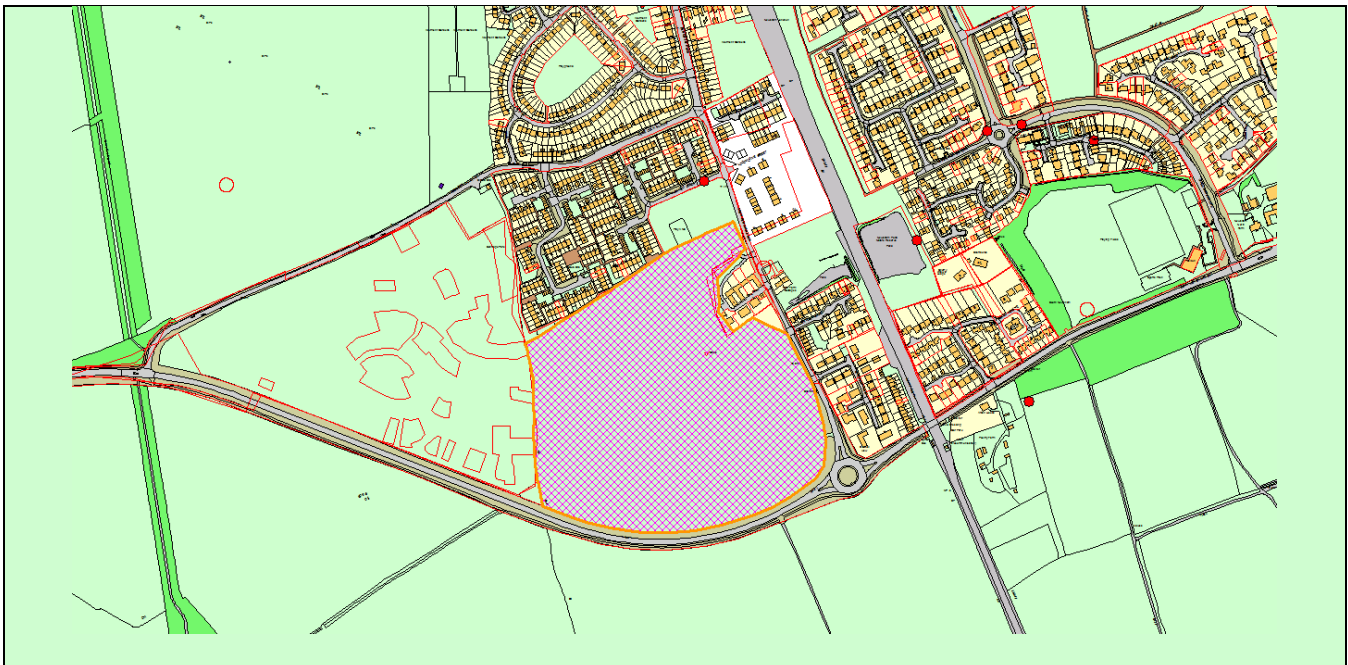


NORTHUMBERLAND

Northumberland County Council

STRATEGIC PLANNING COMMITTEE – 5 SEPTEMBER 2017

Application No:	17/00499/OUT		
Proposal:	Outline application for approximately 300 residential dwellings (C3 use) with associated highways (including two new site accesses), infrastructure and landscaping, all matters reserved with the exception of access		
Site Address	Land South West Of Park Farm, South Newsham Road, Blyth, Northumberland		
Applicant:	C/O Agent	Agent:	Mr Harvey Emms The St Nicholas Building, St Nicholas Street, Newcastle Upon Tyne, NE1 1RF
Ward	Newsham	Parish	Blyth
Valid Date:	13 February 2017	Expiry Date:	25 August 2017
Case Officer Details:	Name: Mr Geoff Horsman Job Title: Senior Planning Officer Tel No: 01670 625553 Email: geoff.horsman@northumberland.gov.uk		



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1. Introduction

- 1.1 This application is being referred to Strategic Planning Committee because it is a major development of significant scale and is the subject of an objection from Blyth Town Council and a number of other objections.

2. Description of the Application Site & Proposal

- 2.1 The application site covers an area of 12.9 hectares and lies on the south western edge of Blyth. The site is currently in agricultural use apart from a small area of scrubland in its north eastern corner. A watercourse known as the Newsham Burn runs through the site from east to west. There is currently a field gate access to the south from its south east corner off South Newsham Road. The site is enclosed by hedgerows to its south and west boundaries and a substantial part of its east boundary. The boundary with the Park Farm dwellings comprises timber fencing whilst there is a pallisade fence to the northern boundary.
- 2.2 The site is bounded to the north by an area of public open space and dwellings on the Benridge Park estate. To the east are a number of former farm buildings (Park Farm) which have been converted to dwellings. South Newsham Road (B1523) also lies to the east and beyond this are areas of housing and open space. To the south is the A1061 highway and beyond open countryside in the Green Belt. To the west is land which is currently being developed for housing by Miller Homes.
- 2.3 Outline planning permission is sought for the erection of up to 300 dwellings with associated infrastructure and landscaping. Details of access only are submitted at this stage with the matters of appearance, landscaping, layout and scale reserved for later approval.
- 2.4 Two accesses are proposed for the development. Both would be priority junctions and would provide access to the site from South Newsham Road. The first of those accesses would be sited in the north east corner of the site adjacent to the public open space on the Benridge Park estate. The second access would be in the south east corner between the junctions of South Newsham Road with Park farm Villas and the A1061. This southern access would incorporate a ghost right turn facility.
- 2.5 A 3m wide footway/cycleway is proposed on the western side of South Newsham Road along the frontage of the development with this linking into existing footway/cycleway facilities on South Newsham Road and the A1061. A new bus shelter is to be provided on the western side of South Newsham Road to provide access to south bound bus services whilst an existing shelter on the opposite side of the road would be relocated.
- 2.6 The majority of the site lies within Environment Agency Flood Zone 1. However, parts of the site do lie within Flood Zones 2 and 3.

