 2018". The drainage scheme shall ensure;

- a) That foul flows discharge via any existing manhole or new connection along the 750mm/900mm combined sewer;
- b) Ensure that surface water from Catchment B discharges to the surface water sewer at manhole 1301
- c) That the remaining surface water from Catchment A and C discharge to the existing watercourse.
- d) The surface water discharge rate shall not exceed the equivalent Greenfield runoff rate;

Reason: To prevent the increased risk of flooding from any sources in accordance with the National Planning Policy Framework.

Lead Local Flood Authority

22. Details of Adoption & Maintenance of SuDS to be Submitted

Prior to first occupation details of the SuDS features hereby approved to include;

- a) Details of Adoption and maintenance of all SuDS features;
- b) A maintenance schedule and log, which includes details for all SuDS features; and
- c) Programme of delivery

Shall be submitted to and agreed by the Local Planning Authority. The approved scheme shall be implemented in accordance with the programme of delivery.

Reason: To ensure that the scheme to disposal of surface water operates at its full potential throughout the development's lifetime.

23. Surface Water Sustainable Drainage Scheme to be Submitted

Development as per 2124 LP-01 Rev A (approved site area for the full planning permission) shall not commence until details of the implementation, maintenance and management of a scheme for surface water using a sustainable drainage scheme has been submitted to and approved by the Local Planning Authority. The scheme shall be in broad accordance with drawing Numbers: NT12636-105 Rev D and NT12636-106 Rev D and designed to dispose and attenuate surface water up to the 1 in 100 year plus climate change event from the development and shall limit discharge from the development to 12.6l/s, for all rainfall events. The scheme shall be implemented in accordance with the approved details, which shall include:

- a) A timetable for its implementation;
- b) Full details of the bund and filter drain to be installed within the development;
- c) Full details of the SuDS basin, including plan and cross-sectional drawings, inlets and outlets;
- d) A health and safety assessment for all SuDS features incorporated within the development.

Reason: To ensure the effective disposal of surface water from the development.

24. Raise Finished Floor Level of Dwellings

Notwithstanding details contained in the approved plans, all dwellings within the development as per 2124 LP-01 Rev A (approved site area for the full planning permission) are to have their finished floor levels raised at least 150mm above ground level.

Reason: To prevent the ingress of overland surface water.

Public Rights of Way

25. Details of Public Footpath Diversion to be Submitted

Notwithstanding details contained within the approved plans, prior to any works being carried out to the public right of way for development as per 2124 LP-01 Rev A (approved site area for the full planning permission), a scheme to include;

- a) Route of the proposed works;
- b) Specification of the path;
- c) Details of diversions/stopping up; and
- d) Programme of delivery.

Shall be submitted to an approved in writing by the Local Planning Authority. Any works to the public footpath shall be carried out in accordance with the approved details in accordance with the programme of delivery.

Reason: To protect the public right of way in accordance with the National Planning Policy Framework.

Highways Development Management

26. Construction Method Statement to be Submitted

Development as per 2124 LP-01 Rev A (approved site area for the full planning permission) 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 Construction Method Statement shall, where applicable, provide for:

- a) Details of temporary traffic management measures, temporary access, routes and vehicles, accommodation works for layby and recycling facility adjacent to Denwick Lane;
- b) Vehicle cleaning facilities;
- c) The parking of vehicles of site operatives and visitors;
- d) The loading and unloading of plant and materials;
- e) Storage of plant and materials used in constructing the development; and
- f) Measures to control the emission of dust and dirt;

The approved Construction Method Statement shall be adhered to throughout the construction period.

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

27. Highway Site Levels to be Submitted

Development as per 2124 LP-01 Rev A (approved site area for the full planning permission) shall not commence until details of the existing and proposed site levels to include;

- a) Existing Ground Levels;
- b) Proposed Road levels; and
- c) Proposed verge/open space levels; and
- d) Proposed footway/cycleway levels.

