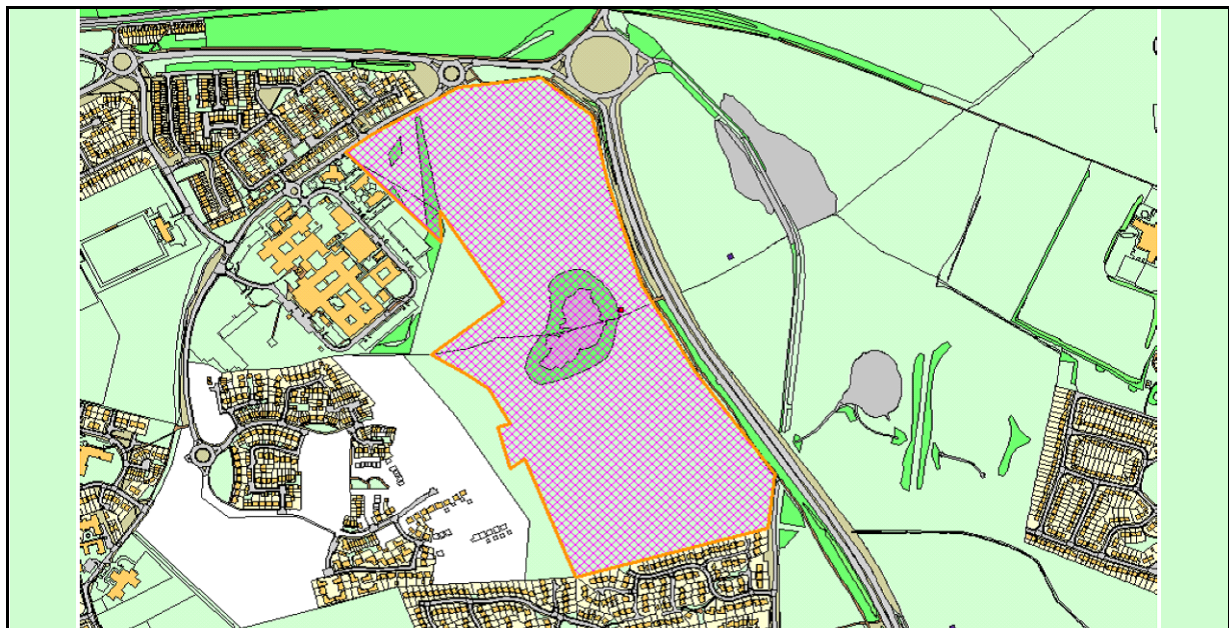


NORTHUMBERLAND

Northumberland County Council

Strategic Planning Committee 4 April 2017

Application No:	16/02432/OUT		
Proposal:	Outline planning permission for the development of up to 600 dwellings (C3) with all matters reserved except access		
Site Address	Land East Of Wansbeck General Hospital, Northern Relief Road, Ashington, Northumberland		
Applicant:	Miss Nicola Reed, Persimmon Homes (NE) 2 Esh Plaza, Sir Bobby Robson Way, Newcastle Upon Tyne, NE13 9BA	Agent:	None
Ward	Seaton With Newbiggin West	Parish	Ashington
Valid Date:	13 July 2016	Expiry Date:	24 February 2017
Case Officer Details:	Name:	Mr Neil Armstrong	
	Job Title:	Senior Planning Officer	
	Tel No:	01670 622697	
	Email:	neil.armstrong@northumberland.gov.uk	



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1. Introduction

- 1.1 The application has been referred to the Head of Planning Services under the provisions of the Council's current Scheme of Delegation as this is a major development. The matter has been duly considered under these provisions where it was confirmed that the matter should be dealt with by Strategic Planning Committee given the scale of the proposed development.

2. Description of the Site and Proposals

- 2.1 Outline planning permission is sought for the construction of up to 600 dwellings on land east of Wansbeck Hospital in Ashington, with all matters reserved other than access.
- 2.2 The application site is greenfield land and extends to 27.6 hectares. It is enclosed by the A197 to the north; the A189 to the east; residential development to the south; and residential development, including some still under construction at Seaton Vale, and the hospital to the west. A cycleway and footpath is located to the north and eastern boundaries of the site. In the Wansbeck District Local Development Plan the site is located within the settlement limit of Ashington as defined on the proposals map and not designated for any particular purpose.
- 2.3 The site access is proposed to be taken from the existing roundabout on the A197 to the north and through the Seaton Vale residential development to the west. The application documents also propose the provision of an area of Suitable Alternative Natural Greenspace (SANG) on land to the east side of the A189, and outside of the application site red line boundary but within the applicant's ownership, as part of proposed ecological mitigation measures.
- 2.4 It should be noted that the applicant has also submitted an outline planning application for up to 200 dwellings on land to the south of the site at Summerhouse Lane, which is also being considered on this committee agenda (16/02438/OUT).