3. Planning History

Reference Number: 12/00250/OUT

Description: Outline permission for:- Development of 12.86 hectares of land for residential uses capable of accommodating 275 residential dwellings, provision of open space, landscaping and Sustainable Urban Drainage Systems (SUDs) and accesses to provide vehicular access to the site

Status: PER

Reference Number: 17/00141/SCREEN

Description: Application for screening opinion

Status: EIANR

4. Consultee Responses

Blyth Town Council	We would like to see more information in the report regarding the flooding. The proposed T junction access isn't enough and if the railway barriers are down the traffic will back up into the estate. A wider traffic investigation is needed. The schools will have an issue regarding capacity, additional facilities would also need to be looked at (i.e. Doctors etc.)
Highways	Comments awaited on further documentation supplied by applicant.
Archaeology	<p>A previous application on this site was subject to a recommendation for a programme of archaeological monitoring, targeted on the area of the now culverted watercourse. The rationale for the archaeological monitoring was that prehistoric lithics (flints) had been identified around the edges of the former watercourse. It was suggested that the site retained potential for unrecorded archaeological features, specifically the remains of prehistoric activity associated with the former watercourse.</p> <p>The present application is supported by an updated archaeological assessment which reviews previous phases of archaeological work on this and adjacent sites and revisits the small-finds and environmental data. The review concludes that although lithics of potential prehistoric origin were recorded within a number of excavated features, this material was likely to be 'redeposited' (ie it was likely to have been disturbed or moved since deposition on the prehistoric period and therefore not necessarily indicative of a surviving prehistoric site within this location).</p> <p>Having regard to the recent assessment, and in particular the revised assessment of significance, it is considered that the risk of significant unrecorded archaeological features occurring within the site is low. On this basis, no further archaeological work is recommended in relation to the proposed development.</p>

Ecology	Further detail sought re coastal zone mitigation and on-site habitat provision.
Affordable Housing	15% affordable housing sought (45 units) with a split of 67% affordable rented (30 units) and 33% intermediate provision (15 units) which could be either shared ownership or discount market value (DMV) sale units. The affordable rented units should comprise 16 x 2 bed houses and 14 x 2 bed bungalows. The intermediate units should comprise 9 x 2 bed DMV houses and 6 x 2 bed shared ownership bungalows
Public Protection	No objection subject to conditions regarding noise mitigation and gas protection measures.
Education	Comments awaited on latest correspondence with applicant.
Lead Local Flood Authority	No objection subject to conditions.
Active Northumberland & Parks Team	Comments awaited.
Environment Agency	No objection subject to a condition re mitigation of flood risk.
Natural England	Further detail sought re coastal zone mitigation and on-site habitat provision.
Highways England	Request that the application not be determined until 24 August 2017 to allow resolution of concerns regarding impact of the proposed development on the strategic highway network. Comments awaited on further documentation supplied by applicant.
The Coal Authority	No objections subject to condition regarding ground stability and ground gas protection.
Northumberland CCG	No comments received.
Northumbrian Water Ltd	No objection subject to a condition regarding foul drainage.
Network Rail	No objections subject to an informative being added to the decision notice regarding abnormal loads using the nearby level crossing.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	330
Number of Objections	12
Number of Support	0
Number of General Comments	0

Copies of all representations received are available in the Member's Lounge and will also be made available at the meeting of the Committee

Notices

General site notice, 7th March 2017

News Post Leader 2nd March 2017

Summary of Responses:

12 Objections received raising the following concerns.

Highway safety harm
Increased traffic
Increased flood risk
Lack of school places
Inadequate GP capacity
Harm to wildlife
Loss of countryside
No need for new housing
Lack of local shopping provision
Harm to the character and appearance of the area
Air quality harm

The above is a summary of the comments. The full written text is available on our website at:

<https://publicaccess.northumberland.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OLF073QSMSA00>

6. Planning Policy

6.1 Development Plan Policy

Blyth Valley District Local Plan 1999

H10 - Allocation of Land for Housing, Blyth
H15 - Affordable Housing: Controlling Occupancy
SN1 - South West Newsham Development Principles
SN2 - Opportunity Development Site
E3 - Landscape: General Approach

Blyth Valley Core Strategy 2007

SS1 - Regeneration and Renaissance of Blyth Valley 2021
SS2 - The Sequential Approach and Phasing
SS3 - Sustainability Criteria
H1 - Housing Provision
H3 - Mix of Housing Development
ENV1 - Natural Environment & Resources
ENV2 - Historic and Built Environment

Blyth Valley Development Control Policies DPD 2007

DC1 - General Development
DC2 - Planning Obligations
DC11 - Sustainable Travel
DC13 - Open Space Contributions
DC16 - Biodiversity
DC17 - Landscape: general protection and restoration
DC19 - Drainage and Flood Risk
DC21 - Pollution Control
DC22 - Noise Pollution
DC26 - Archaeology
DC27 - Design of New Developments
DC30 - Integrated Renewable Energy
Appendix A - Car Parking Standards
Appendix B - Open Space, Sport and Recreation Provision Standards

6.2 National Planning Policy

NPPF
NPPG

7. Appraisal

7.1 Having regard to the requirements of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the relevant development plan policies, relevant guidance and all other material planning considerations, including representations received, it is considered that the main planning issues raised relate to:

- Principle of development
- Housing mix and affordable housing
- Impact on the character and appearance of the area
- Residential amenity impact
- Land contamination & stability
- Transportation matters
- Flooding and drainage
- Ecology
- Planning obligations

Principle of Development

7.2 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material consideration. The saved policies of the Blyth Valley District Local Plan (BVDLP) (adopted 1999) and the 2007 Blyth Valley Core Strategy (BVCS) and Blyth Valley Development Control Policies DPD (BVDPD) remain the development plan and the starting point for determining applications as set out at paragraph 12 of the NPPF. However, the NPPF advises at paragraph 215 that local planning authorities (LPAs) are only to afford existing Local Plans material weight insofar as they accord with the NPPF.

7.3 The site lies within the settlement boundary for Blyth as defined on the BVDLP Proposals Maps. Furthermore, the vast majority of the site is allocated for housing under Policies H10 and SN1 of that Plan, with the far south east corner of the site allocated as an 'Opportunity Development Site' for a roadside facility such as a petrol filling station under Policy SN2. The release of the site for housing under Policy SN1 is conditional upon there being less than a 5 year supply of housing land in the southern part of Blyth and satisfactory provision being made in respect of infrastructure, access and service requirements and environmental safeguards.

7.4 In terms of the BVCS, Policy SS1 states that the majority of new housing development will be directed towards the main towns of Blyth and Cramlington. In this regard Policy H1 identifies a housing land requirement of 3134 dwellings for Blyth for the Plan period of 2004-2021 including 1183 dwellings for the period 2016-2021.

7.5 BVCS Policy SS2 adopts a sequential approach to new development with priority given to previously developed land over greenfield locations such as the application site. However, this Policy is not considered to be consistent with the NPPF which does not adopt such a sequential approach and is therefore considered out-of-date.