Have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the development is brought into use.

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

28. Details of Off-Site Highway Works to be Submitted

Notwithstanding the details provided, no dwelling for development as per 2124 LP-01 Rev A (approved site area for the full planning permission) shall commence until, schemes to provide:

- a) An improved vehicular access/junction to the site from Alnmouth Road, A1068 public highway, together with associated works;
- b) A gateway/traffic calming feature on Alnmouth Road, A1068, on the approach to the new estate road junction, together with associated works;
- c) The relocation/provision of new bus stops on Alnmouth Road, A1068, in the vicinity of the improved site access/estate road junction, including provision of bus shelters, Equality Act 2010 level access kerbing, dropped kerb pedestrian road crossings, clearway plates, poles, together with associated works;
- d) Pedestrian connectivity improvements along Alnmouth Road, A1068, leading westward, together with dropped kerb crossing points to the linked footpath serving Royal Oak Gardens, then extending south west through Royal Oak Gardens estate to South Road, A1068, together with associated works;
- e) 2.5 metre wide shared cycleway/footpath route along Fisher Lane (PRoW route) between the proposed residential development area leading westward to link with Allerburn estate road (approx. 210 metres), together with associated drainage, lighting, signage works;
- f) Programme of delivery.

Have been submitted to and approved in writing by the Local Planning Authority. The approved schemes shall be delivered in accordance with the programme of delivery which will be expected to be prior to occupation.

Reason: In the interests of highway safety, amenity, and encouraging sustainable transport modes in accordance with the National Planning Policy Framework and Policies within the Alnmouth and Denwick Neighbourhood Plan.

29. Details of Refuse Storage & Strategy to be Submitted

The development as per 2124 LP-01 Rev A (approved site area for the full planning permission) shall not be occupied until details of;

- a) Refuse storage facilities; and
- b) Refuse storage strategy.

Have been submitted to and approved in writing by the Local Planning Authority. The approved refuse storage facilities shall be implemented before the development is occupied. Thereafter, the refuse storage facilities and refuse storage strategy shall operate in accordance with the approved details.

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

30. Details of Surface Water Drainage from Private Land to be Submitted

Prior to occupation of development as per 2124 LP-01 Rev A (approved site area for the full planning permission), details of;

- a) Surface water drainage to manage runoff from private land to the adoptable highway elements of the estate;
- b) Maintenance details; and
- c) Programme of delivery

Shall be submitted to and approved in writing by the Local Planning Authority. The approved surface water drainage scheme shall be implemented in accordance with the programme of delivery before the development is occupied and thereafter maintained in accordance with the approved details.

Reason: In order to prevent surface water runoff 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.

31. Full Travel Plan to be Submitted

Twelve months after first occupation of the development as per 2124 LP-01 Rev A (approved site area for the full planning permission) details of a Full Travel Plan. This Full Travel Plan must include:

- a) Details of and results from an initial travel to work survey;
- b) Clearly specified ongoing targets for travel mode shares;
- c) A plan for monitoring and reviewing the effectiveness of the Full Travel Plan; and
- d) A scheme providing for a biennial monitoring report to be submitted to the Local Planning Authority regarding the implementation of the Full Travel Plan; and
- e) Programme of delivery.

Shall be submitted to and approved in writing by the Local Planning Authority. At all times thereafter the approved Full Travel Plan shall be implemented in accordance with the programme of delivery.

Reason: In the interests of Sustainable Development, in accordance with the National Planning Policy Framework.

32. Details of Adoptable Streets to be Submitted

Prior to construction of any dwellings of the development as per 2124 LP-01 Rev A (approved site area for the full planning permission), details to include

- a) Full engineering;
- b) Drainage;
- c) Street lighting;
- d) Constructional details; and
- e) 20mph Speed limit signage

For the streets proposed for adoption have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be constructed in accordance with the approved details, unless otherwise agreed in writing with the Local Authority.