3. Planning History

Reference Number: 98/00136/OUT

Description: Outline application residential development (1025 Plots) with first and middle school sites, site for two local centres, infrastructure with off-site drainage works

Status: Withdrawn

Reference Number: 98/00137/OUT

Description: Erection of 309 dwellings and associated infrastructure

Status: Withdrawn

Reference Number: 00/00009/OUTA

Description: Amendment to access for residential development

Status: Approved

Reference Number: 05/00269/FUL

Description: Temporary haul road to facilitate new housing development south of Wansbeck General Hospital

Status: Approved

4. Consultee Responses

Ashington Town Council	No response received
Newbiggin-By-The-Sea Parish Council	No objection to the principle of development provided the following matters can be addressed by amendments, conditions or planning obligations: maintaining proper separation of distinct settlements; acknowledgement and incorporation of off-site works that take account of early and longer-term development opportunities adjoining Newbiggin; improving landscaping and screen planting along the A189; and suitable arrangements for drainage and flood risk.
Natural England	No objection subject to conditions to secure ecological mitigation measures.
Sport England	<p>Sport England objects but would be able to withdraw its objection if;</p> <p>The applicant amends the application to include sports facilities to the value identified; and / or</p> <p>Committed to a planning obligation to the value of £509,528 so that the indoor and outdoor sports facilities that would be expected to serve the development will be suitably expanded / enhanced</p> <p>Demonstrated that the indoor / outdoor sports facilities expected to serve the new development had the capacity to be able to absorb the additional demand</p>
NCC Highways Authority	No objection subject to conditions and contribution to highway improvements.
NCC Public Protection	No objection subject to conditions in respect of contaminated land, ground gas protection and noise mitigation.
Highways England	Planning permission not be granted until 5 June 2017 or until sufficient information has been provided and they have given their full response to the Transport Assessment submitted with the application.
NCC County	No objection and no further archaeological work would be

Archaeologist	required.
NCC County Ecologist	No objection subject to conditions to in respect of ecological mitigation measures.
NCC Countryside/ Rights Of Way	No objection subject to rights of way being protected throughout.
NCC Building Conservation	Support the application. The development proposals will not result in harm to the setting of listed buildings.
Lead Local Flood Authority (LLFA)	No objection subject to conditions following the submission of additional information.
Environment Agency	No response received.
The Coal Authority	No objection subject to a condition in respect of intrusive site investigation to ascertain ground stability and the provision of appropriate mitigation measures where necessary.
Northumbrian Water Ltd	No objection subject to a condition in respect of foul drainage.
NCC Education	An education contribution of £4,730,000 is sought which should be secured through the Section 106 Agreement.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	309
Number of Objections	4
Number of Support	1
Number of General Comments	2

Notices

General site notice - 5th August 2016

Press Notice - News Post Leader 11th August 2016

Summary of Responses:

No objections or comments have been received from Ashington Town Council, although comments have been raised by the adjacent Newbiggin Town Council within which there are proposals for the provision of Suitable Alternative Natural Greenspace (SANG). These raise no objection to the principle of development provided the following matters can be addressed by amendments, conditions or planning obligations: maintaining proper separation of distinct settlements;

acknowledgement and incorporation of off-site works that take account of early and longer-term development opportunities adjoining Newbiggin; improving landscaping and screen planting along the A189; and suitable arrangements for drainage and flood risk.

Four objections have been received that refer to effects on residential amenity; loss of privacy and views; disturbance during construction period; drainage; traffic; impact on schools; effects on trees and wildlife.

Two representations make general comments on lack of local amenities that should be addressed with the application and possibility of barriers to prevent fly-tipping.

One representation in support has been received that acknowledges the need for additional housing but makes comments in respect of affordable housing provision, play/recreation provision, location of properties close to road, and loss of a pond on-site.