- 7.6 Paragraph 14 of the NPPF establishes a presumption in favour of sustainable development. For decision taking this means (unless material considerations indicate otherwise); Approving development proposals that accord with the development plan without delay; and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in the Framework indicate development should be restricted.
- 7.7 NPPF Paragraph 6 advises that the policies set out in paragraphs 18 to 219 of the document, taken as a whole, constitute the Government's view on what sustainable development in England means in practice for the planning system. Paragraph 7 provides the key 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. Paragraph 8 goes on to advise how the three elements of sustainable development are mutually dependant and should not be undertaken in isolation. It makes clear that to achieve sustainable development economic, social and environmental gains should be sought jointly and simultaneously through the planning system.
- 7.8 Whether the presumption in favour of sustainable development is successful in this case is dependent on an assessment of whether the proposed development of the site would be sustainable in terms of its economic, social and environmental roles. The following sections assess the key issues in relation to the economic, social and environmental roles of the scheme as well as identifying its potential impacts and benefits in planning terms.
- 7.9 Paragraph 49 of the NPPF advises that housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites. Paragraph 47 requires Local Planning Authorities to boost significantly the supply of housing. The housing supply figures contained within the BVCS are considered to be out-of-date.
- 7.10 With regard to the more up-to-date housing land supply situation, a reason for the recent withdrawal of the Council's emerging Core Strategy was to allow for further review of the housing numbers for Northumberland. In this regard the NPPG indicates that the starting point for determining the Objectively Assessed Need (OAN) in respect of housing should be the latest household projections from DCLG. Evidence derived from the 2014-based Sub-National Population and Household Projections indicates a requirement for 12,420 dwellings over the period 2011-31, or 621 dwellings per annum for Northumberland as a whole which indicates that a lower level of residential development is required to sustain similar levels of job growth when compared to the 2012-based projections and forecasts which formed the basis for the now withdrawn Core Strategy. It is therefore considered likely that a revised OAN will be lower than that previously published (1216 per annum), albeit this figure has been withdrawn.

- 7.11 Given the above it is contended that there is a strong supply of housing land across the County with much of this supply benefitting from planning permission. The Northumberland Five Year Supply of Deliverable Sites 2016-2021 annual monitoring report identifies approximately 9,900 outstanding units with planning permission on 31 March 2016. Based on a 31 March 2017 base date, approximately 12,400 units with planning permission are identified across Northumberland. Not only have the number of units with planning permission increased, the number of permissions has also increased.
- 7.12 In recent years, Northumberland has demonstrated its ability to deliver a significant level of housing. Over the last three years, an average of 1,323 dwellings per annum was delivered, with 1,531 completions being achieved during 2016-17. Due to the strength of the future supply provision in terms of number of dwellings already consented, the Council is confident that the strong delivery of housing that has been achieved recently can continue and that this will not be affected by the withdrawal of the Plan.
- 7.13 In summary, it is considered likely, given one of the reasons for the withdrawal of the plan, that a revised OAN will be less than previously presented. The Council can demonstrate that it is delivering housing at a healthy rate and that it has been taking positive steps to increase supply. Indeed, when compared against the dwelling requirement based upon the latest projections (12,420), the number of units currently with planning permission (approximately 12,400) would suggest a strong supply significantly in excess of 5 years. Therefore in the context of paragraph 49 of the NPPF, the tilted balance in paragraph 14 should not be engaged on the grounds of housing land supply.
- 7.14 Notwithstanding the above healthy housing land supply position across the County as a whole, it is considered that the principle of residential development on this site is acceptable given the previous permission granted on the site for 275 dwellings, the scheme currently under construction to the immediate west and Development Plan Policy.
- 7.15 The application site is currently in use as agricultural land. However, the land is categorised Grade 3 (Good/Moderate). The NPPF states that local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.
- 7.16 Giving its grading, the land is not considered to be of high quality. As such the loss of this agricultural land to development is considered acceptable.
- 7.17 The proposal is therefore considered to be acceptable in principle subject to detailed considerations as outlined below.

Housing Mix and Affordable Housing

- 7.18 Paragraph 50 of the NPPF advises that to deliver a wide choice of high quality homes Local Planning Authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community. It goes on to state that Local Planning

Authorities should identify the range of tenure and range of housing that is required and provide affordable housing in accordance with need.

- 7.19 Policy H3 of the BVCS states that in considering applications regard will be had to the need to achieve the appropriate mix of housing types in terms of size, tenure and cost and the need to rebalance housing markets and create sustainable communities.
- 7.20 Although submitted in outline with all detailed matters reserved for later approval except access it is apparent that there is sufficient scope to provide an appropriate mix of housing as part of the proposed development. It is however considered reasonable to attach a condition limiting the maximum number of dwellings to 300 in order to reflect the application as submitted and to ensure that development would be of an appropriate scale in relation to the surrounding area.
- 7.21 The Council's affordable housing team have advised that 15% affordable housing would be required in this instance which equates to 45 units on a 300 dwelling scheme. In terms of addressing local housing need, they consider that 15 of these should be Discount Market Value sale or shared ownership units and 30 should be affordable rented properties.
- 7.22 Discussions are ongoing with the applicant regarding affordable housing numbers and mix and an update will be provided at the Committee meeting.
- 7.23 Should permission be granted it is advised that this would need to be subject to completion of a section 106 agreement that would secure provision of the affordable homes on-site.
- 7.24 Overall therefore in terms of housing mix and affordable housing the proposal is considered to be in accordance with the Development Plan and the NPPF subject to the scale and mix of affordable housing as recommended by officers being agreed by the applicant.

Impact on Character and Appearance of the Area

- 7.25 BVDPD Policy DC27 states that new development will be expected to achieve a high standard of design, incorporate sustainable construction measures and reflect local distinctiveness through the incorporation of local building traditions and materials. Proposals should take full account of the need for or opportunities to enhance the local environment.
- 7.26 The Government attaches great importance to the design of the built environment and, through the NPPF, recognises that good design is a key aspect of sustainable development which is indivisible from good planning and should contribute positively to making places better for people. Paragraph 57 of the NPPF stresses the importance of planning positively for the achievement of high quality and inclusive design for all development. Paragraph 64 reinforces this message by stating that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

- 7.27 Whilst layout, scale, appearance and landscaping are reserved matters and subject to further detailed assessment, it is considered that the site could be developed without significant or unacceptable harm upon the character and appearance of the area and wider landscape. The indicative plans demonstrate that a suitable layout could be achieved, with areas of open space within the site and satisfactory distances between dwellings.
- 7.28 In terms of landscape impact the surrounding countryside is not considered to be of high landscape value with existing nearby areas of housing to the immediate north, east and west having an urbanising effect in terms of the landscape character of the locality. The proposals are therefore considered compliant with BVDLP Policy E3 and BVDPD Policy DC17 concerning landscape.
- 7.29 In terms of existing vegetation there are trees and hedgerows of significance to the site boundaries and within the centre of the site. A condition is suggested to ensure that these areas of planting are incorporated into detailed layouts submitted at Reserved Matters stage.
- 7.30 The density of development proposed would be 23 dwellings per hectare. The site lies at the edge of Blyth bordering open countryside to the south and the proposed density is considered acceptable given the location of site.
- 7.31 Overall in terms of appearance and impact on the character of the area the proposals would therefore be in accordance with the Development Plan and the NPPF.