Reason: In the interests of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the amenities of the locality and users of the highway in accordance with the National Planning Policy Framework

33. Details of Cycle Parking to be Submitted

No dwelling shall be occupied as per 2124 LP-01 Rev A (approved site area for the full planning permission) until details of cycle parking to include;

- a) Cycle parking provision; and
- b) Programme of delivery

Has been submitted to and approved in writing by the Local Planning Authority. The approved cycle parking shall be implemented in accordance with the programme of delivery.

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

34. Construction Access Use

Notwithstanding details contained within the approved documents the construction access hereby approved shall be used solely for vehicles associated with the construction of the development unless otherwise agreed in writing and shall be closed off when not in use outside of working hours.

The access shall be restored to its original form (as it was prior to development commencing) upon completion of development or a period of one year in the event that development ceases (measured from the last unit to reach practical completion/substantive ancillary works hereby approved) or if the outline element lapses. Should this occur then planning permission will subsequently need to be sought to reinstate the construction access.

Reason: To manage the use of the construction access and ensure that it is temporary in the interests of highway safety.

Outline Permission

35. Commence Development

The development hereby permitted as per 2124 LP-02 (approved site area for the full planning permission) shall commence before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended)

36. Reserved Matters

Application for the approval of the reserved matters within 2124 LP-02 (approved site area for the outline permission) shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. Notwithstanding details contained within the submitted documents, approval of the details of;

- a) Access;
- b) Appearance;
- c) Landscaping;
- d) Layout; and
- e) Scale

hereinafter called the reserved matters shall be obtained from the Local Planning Authority.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended)

37. Approved Outline Site

The development hereby permitted at outline stage shall be in complete accordance with the approved plan. The approved plan for this development is:-

1. 2124 LP-02 - Location Plan

Reason: To provide the site extents of the outline permission.

Historic England / Building Conservation

38. Details of Landscaping to Northern Portion of Site to be Submitted

Notwithstanding details contained within the reserved matters, prior to construction of the dwellings approved as per 2124 LP-02 (approved site area for the outline planning permission), a landscaping plan to the northern portion of the site to include;

- a) The location of trees/hedgerows to be planted;
- b) The species and number to be planted; and
- c) Programme of delivery.

Shall be submitted to and approved in writing by the Local Planning Authority, to be implemented in accordance with the programme of delivery.

Reason: to preserve the setting of the Grade I Alnwick Castle registered park and garden in accordance with Policy S15 of the Alnwick LDF Core Strategy.

County Ecologist

39. Landscape Biodiversity Management Plan (LBMP) to be Submitted

Prior to the commencement of development as per 2124 LP-02 (approved site area for the outline planning permission) details of a landscape and biodiversity management plan (LBMP) shall be submitted to and be approved in writing by the local planning authority. The content of the LBMP shall include the following:

- a) Aims and objectives for the plan;
- b) Detailed landscaping planting of the site, utilising predominantly Northumberland native species and species beneficial to pollinators;
- c) Surfacing and maintenance of footpaths;
- d) A work schedule, including an annual work plan;
- e) Details of the body responsible for the implementation of the plan;
- f) Details of ongoing monitoring and remedial measures; and
- g) Programme of delivery.

Once approved, the LBMP shall be implemented in accordance with the approved programme of delivery for a period of not less than 10 years.

The LBMP shall be reviewed at 5 years to be submitted to and approved in writing by the Local Planning Authority and then implemented accordingly.

Reason: To maintain and protect the landscape value of the area and to enhance the biodiversity value of the site in accordance with ENV7 of the Alnwick & Denwick Neighbourhood Plan.

40. Details of Bat & Bird Boxes to be Submitted

Prior to the commencement of development as per 2124 LP-02 (approved site area for the outline planning permission) above damp proof course (or 150mm above ground level); a scheme for the provision bird boxes and bat boxes integrated into the fabric of the buildings shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall detail;

- a) The location;
- b) Height;
- c) Orientation;
- d) Numbers; and
- e) Specification of bird nesting provision.