The above is a summary of the comments. The full written text is available on the Council's website at: <http://publicaccess.northumberland.gov.uk/online-applications//applicationDetails.do?activeTab=summary&keyVal=OA5RDJQSIPT00>

6. Planning Policy

6.1 National Planning Policy

National Planning Policy Framework (2012)
National Planning Practice Guidance (2014, as updated)

6.2 Development Plan Policy

Wansbeck District Local Plan 2007

GP1 Locational Strategy
GP4 Accessibility
GP5 Landscape character
GP6 Trees and hedgerows
GP10 Sites of national importance for nature conservation
GP11 Sites of local or regional nature conservation significance
GP13 Biodiversity and wildlife networks
GP20 Archaeology
GP22 Flood risk and erosion
GP22a Land instability
GP23 to GP26 – Pollution and nuisance
GP29 Land contamination
GP30 Visual impact
GP31 Urban design
GP32 Landscaping and the public realm
GP34 Resource conservation and integrated renewable energy
GP35 Crime prevention
H3 Windfall housing sites

H5 The design and density of new housing developments
H6 Density
H7 Affordable housing
T2 Provision for buses
T3 Provision for cyclists
T4 Provision for walking
T5 Access for people with reduced mobility
T6 Traffic implications of new development
T7 Parking provision in new developments
REC7 Indoor and outdoor sports provision by developers
REC8 Children's play
CF6 Water supply and drainage
CF7 Planning conditions and obligations

Northumberland Local Development Plan Core Strategy Pre-Submission Draft

1 Sustainable development
2 High quality sustainable design
3 Spatial distribution
15 Housing provision – scale and distribution
18 Planning for housing
19 Delivering affordable housing
28 Principles for the environment
29 Biodiversity and geodiversity
30 Landscape
35 Water quality
36 Water supply and sewerage
37 Flooding
38 Sustainable Drainage Systems
40 Unstable and contaminated land
41 Promoting sustainable connections
41A The effects of development on the road network
49 Community services and facilities
50 Open space and facilities for sport and recreation
55 Safeguarding mineral resources
70 Planning conditions and obligations

6.3 Other Documents/Strategies

Northumberland Five Year Housing Land Supply (2016 – 2021)
Wansbeck Provision for Sport and Play SPD
Wansbeck Design Guide
Wansbeck Residential Development Design Guidance
Northumberland Landscape Character Assessment (2010)
Northumberland Key Land Use Impact Study (September 2010)

7. Appraisal

7.1 Following officer assessment and in light of the comments received the main issues for consideration in the determination of this application are as follows:

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

7.2 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 development plan for this site is comprised of the “saved” policies of the Wansbeck District Local Plan (2007). The saved policies of the Local Plan continue to constitute the development plan and therefore remain relevant to the determination of this application. However, the weight that can be afforded to these policies varies due to their differing degree of conformity, or conflict, with the NPPF. Furthermore, paragraph 14 of the NPPF provides definitive guidance on how applications should be determined by stating:

“At the heart of the NPPF is a presumption in favour of sustainable development which should be seen as a golden thread running through both plan-making and decision-taking. For decision-taking this means:

- *Approving development proposals that accord with the development plan without delay;*
- *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 the Framework taken as a whole, or specific policies in the Framework indicate that development should be restricted.”*

7.3 Officers have been giving consideration to the policies of the emerging Northumberland Local Plan Core Strategy (Pre Submission draft October 2015, Major Modifications June 2016 and Further Major Modifications November 2016). In accordance with paragraph 216 of the NPPF weight may be given to the policies in emerging plans, depending on: the stage of preparation of the plan, the extent to which emerging policy aligns with the NPPF: and the extent of unresolved objections to the emerging plan. Therefore it is considered that weight can be given to the policies in the emerging Core Strategy, which comprise material considerations in the determination of applications. However, the weight that can be given may vary, depending on how much consultation has been undertaken on the policies, the nature of the unresolved objections and how consistent the policies are with the NPPF. In addition, the evidence base for the Core Strategy can also be used to inform the assessment of the issues associated with this application.