Residential Amenity Impact

- 7.32 There are a number of residential properties sited immediately adjacent to the site. A development of this scale may also have wider effects on amenity, which has also been considered.
- 7.33 Having regard to the proposed indicative layout and scale of development, it is considered that, in principle, a suitable form of development could be achieved on the site that would not have unacceptable effects upon the privacy or amenity of adjacent residents.
- 7.34 There would be a change to the character of the area with new housing, residents and increased traffic and use of the site. However, this is not considered to be of such a scale that would be to the detriment of residential amenity. Based on the indicative layout the development would provide adequate separation distances to prevent adverse effects on privacy, outlook and visual intrusion. Overall subject to detailed design considerations, it is considered that an acceptable form of development can be achieved that would accord with the Design Guidance, the Development Plan and the NPPF.
- 7.35 BVDPD Policy DC22 seeks to ensure that noise pollution matters are satisfactorily addressed. The application is accompanied by a Noise Assessment which considers in particular the impact of traffic noise from the A1061 on future residents of the proposed development. The Council's Public

Protection team raise no objections subject to a condition re noise mitigation measures.

- 7.36 It is not considered that the proposed development would result in significantly increased pollution to existing residents living to the north, east and west of the site.
- 7.37 Concerns regarding nuisance during construction works could be addressed by means of a condition requiring submission and implementation of a Construction Environment Management Plan.

Land Contamination and Stability

- 7.38 BVDPD Policy DC21 states that land contamination issues will be taken into consideration on all development sites with appropriate investigation and remediation being secured where necessary.
- 7.39 The application site lies within a Coal Authority Development High Risk area and therefore a geo-environmental desk study report was provided with the application. This has been examined by the Coal Authority who raise no objections subject to a condition regarding further intrusive site investigation and remediation. NCC Public Protection suggest a condition regarding gas protection measures measures.

Transportation Matters

- 7.40 BVDPD policy DC11 advises that planning permission for new development will not be permitted unless it meets certain criteria. The criteria specified in the policy refer to the need to ensure that there is accessibility by a choice of means of transport, that conflicts between different modes of transport are minimised, that adequate car parking is provided for and that proposals are acceptable to the local and strategic highway authorities.
- 7.41 The application is accompanied by a Transport Statement. The document appraises the impact of the proposed development and includes an assessment of matters such as the accessibility of the development; trip generation; highway safety; and highways works necessary to facilitate the development.
- 7.42 The Council as Local Highway Authority have assessed the proposal based on information submitted, as well as on-site observations, local and national policy requirements and other material considerations. The Local Highway Authority raise no objection to the principle of two access points to the site from South Newsham Road and such access arrangements were approved as part of the previous permission for 275 units on the site. However, the design of the southernmost of these two accesses has now changed on this current scheme to a priority junction from a previously approved roundabout access. The Local Highway Authority raised a number of detailed queries around the design of the proposed accesses and also sought the provision of a footpath/cycleway to the site frontage which linked with an existing footpath/cycleway on the A1061. Improvements to bus stops were also sought. The applicant has submitted amended plans addressing these matters and comments on these are awaited from the local highway authority.

- 7.43 Highways England have advised that they wish to examine in further detail the impact of the proposals on their strategic highway network and in particular the A189/A19 Moor Farm junction to the south. They have advised that the application should not be decided until further transport assessment work has been undertaken by them. Highways England have raised the same issue in respect of a number of current planning applications for major housing development in the south east of the County and it is anticipated that their further work will be completed by mid-September. It will then be clearer as to the details of mitigation works needed as a consequence of these schemes, although it is anticipated that financial contributions will be sought through the Section 106 Agreement towards a bus access improvement scheme at the Moor Farm roundabout and bus use incentive measures for future occupiers.
- 7.44 There are no public footpaths that run across the application site. However there are existing footpaths around the site and connections to these are proposed.
- 7.45 With regard to public transport provision, there are bus stops on South Newsham Road and the A1061 which are easily accessible from the site. These are served by routes which provide connections to Newcastle, Blyth, and Cramlington. Network Rail raise no objections.
- 7.46 Given the above, the application site is considered to be accessible by a choice of means of transport.
- 7.47 Moving onto the matters of parking for both cars and cycles, detailed standards are laid down in Appendix A of the BVDPD. These require at least 1 cycle parking space per dwelling. In terms of car parking the maximum requirement is 1.5 spaces per dwelling. It is considered that the detail of car and cycle parking would be agreed at Reserved Matters stage.
- 7.48 Overall subject to the local highway authority having no objection to the amended plans and resolution of outstanding matters raised by Highways England the proposals are considered acceptable on transportation grounds.

Drainage and Flooding

- 7.49 BVDPD Policy DC19 states that the Council will apply the sequential approach in relation to flood risk when considering planning applications for development in flood risk areas. Sustainable drainage will also be encouraged.
- 7.50 The NPPF advises that development should be directed towards areas at lowest risk from flooding and that Local Planning Authorities should ensure that development does not increase flood risk elsewhere. The majority of the site lies within Flood Zone 1, although small areas lie within flood zones 2 and 3. No housing is proposed in flood zone 3 but some dwellings would be sited in flood zone 2. In order to address flood risk, the applicant has submitted a Flood Risk Assessment (FRA).

- 7.51 After reviewing the applicant's submitted information relating flood risk and surface water drainage, the Environment Agency and Lead Local Flood Authority (LLFA) raise no objections subject to conditions.
- 7.52 Given that some housing development is proposed in flood zone 2 there is a need for the sequential test to be satisfied. This test seeks to ensure that new development is sited in locations that have the lowest risk of flooding. As stated above, the site is allocated in the BVDLP for housing. All other allocated housing sites in the BVDLP have now either been developed or are the subject of planning permissions for redevelopment. As such there are no other sequentially preferable allocated housing sites within the former Blyth Valley Borough Council area that have not been developed or that do not as yet benefit from planning permission. Given the above and the previous grant of planning permission for 275 dwellings on the site, it is considered that the proposals are acceptable in terms of the sequential test.
- 7.53 Sustainable drainage is proposed through the use of detention basins within the central open space area of the site.
- 7.54 Overall, the proposal would be acceptable in relation to drainage, flood risk and foul sewage subject to conditions and would be in accordance with the Development Plan and the NPPF.