The approved scheme shall be implemented in full prior each dwelling being occupied.

Reason: to protect and enhance the biodiversity of the site in accordance with Policy S12 of the Alnwick LDF Core Strategy.

41. External Lighting Scheme to be Submitted

Prior to the commencement of the development as per 2124 LP-02 (approved site area for the outline planning permission), a scheme for the installation of;

- a) Any permanent external lighting on the site;
- b) Temporary external lighting on the site; and
- c) Programme of Delivery.

Shall be submitted to and approved in writing with the Local Planning Authority. The lighting scheme should be designed so that lighting levels are minimised in accordance with the document 'Bats and Lighting in the UK', Institute of Lighting Engineers and BCT, 2009.

The approved scheme shall be implemented in full in accordance with the programme of delivery.

Reason: to prevent the risk of harm to protected species from the outset of the development.

Trees & Woodlands Officer

42. In Accordance with Tree Protection Measures

All the recommended tree protection measures for retained trees as detailed in the following documents;

- 1. Arboricultural impact assessment, March 2018 (plus 4 plans - AIA TPP central, east, north and south plans - All Rev B)
- 2. Arboricultural method statement, March 2018 (plus AMS TPP plan - All Rev B)

Shall be implemented both before and during development as per 2124 LP-02 (approved site area for the outline planning permission).

Reason: To ensure that the tree protection measures are implemented over the course of development.

43. Maintenance of Retained Trees to be Submitted

Prior the felling of trees hereby approved as part of development as per 2124 LP-02 (approved site area for the outline planning permission), details of the maintenance recommendations details in the submitted Arboricultural Impact Assessment to include;

- a) Maintenance details for retained trees and hedgerows;
- b) Maintenance details new trees and hedgerows;
- c) Management information of all trees and hedgerows; and

d) Programme of delivery.

Shall be submitted to and approved in writing by the Local Planning Authority. These works should conform to BS 3998 (2010) Recommendations for Tree Work' and shall be implemented in accordance with the programme of delivery.

Reason: To ensure that the tree maintenance measures are implemented prior to and post-completion.

Public Health Protection

44. Details of Further Contamination to be Submitted

If during development as per 2124 LP-02 (approved site area for the outline planning permission) contamination not previously considered is identified, then an additional written Method Statement regarding this material shall be submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until the approved method statement containing measures proposed to deal with the contamination have been carried out in full in a timescale to be agreed with the Local Planning Authority.

Should no contamination be found during development then the applicant shall submit a signed statement indicating this to discharge this condition.

Reason: To ensure that risks from land contamination to the future users of the land and dwellings are minimised and to ensure that the development can be carried out safely without unacceptable risks to any future occupants.

45. Noisy Working Hours

During the construction period as per 2124 LP-02 (approved site area for the outline planning permission), there should be no noisy activity, i.e. audible at the site boundary, on Sundays or Bank Holidays or outside the hours:

- a) Monday to Friday - 0800 to 1800; and
- b) Saturday 0800 to 1300

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

46. Restrict Deliveries & Collections over the Construction Phase

Deliveries to and collections from the construction phase of the development as per 2124 LP-02 (approved site area for the outline planning permission) shall only be permitted between the hours:

- a) Monday to Friday - 08:00 to 18:00; and
- b) Saturday - 08:00 to 13:00

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

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

47. Details of Final Glazing & Ventilation Options to be Submitted

Prior to construction of the dwellings hereby approved under commencement of the development as per 2124 LP-02 (approved site area for the outline planning permission), details of the final glazing and ventilation option(s) shall be submitted to and approved in writing by the Local Planning Authority. The building envelope of all plots shall be constructed in accordance with the approved details to achieve the internal noise guidance levels described in the World Health Organisation Guidelines 1999 and BS8233:2014 as follows:

- a) 35dB LAeq(16 hour) during the day time (0700-2300) in living rooms and bedrooms;
- b) 30dB LAeq(8 hour) during the night-time (2300-0700) in bedrooms; and,
- c) 45dB LAmax(fast) during the night-time (2300-0700) in bedrooms.