Ecology

- 7.55 BVCS Policy ENV2 states that the natural environment will be protected and enhanced through the protection of designated sites and the delivery of biodiversity. BVDPD Policy DC16 seeks to ensure that biodiversity is enhanced in respect of development proposals.
- 7.56 Paragraph 118 of the NPPF seeks to conserve and enhance biodiversity and sets out that assessment of potential impacts from development should be undertaken.
- 7.57 Paragraph 119 states that the presumption in favour of sustainable development does not apply where development requiring Appropriate Assessment under the Birds or Habitats Directives is being considered, planned or determined.
- 7.58 The application site itself is not of significant ecological value, although the watercourse through the site is to be retained and incorporated into an area of public open space. In terms of this open area, further discussion is ongoing between the applicant and the Council's ecologist regarding a small swamp area at the eastern end of the watercourse.
- 7.59 In terms of the impact of the development on the nearby coastal zone which is covered by European and SSSI designations Natural England and the Council's Ecologist have asked for further clarification regarding mitigation measures. These would comprise connections to the wider footpath network to provide dog walking routes which would assist in minimising the likelihood of further disturbance to the coastal zone arising from the development and a financial contribution towards a coastal mitigation fund to finance dog

wardening and other mitigation. Such further detail is awaited from the applicant and an update will be provided at Committee.

Planning Obligations

- 7.60 When considering the potential content of a legal agreement regard must be had to the tests set out in the Community Infrastructure Levy Regulations. By law, the obligations can only constitute a reason for granting planning permission if they are:
- Necessary to make the development acceptable in planning terms;
 - Directly related to the development; and
 - Fairly and reasonably related in scale and kind to the development.
- 7.61 BVDPD Policy DC2 states that planning obligations may be sought to deliver affordable housing, off-site infrastructure, highway and other access improvements, social, recreation or community facilities, phasing of development and the protection, replacement or restoration of on-site or adjacent heritage, landscape or nature conservation features.
- 7.62 Reference has been made earlier in this report to contributions for affordable housing. In addition to the above, contributions are also being considered in respect of off-site sport, education infrastructure, off-site highway works to the strategic highway network/bus incentive measures and off-site ecology mitigation in respect of coastal zone impacts.
- 7.63 Detail regarding sport and play space contributions is set out in BVDPD Appendix B. Applying the formulas within the SPD would generate a contribution of £150,000 for outdoor sports facilities which is sufficient to fund the provision of a single football pitch and maintenance costs for 10 years. The applicant has agreed in principle to the outdoor sports contribution and discussions are ongoing as to where such a contribution could be used in the local area. In terms of play provision it is anticipated that this will be made on-site and therefore a contribution would only be required for off-site sports provision.
- 7.64 Discussions are also ongoing with the applicant regarding the extent of contributions regarding education, affordable housing provision and ecology mitigation.
- 7.65 In terms of primary healthcare contributions, the Council's Infrastructure Delivery Plan published in December 2016 shows a mixed picture in terms of GP provision within the Blyth area. One practice in the town has an above average number of patients per GP but three others have below average GP to patient ratios. Three out of the four have above average nurse to patient ratios but an average practice nurse/patient ratio. Given the above, the view of the Northumberland Clinical Commissioning Group has been sought on the application but no response has been received. In the absence therefore of clear evidence of need it is not considered that primary healthcare contributions should be sought.
- 7.66 In terms of the strategic highway network, Highways England comments are awaited regarding their precise requirements.

- 7.67 Overall, it is anticipated that the Section 106 Agreement would provide for affordable housing, education contributions, an off-site sports contribution and ecology mitigation. An update regarding Section 106 contributions will be provided at Committee, although the final package of measures will be dependent on the requirements of Highways England which are not likely to be known until mid September. This is because the applicant will need to consider financial viability matters once they are clear as to the full extent of Section 106 contributions sought.

Other Matters

- 7.68 NCC archaeology have advised that they have no objections on archaeology grounds.
- 7.69 BDDPD Policy DC30 states that for all major developments, including residential development comprising 20 or more units, the Council will require 10% of predicted energy requirements to be provided from renewable sources.
- 7.70 However, the NPPF adopts a more flexible approach with consideration to be given to energy efficiency improvements to building fabric as well as the local generation of energy from renewable sources and it is considered that the detail as to how such matters will be addressed by the proposed development would most appropriately be addressed by means a planning condition given that this application is for outline planning permission with details of access only being provided at this stage.
- 7.71 In terms of other matters raised by objections, Public Protection raise no concerns regarding the matter of air quality and local shopping provision is available within walking distance to the north of the site.

8. Conclusion

- 8.1 Subject to the recommended conditions and section a 106 agreement, it is considered that the proposed location and scale of development would be sustainable in relation to economic and social considerations. It would deliver economic benefits through new housing and in social terms would deliver market and affordable housing in an appropriate location, which would help to sustain the existing community and associated services. In terms of its environmental role there would not be any significant or unacceptable harmful impacts on the site and wider area and the development could be assimilated into this location, subject to resolution of outstanding matters and further consideration of the final layout and appearance of the dwellings at Reserved Matters stage.
- 8.2 The report also considers potential effects in relation to effects on residential amenity, highway safety, drainage and flood risk and ecology. Subject to resolution of outstanding matters there are not considered to be any harmful impacts whilst any effects can be mitigated through appropriate conditions, or will require further assessment at the reserved matters stage. It is therefore considered that sustainable development would be achieved in this case having regard to the relevant polices of the development plan and the NPPF.

9. Recommendation

That Members be minded to **GRANT** permission, subject to the resolution of outstanding matters with Highways England, NCC Ecology and NCC Education and no objections from the local highway authority in respect of the further details supplied by the applicant and subject to the completion of a legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990 to secure 15% affordable housing provision through on-site provision; education contribution; outdoor sport contribution, strategic highway mitigation contributions and provision of ecological mitigation and once these matters have been resolved for planning permission to be granted subject to the following conditions:

Conditions/Reasons

01. Approval of the details of the layout, scale, appearance and landscaping of the site (hereinafter called the reserved matters) in each phase shall be obtained from the Local Planning Authority in writing before any development is commenced in that phase. Thereafter, development shall not be carried out other than in accordance with the approved details.

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

02. Application for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

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

03. The development hereby permitted shall be begun 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).

04. Prior to the commencement of development a Phasing Programme shall be submitted to and approved in writing by the Local Planning Authority which shall identify the phasing of infrastructure, landscaping, on and off site public open space and residential areas of the development hereby approved. Thereafter the development shall be undertaken in full accordance with the approved Phasing Programme.

Reason: To ensure that the development progresses in a co-ordinated manner in accordance with Policy SS1 of the Blyth Valley Core Strategy, Policy DC1 of the Blyth Valley Development Control Policies DPD and the National Planning Policy Framework.

05. The development hereby approved shall be limited to no more than 300 dwellings.

Reason: In the interests of the satisfactory appearance of the development upon completion in accordance with Policy SS1 of the Blyth Valley Core Strategy, Policy DC1 of the Blyth Valley Development Control Policies DPD and the National Planning Policy Framework.

06. The development hereby permitted shall not be carried out otherwise than in general accordance with the approved plans and documents. The approved plans and documents are:-

849.NLP SD-001-01 Location Plan;
849-NLP SD-90.01B Development Cell Parameter Plan;
849-NLP SD-90.02B Open Space Parameter Plan;
849-NLP SD-90.03C Noise Buffer Parameter Plan;
849-NLP SD-90.04C Footpath Links Parameter Plan;
849-NLP SD-90.05C Site Access Parameter Plan;
P16-0959_004 Landscape Masterplan;
Transport Assessment ref: NEA1-170630-001-01 30/06/17 including site access details;
Travel Plan NEA1-170630-002.01 14/07/17;
Flood Risk Assessment 1667-01 B 27/4/17;
Emails dated 7/7/17 re flood risk;
Drainage Strategy 1667-SK01 P3;
Topographical Survey

Reason: To ensure that the approved development is carried out in complete accordance with the approved plans and documents and to ensure that a satisfactory form of development is obtained in accordance with Policy SS1 of the Blyth Valley Core Strategy, Policy DC1 of the Blyth Valley Development Control Policies DPD and the National Planning Policy Framework.

07. No dwelling in a phase hereby approved shall be occupied unless and until a detailed Open Space Management and Maintenance Scheme for the maintenance and management of all areas of open space (excluding private gardens) within that phase has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full upon the substantial completion of the landscaping works approved under Condition 1 (or as may otherwise be approved in writing by the Local Planning Authority) in respect of that phase. Details to be submitted shall include;

- i) Details of landscape management and maintenance plans
- ii) Details of planting, grass cutting, weeding and pruning
- iii) Inspection, repair and maintenance of all hard landscaping and structures
- iv) Management, monitoring and operational restrictions
- v) Maintenance and planting replacement programme for the establishment period of landscaping
- vi) Establish a procedure that would be implemented in the event of any tree (or item of soft landscaping) being removed, uprooted/ destroyed or dying which shall ensure that any soft landscaping removed, dying or becoming seriously damaged, defective or diseased within 5 years from the substantial completion of development in that phase shall be replaced within the next

planting season with soft landscaping of a similar size and species to that which it is replacing.

The open space areas provided shall be retained for their intended purpose at all times thereafter unless otherwise is approved in writing by the Local Planning Authority.

Reason: To ensure appropriate maintenance and management of open space having regard to Policy DC27 of the Blyth Valley Development Control Policies DPD and the National Planning Policy Framework.

08. Any landscaping approved under condition 1 above in respect of a phase shall be completed in all respects within 6 months of the substantial completion of plot development in that phase.

Reason: In the interest of amenity, ensuring a satisfactory form of development having regard to Policy DC27 of the Blyth Valley Development Control Policies DPD and the National Planning Policy Framework.

09. The Reserved Matters to be submitted under Condition 1 shall include details of the proposed boundary treatments for each dwelling in the phase to which those Reserved Matters relate and no dwelling shall be occupied in that phase unless and until the boundary treatments for that dwelling as approved by the local planning authority have been provided in full. All garden boundary fences or walls shall include a gap at the base measuring a minimum 13cm x 13cm to allow continued access through the site for hedgehog.

Reason: In the interests of visual amenity, highway safety and biodiversity, in accordance with Policies DC11, DC16 and DC27 of the Blyth Valley Development Control Policies DPD and the National Planning Policy Framework.

10. The Reserved Matters to be submitted under Condition 1 shall include details of car and cycle parking for all dwellings in the phase to which those Reserved Matters relate and no dwelling shall be occupied in that phase unless and until the car and cycle parking for that dwelling as approved by the local planning authority has been provided in full. Thereafter, all such car and cycle parking arrangements shall remain in place at all times.

Reason: In the interests of highway safety and sustainable transport choices, and in accordance with Policy DC11 of the Blyth Valley Development Control Policies DPD and the National Planning Policy Framework.

11. No dwelling shall be occupied unless and until vehicle and pedestrian access from the public highway at the site boundary to that dwelling has been provided in full accordance with Reserved Matters details submitted under Condition 1 that have been approved in writing by the local planning authority. Thereafter such access shall remain in place at all times.

Reason: In the interests of highway safety from the outset of development, and in accordance with Policy DC11 of the Blyth Valley Development Control Policies DPD and the National Planning Policy Framework.

12. No development shall commence unless and until an Estate Street Phasing and Completion Plan has been submitted to and approved in writing by the local planning authority. This shall set out the completion sequence and construction standards for all estate streets in respect of the development hereby permitted. Thereafter the development shall be undertaken in full accordance with the Estate Street Phasing and Completion Plan approved by the local planning authority.

Reason: To ensure estate streets serving the development are completed in the interests of residential amenity and highway safety from the outset of development, and in accordance with Policy DC11 of the Blyth Valley Development Control Policies DPD and the National Planning Policy Framework.

13. No dwelling hereby permitted shall be occupied unless and until details regarding the future management and maintenance of the proposed streets in respect of the development hereby permitted have been submitted to and approved in writing by the local planning authority. At all times thereafter those streets shall be managed and maintained in full accordance with the details approved by the local planning authority.

Reason: To ensure estate streets serving the development are completed in the interests of residential amenity and highway safety, in accordance with Policy DC11 of the Blyth Valley Development Control Policies DPD and the National Planning Policy Framework.

14. No development shall commence in a phase until full engineering, drainage, street lighting and constructional details of the streets in respect of the development in that phase have been submitted to and approved in writing by the local planning authority. Thereafter, the development in that phase shall be constructed in full accordance with the details approved by the local planning authority.

Reason: In the interests of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the amenities of the locality and users of the highway from the outset of development, and in accordance with Policy DC11 of the Blyth Valley Development Control Policies DPD and the National Planning Policy Framework.