Submitted details should demonstrate that these internal levels will be achieved.

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

Northumbrian Water

48. Works in Accordance with Drainage Scheme

Development as per 2124 LP-01 Rev A (approved site area for the full planning permission) shall be implemented in line with the drainage scheme contained within the submitted document entitled "Flood Risk Assessment" dated "June 2018". The drainage scheme shall ensure;

- a) That foul flows discharge via any existing manhole or new connection along the 750mm/900mm combined sewer;
- b) Ensure that surface water from Catchment B discharges to the surface water sewer at manhole 1301
- c) That the remaining surface water from Catchment A and C discharge to the existing watercourse.
- d) The surface water discharge rate shall not exceed the equivalent Greenfield runoff rate;

Reason: To prevent the increased risk of flooding from any sources in accordance with the National Planning Policy Framework.

Lead Local Flood Authority

49. Details of Surface Water Drainage to be Submitted

Prior to commencement of development s per 2124 LP-02 (approved site area for the outline planning permission) a scheme to dispose of surface water from the development shall be submitted to and approved by the Local Planning Authority. This scheme shall;

- a) Restrict discharge from the development to 12.4l/s for catchment A and 5.3l/s for catchment B for all rainfall events up to and including the 1 in 100 year event, unless otherwise agreed by the LLFA and the local planning authority.
- b) Adhere to the principles as set out in the drainage strategy from Wardell Armstrong and drawing number NT12636-107 Rev C.
- c) Provide attenuation on site for the 1 in 100 year plus climate change event.
- d) Incorporate vegetated sustainable drainage techniques throughout the development wherever possible and practicable, justification for alternatives should be by means of a viability assessment.
- e) A health and safety assessment for all SuDS features incorporated within the development.
- f) Provide details of the adoption and maintenance of all surface water features on site.

Reason: To ensure the effective disposal of surface water from the development.

Public Rights of Way

50. Details of Public Footpath Diversion to be Submitted

Notwithstanding details contained within the approved plans, prior to any works being carried out to the public right of way for development as per 2124 LP-02 (approved site area for the outline planning permission), a scheme to include;

- a) Route of the proposed works;
- b) Specification of the path;
- c) Details of diversions/stopping up; and
- d) Programme of delivery.

Shall be submitted to an approved in writing by the Local Planning Authority. Any works to the public footpath shall be carried out in accordance with the approved details in accordance with the programme of delivery.

Reason: To protect the public right of way in accordance with the National Planning Policy Framework.

Highways Development Management

51. Construction Method Statement to be Submitted

Development as per 2124 LP-02 (approved site area for the outline planning permission) 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 Construction Method Statement shall, where applicable, provide for:

- a) Details of temporary traffic management measures, temporary access, routes and vehicles, accommodation works for layby and recycling facility adjacent to Denwick Lane;
- b) Vehicle cleaning facilities;
- c) The parking of vehicles of site operatives and visitors;
- d) The loading and unloading of plant and materials;
- e) Storage of plant and materials used in constructing the development; and
- f) Measures to control the emission of dust and dirt;

The approved Construction Method Statement shall be adhered to throughout the construction period.

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

52. Highway Site Levels to be Submitted

Development as per 2124 LP-02 (approved site area for the outline planning permission) shall not commence until details of the existing and proposed site levels to include;

- a) Existing Ground Levels;
- b) Proposed Road levels; and
- c) Proposed verge/open space levels; and
- d) Proposed footway/cycleway levels.

Have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the development is brought into use.