15. No development shall take place in a phase until a Construction Method Statement for that phase has been submitted to and approved in writing by the local authority. This shall include:

- i) parking for site operators and visitors;
- ii) storage for plant materials and all elements required for the construction of the development;
- iii) hoardings, decorative displays and areas of public access (sales area);
- iv) wheel washing facilities;
- v) measures to control emissions and dust during construction;
- vi) routing of heavy construction vehicles and deliveries;
- vii) site access and any turning facilities required for construction vehicles;
- viii) the approximate phasing of construction works;
- ix) vehicle movements and numbers;
- x) measures to be put in place to safeguard during construction works the existing trees and hedgerows on and adjacent to the boundaries of the site;

- xi) details in respect of any temporary lighting, which shall 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; and
- xii) arrangements to ensure that all trenches and excavations deeper than 0.3 metres left open overnight have a ramp installed at an angle of no more than 45 degrees to allow the escape of entrapped mammals;

The approved statement shall be implemented and complied with for the full duration of the construction works associated with that phase.

Reason: In order to achieve a satisfactory form of development and protect general amenity in accordance with the NPPF.

16. The reserved matters to be submitted under Condition 1 above in respect of each phase of the development hereby permitted shall include a schedule of all proposed external facing materials to be used in respect of the dwellings. The development in that phase shall be carried out in full accordance with the approved details.

Reason: In the interests of visual amenity in accordance with Policy DC27 of the Blyth Valley Development Control Policies DPD and the National Planning Policy Framework.

17. Prior to the commencement of development in a phase a scheme for the management and disposal of foul sewerage from development in that phase shall be submitted to and approved in writing by the local authority. Thereafter that approved foul sewerage infrastructure shall be provided in full prior to the first occupation of any dwelling in that phase and shall remain in place at all times thereafter and shall be managed and maintained in full accordance with the approved details.

Reason: To safeguard the water environment having regard to Policy DC19 of the Blyth Valley Development Control Policies DPD and the National Planning Policy Framework.

18. No development within a phase shall commence unless and until an intrusive site investigation has been undertaken regarding the matter of ground stability and contamination within that phase and the results of that investigation have been submitted to and approved in writing by the local planning authority. Thereafter any Reserved Matters application(s) submitted under Condition 1 relating to the matter of layout shall be accompanied by details regarding ground stabilisation works and/or development stand-off areas associated with coal mining features affecting the land to which those Reserved Matters relate to address all ground stability issues highlighted by the intrusive site investigation. Thereafter any approved ground stabilisation works in respect of any dwelling plot or other land approved in writing by the local planning authority shall be undertaken in full prior to the commencement of construction works in respect of that dwelling or such other land.

Reason: In order to safeguard the development and/or the occupants thereof from the adverse effects of unstable ground having regard to Policy DC21 of the Blyth Valley Development Control Policies DPD and the National Planning Policy Framework.

19. No development shall commence in a phase until a report detailing the protective measures to prevent the ingress of ground gas in that phase, to the standards required in BS8485:2015 (Code of Practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings), have been submitted to and approved in writing by the Local Planning Authority. The report shall contain full details of the validation and verification assessment to be undertaken on the installed ground gas protection, as detailed in CIRIA C735 (Good practice on the testing and verification of protection systems for buildings against hazardous ground gases).

Reason: In order to prevent any accumulation of ground gas, which may potentially be prejudicial to the amenity of the occupants of the respective properties having regard to Policy DC21 of the Blyth Valley Development Control Policies DPD and the National Planning Policy Framework.

20. No dwelling shall be occupied in a phase unless and until the applicant has submitted to and had approved in writing by the local planning authority a verification report confirming that all ground stabilisation works as approved under Condition 18 above in respect of that phase have been undertaken in full.

Reason: In order to ensure that any unstable ground is appropriately stabilised, which may potentially be prejudicial to the amenity of the occupants of the respective properties having regard to Policy DC21 of the Blyth Valley Development Control Policies DPD and the National Planning Policy Framework.

21. The Reserved Matters to be submitted under Condition 1 above in respect of any phase of the development hereby permitted, shall include full details of the proposed levels for that phase including finished floor levels of any buildings and associated structures, compared to existing levels on the site. Thereafter the development in that phase shall be constructed in full accordance with the approved levels unless otherwise approved in writing by the local planning authority.

Reason: In order to safeguard the character and appearance of the area having regard to Policy DC27 of the Blyth Valley Development Control Policies DPD and the National Planning Policy Framework.

22. The Reserved Matters to be submitted under Condition 1 shall include details to ensure that the dwellings in the phase to which those Reserved Matters relate are sustainable with regard to energy efficiency and/or renewable energy generation. Thereafter, the construction of those dwellings shall incorporate in full the approved energy efficiency / renewable energy generation measures.

Reason: To ensure that the development contributes to a reduction in carbon emissions in accordance with Policy Policy DC30 of the Blyth Valley Development Control Policies DPD and the National Planning Policy Framework.

23. Unless otherwise approved in writing by the local planning authority the landscaping Reserved Matters to be submitted under Condition 1 shall provide for the retention of existing hedgerows and trees on the boundaries of the application site and adjacent to the watercourse through the site and new planting shall comprise locally native trees, shrubs, grasses and wildflowers of local provenance.

Reason: In the interests of visual amenity in accordance with Policies DC16 and DC17 of the Blyth Valley Development Control Policies DPD and the National Planning Policy Framework.

24. No external lighting shall be installed within the application site unless and until details regarding the siting and design of such lighting including details on how such siting and design will minimise impact on bats within and adjacent to the site have been submitted to and approved in writing by the local planning authority. Thereafter the external lighting shall be installed in full accordance with those approved details.

Reason: In the interests of biodiversity in accordance with Policy DC16 of the Blyth Valley Development Control Policies DPD and the National Planning Policy Framework.

25. The development hereby permitted in any phase shall not be commenced until a scheme to deal with any contamination of land or pollution of controlled waters in that phase has been submitted to and approved in writing by the Local Planning Authority and until the measures approved in that scheme have been implemented. The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement in writing:

- a) A site investigation shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/or pollution of controlled waters as recommended in the Sirius Preliminary Geoenvironmental Appraisal (Report C7327 February 2017). It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle, in order that any potential risks are adequately assessed taking into account the sites existing status and proposed new use. Two full copies of the site investigation and findings shall be forwarded to the Local Planning Authority without delay upon completion.
- b) Thereafter, a written Method Statement (or Remediation Strategy) detailing the remediation requirements for the land contamination and/or pollution of controlled waters affecting the site shall be submitted and approved by the Local Planning Authority, and all requirements shall be implemented and completed to the satisfaction of the Local Planning Authority. No deviation shall be made from this scheme without express written agreement of the Local Planning Authority.
- c) Two full copies of a full closure (Verification Report) report shall be submitted to and approved by the Local Planning Authority. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the closure report to demonstrate that the required remediation has been fully met.

Reason: To ensure that risks from land contamination to the future users of the land and dwellings are minimised and to ensure that the development can be carried out safely without unacceptable risks to any future occupants in accordance with Policy DC21 of the Blyth Valley Development Control Policies DPD and the National Planning Policy Framework.

26. If during redevelopment contamination not previously considered is identified, then an additional method statement regarding this material shall be submitted to

and approved in writing by the Local Planning Authority. No building shall be occupied until the method statement has been submitted to and approved in writing by the Local Planning Authority, and measures proposed to deal with the contamination have been carried out.

Reason: To ensure that risks from land contamination to the future users of the land and dwellings are minimised and to ensure that the development can be carried out safely without unacceptable risks to any future occupants in accordance with Policy DC21 of the Blyth Valley Development Control Policies DPD and the National Planning Policy Framework.

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27. No dwelling shall be constructed until an acoustic design scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate that internal noise levels of 35dB LAeq 16 hours during the day and 30dB LAeq 8 hours and 45dB LAMax 8 hours during the night can be achieved in the main habitable rooms with windows open at the dwellings closest to the A1061. The scheme shall include internal room layouts to show that the main habitable rooms shall have access to a window which can be opened without causing the ingress of obtrusive noise above guidance levels. Thereafter, the approved acoustic design scheme shall be implemented in full before the occupation of the dwelling it relates to and retained in perpetuity.

Reason: To ensure a commensurate level of protection against obtrusive noise in accordance with Policy DC22 of the Blyth Valley Development Control Policies DPD and the National Planning Policy Framework.

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28. No development, removal of vegetation or felling of trees shall be undertaken between 1 March and 31 August unless a suitably qualified 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 in accordance with Policy DC16 of the Blyth Valley Development Control Policies DPD and the National Planning Policy Framework.

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29. The reserved matters to be submitted under condition 1 in respect of any phase of the development involving the erection of dwellings shall include details regarding the location and specification of the play area provision for that phase and a timetable for its provision. Thereafter the play areas shall be implemented in full accordance with the approved timetable and thereafter such play area provision shall be maintained.

Reason: To achieve a satisfactory form of development and to secure appropriate provision for on-site play provision in accordance with Policy DC27 of the Blyth Valley Development Control Policies DPD and the National Planning Policy Framework.

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30. The development in a phase shall not be occupied until details of refuse storage facilities and a refuse storage strategy for that phase have been submitted to and approved in writing by the Local Planning Authority. The approved refuse storage facilities shall be implemented before the development in that phase 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 Policy DC27 of the Blyth Valley Development Control Policies DPD and the National Planning Policy Framework.

31. Notwithstanding details submitted, the development shall not be occupied until details of a Framework Travel Plan in respect to the development have been submitted to and approved in writing by the Local Planning Authority. At all times thereafter, the approved Framework Travel Plan shall be implemented in accordance with the approved details. This must include:

- i. the contact details of a suitably qualified Travel Plan Co-ordinator;
- ii. an implementation programme;
- iii. an on-site assessment including details of transport links to the site, on-site facilities and any transport issues and problems;
- iv. clearly defined aims and objectives in relation to travel modes; and
- v. clearly defined responsibilities and roles in the implementation of the Framework Travel Plan.

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

32. Twelve months after first occupation of the development details of a Full Travel Plan 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 approved details. This Full Travel Plan must include:

- i. details of and results from an initial residents travel to work survey;
- ii. clearly specified ongoing targets for resident travel mode shares;
- iii. a plan for monitoring and reviewing the effectiveness of the Full Travel Plan; and
- iv. a scheme providing for a biennial monitoring report to be submitted to the Local Planning Authority regarding the implementation of the Full Travel Plan.

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

33. Prior to first occupation details of the adoption and maintenance of all SuDS features shall be submitted to and agreed by the Local Planning Authority. A maintenance schedule which includes details for all SuDS features for the lifetime of development shall be comprised within and be implemented forthwith in perpetuity.

Reason: To ensure that the scheme to disposal of surface water operates at its full potential throughout the development's lifetime in accordance with Policy DC19 of the Blyth Valley Development Control Policies DPD and the National Planning Policy Framework.

34. Prior to the commencement of development a scheme which mitigates any overland surface water flows into the development shall be undertaken and any mitigation carried out within the development in accordance with details submitted to and approved in writing by the local planning authority.

Reason: To prevent the ingress of off-site surface water entering any dwellings on site in accordance with Policy DC19 of the Blyth Valley Development Control Policies DPD and the National Planning Policy Framework.

35. Prior to the commencement of development details of the disposal of surface water from the development through the construction phase shall be submitted to and agreed with the Local Planning Authority. Thereafter construction shall be undertaken in full accordance with those approved details.

Reason: To ensure the risk of flooding does not increase during this phase and to limit the siltation of any on site surface water features in accordance with Policy DC19 of the Blyth Valley Development Control Policies DPD and the National Planning Policy Framework.

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

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

37. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) by Coast Consulting Engineers 22 April 2017 rev B ref: 1667-01 and e mail to Northumberland CC from Richard Hall dated 7 July 2017 and the following mitigation measures detailed within the FRA: 1. Finished floor levels are set no lower than 16.6 m above Ordnance Datum (AOD). The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To reduce the risk of flooding to the proposed development and future occupants in accordance with Policy DC19 of the Blyth Valley Development Control Policies DPD and the National Planning Policy Framework.

38. Prior to commencement of development a scheme to dispose of surface water from the development shall be submitted to and approved by the Local Planning Authority. This scheme shall

- i. Restrict discharge from the development to 28l/s 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.
- ii. Surface water shall be discharged into the Newsham Burn at the above controlled rate.
- iii. Provide attenuation on site for the 1 in 100 year plus climate change event (currently 40%) and an allowance for urban creep.
- iv. Incorporate vegetated sustainable drainage techniques throughout the development wherever possible and practicable, justification for alternatives should be by means of a viability assessment.
- v. Any attenuation features shall be situated outside of flood zone 3, including an allowance for climate change.

Thereafter the development shall be undertaken in full accordance with those approved details.

REASON

To ensure the effective disposal of surface water from the development in

accordance with Policy DC19 of the Blyth Valley Development Control Policies DPD and the National Planning Policy Framework.

Date of Report: 14.08.2017

Background Papers: Planning application file(s) 17/00499/OUT