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

53. Details of Off-Site Highway Works to be Submitted

Notwithstanding the details provided, prior to construction of any dwelling for development as per 2124 LP-02 (approved site area for the outline planning permission), schemes to provide:

- a) Widening and resurfacing of existing footway along Fisher Lane to 2.5 metre shared cycleway/pedestrian facility, between the intersection of Allersburn Lea estate leading westward to Denwick Lane, B1340 (approx. 510 metres), together with associated drainage, lighting, signage works;
- b) Cyclist/pedestrian route improvements between Denwick Lane, including a scheme to improve connectivity with the town centre;
- c) Programme of delivery.

Have been submitted to and approved in writing by the Local Planning Authority. The approved schemes shall be delivered in accordance with the programme of delivery.

Reason: In the interests of highway safety, amenity, and encouraging sustainable transport modes in accordance with the National Planning Policy Framework and Policies within the Alnwick and Denwick Neighbourhood Plan.

54. Details of Refuse Storage & Strategy to be Submitted

The development as per 2124 LP-02 (approved site area for the outline planning permission) shall not be occupied until details of;

- a) Refuse storage facilities; and
- b) Refuse storage strategy.

Have been submitted to and approved in writing by the Local Planning Authority. The approved refuse storage facilities shall be implemented before the development is occupied. Thereafter, the refuse storage facilities and refuse storage strategy shall operate in accordance with the approved details.

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

55. Details of Surface Water Drainage from Private Land to be Submitted

Prior to construction of any dwelling of development as per 2124 LP-02 (approved site area for the outline planning permission), details of;

- a) Surface water drainage to manage run-off from private land to the adoptable highway elements of the estate;
- b) Maintenance details; and
- c) Programme of delivery

Shall be submitted to and approved in writing by the Local Planning Authority. The approved surface water drainage scheme shall be implemented in accordance with the programme of delivery before the development is occupied and thereafter maintained in accordance with the approved details.

Reason: In order to prevent surface water runoff 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.

56. Full Travel Plan to be Submitted

Twelve months after first occupation of the development as per 2124 LP-02 (approved site area for the outline planning permission) details of a Full Travel Plan. This Full Travel Plan must include:

- a) Details of and results from an initial travel to work survey;
- b) Clearly specified ongoing targets for travel mode shares;
- c) A plan for monitoring and reviewing the effectiveness of the Full Travel Plan; and
- d) A scheme providing for a biennial monitoring report to be submitted to the Local Planning Authority regarding the implementation of the Full Travel Plan; and
- e) Programme of delivery.

Shall be submitted to and approved in writing by the Local Planning Authority. At all times thereafter the approved Full Travel Plan shall be implemented in accordance with the programme of delivery.

Reason: In the interests of Sustainable Development, in accordance with the National Planning Policy Framework.

57. Details of Adoptable Streets to be Submitted

Prior to construction of any dwelling of the development as per 2124 LP-02 (approved site area for the outline planning permission), details to include

- a) Full engineering;
- b) Drainage;
- c) Street lighting; and
- d) Constructional details

For the streets proposed for adoption have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be constructed in accordance with the approved details, unless otherwise agreed in writing with the Local Authority.

Reason: In the interests of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the amenities of the locality and users of the highway in accordance with the National Planning Policy Framework.

Affordable Housing Strategy

58. Affordable Housing Strategy to be Submitted

Notwithstanding details contained within the application, prior to commencement of development as per 2124 LP-02 (approved site area for the outline planning permission), an affordable housing strategy incorporating 28 no. dwellings approved within the outline permission to include;

- a) The units to be put forward as affordable housing;
- b) The tenure and type of the affordable units proposed;
- c) Details of off-site affordable housing contributions (if applicable); and
- d) Programme of delivery.

Shall be submitted to and approved in writing by the Local Planning Authority. The delivery of affordable housing shall then be carried out in accordance with the programme of delivery and retained in accordance with the terms of the Legal Agreement alongside this permission.

The affordable housing provision will be expected to be delivered on site.

Reason: To allow for flexibility in the provision of affordable housing relative to market conditions.

Informatives

1. Statutory Nuisance

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

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

2. Health & Safety

These may be requirements for the employer under the Health and Safety at Work Etc. Act, 1974 and we therefore recommend that the Health and Safety Executive are consulted on this application

3. Flood Risk

The development site lies predominately within Flood Zone 1 and is at low risk of flooding. A small section of the site boundary is located within flood zones 2 and 3. However, the development site lies predominately within Flood Zone 1 and is at low risk of flooding.

4. Flood Risk Permit

Advice to Applicant The River Aln is adjacent to your site boundary is designated "main river" and under the Environmental Permitting Regulations 2010. You may require an environmental permit for flood risk activities. If you want to do work within 8 metres of a non-tidal sections, or 16 metres of the tidal section:

- a) in, under or near a main river (including where the river is in a culvert;
- b) on or near a flood defence on a main river;
- c) in the floodplain of a main river;
- d) on or near a sea defence.

You can find out more information on permit requirements using the following link: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>. If a permit is required, it must be obtained prior to beginning the works.

The applicant is advised to contact the Environment Agency to discuss the issues likely to be raised. For further details about flood risk permits, please contact our local Partnerships and Strategic Overview team on NE EPR Permit@environment-agency.gov.uk

5. Stopping Up/Diversion of Footway/Bridleway

You are advised of the necessity to formally stop up or divert the footpath(s) or bridleway(s) affected by this development, prior to the commencement of

any works. You should contact the Council's Asset and Infrastructure Management Division on 01670 624134 at your earliest convenience, as this is a lengthy procedure.

6. Public Footpath Diversion

No action should be taken to disturb the path surface, without prior consent from Public Rights of Way as Highway Authority, obstruct the path or in any way prevent or deter public use without the necessary temporary closure or Diversion Order having been made, confirmed and an acceptable alternative route provided.

7. Pre-application Discussions for Site Layout

The applicant is advised to enter into pre-application discussions with the Local Planning and Highway Authority in respect of the internal layout of the phase 2 development area in order to establish broad principles of the adoptable highway network.

8. Contact Local Highway Authority - Adoptable Streets

The applicant is advised to obtain a technical approval for all estate street details from the Local Highway Authority prior to the submission of such approved details to the Local Planning Authority to discharge condition [insert] of this permission. You can contact the Highway Development Management at highwaysplanning@northumberland.gov.uk

9. Section 38 Agreement and Adoption of Highways

You are advised to contact the Council's Highway Development Management team at highwaysplanning@northumberland.gov.uk concerning the need for a Section 38 Agreement of the Highway Act 1980 relating to the adoption of new highways.

10. Section 278 Agreement and Works in Adopted Highway

You are advised that off-site highway works required in connection with this permission are under the control of the Council's Technical Services Division and will require an agreement under section 278 of the Highway Act 1980. These works should be carried out before first occupation of the development. All such works will be undertaken by the Council at the applicant's expense. You should contact Highway Development Management at highwaysplanning@northumberland.gov.uk to progress this matter.

11. Road Safety Audits

You should note that Road Safety Audits are required to be undertaken regarding the off-site highway works. Northumberland County Council offer this service. You should contact 01670 620295

12. Highway Condition Survey

You should note that a highway condition survey should be carried out before the commencement of construction vehicle movements from this site. To arrange a survey contact Highway Development Management at highwaysplanning@northumberland.gov.uk.

13. Contact Lighting Section

You are advised to contact the Council's Lighting Section on HighwaysStreetLighting@northumberland.gov.uk before and during the construction period with respect of street lighting to ensure sufficient illumination levels of the public highway.

Date of Report: 20.06.2018

Background Papers: Planning application file(s) 17/04143/FUL