Principle of Development

- 7.4 The site lies wholly within the settlement boundary of Ashington as identified within the Local Plan. Policy GP1 part B states that development on greenfield sites within settlement limits will only be permitted if the site is allocated for development; or it can be demonstrated that the development will meet an identified and justified need and no suitable alternative previously-developed site is available. Policy H3 states that the construction of new housing on sites not allocated for development in the Local Plan will be permitted provided that the site has been previously developed or the development involves the re-use or conversion of an existing building; to grant permission will not lead to an over-supply of housing; development will not exacerbate problems of, or lead to, problems of low demand; the site is within a defined settlement limit; the site is well located in relation to local facilities and to public transport; and residents would enjoy a satisfactory living environment. New housing development on greenfield sites not allocated for housing in the plan will not be permitted.
- 7.5 Policy 1 of the emerging Core Strategy sets out criteria in respect of achieving sustainable development, as required by the NPPF. Policy 3 relates to the spatial distribution of development. The application site lies within the settlement boundary for Ashington in the Local Plan and therefore it is considered that the proposals should be considered in relation to parts (a) and (c) of that Policy which relate to Main Towns generally and Ashington in particular. Under part (a) of Policy 3 Ashington is identified as a Main Town and the Policy states that these towns will be key hubs for housing, employment, education, healthcare, retail, transport and tourism and will be the main focus for development to underpin their social, economic, environmental and cultural regeneration. Part (c) of the Policy further states that the regeneration of Ashington will be supported by utilising the wider town centre regeneration proposals as a catalyst for creating the conditions for social growth and resilience within the town. New housing development will be required to support the existing housing market by helping to extend choice to achieve a balanced housing market.
- 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 role, a social role and an environmental role. Paragraph 8 goes on to advise how the three roles 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 Wansbeck District Local Plan are considered to be out-of-date and therefore it is considered that in terms of housing land supply matters greater weight should be afforded to the Council's latest 5 year housing land supply data and the housing allocations within the emerging Core Strategy which seek to provide for 1800 new dwellings within Ashington over the Plan period of 2011-2031.
- 7.10 The Northumberland Five Year Housing Land Supply (2016-2021) (December 2016) is the Council's latest document regarding 5 year supply matters. This identifies that Northumberland as a whole demonstrates a deliverable supply of 6.3 years. In the South East Northumberland Delivery Area (SENDA), of which Ashington is a part, there is a deliverable supply equivalent to 5.4 years. Therefore a 5 year supply exists and policies relating to the supply of housing within the Wansbeck District Local Plan, which include Policies GP1 and H3, are therefore a material consideration.
- 7.11 In terms of the Plan period as a whole from 2011-2031, the emerging Core Strategy identifies a requirement for 1800 dwellings in Ashington. The current situation in terms of progress towards meeting this target is that 410 dwellings have been completed since 2011 and 716 further dwellings have planning permission. This leaves a shortfall of 674 dwellings for which planning permission would need granted in order to achieve the 1800 dwelling target. The application site is identified in the Council's SHLAA as suitable, available and achievable in the 6-10 year period, for 640 dwellings. Within the defined settlement boundary for Ashington only a small number of suitable housing sites are identified in the SHLAA and these are all small scale. Other large suitable sites identified within the SHLAA all lie outside of the settlement boundary. The proposed development could therefore contribute significantly in this regard to the delivery of housing in Ashington over the plan period.

- 7.12 Notwithstanding the above, consistent with the presumption in favour of sustainable development, the housing figures are a minimum and should not be viewed as a ceiling. The key consideration is whether the proposed development is considered sustainable development, in line with Policies 1 and 3 of the emerging Core Strategy and the NPPF. It is considered that the principle of new dwellings within Ashington would be generally acceptable and would not undermine the ability to manage housing supply. The proposed location within the settlement and immediately adjacent to existing development is considered to be a suitable location for new development at the proposed scale, and it is considered that there would be no significant or adverse effects on housing land supply should permission be granted. The principle of development on the site is therefore considered to be acceptable and would be a suitable location for new housing development, subject to other matters to be considered in more detail later in this report.
- 7.13 The application site is currently in use as agricultural grazing 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. 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.
- 7.14 The proposal is therefore considered to be acceptable despite not being in full accordance with Policies GP1 and H3 of the Wansbeck District Local Plan, and given its overall scale, as it does accord with the more up-to-date Policies 1 and 3 of the emerging Core Strategy and would result in a sustainable form of development having regard to the NPPF.

Housing Mix and Affordable Housing

- 7.15 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.
- 7.16 Policy H7 of the Wansbeck District Local Plan states that on all housing sites of more than 0.5 hectares or developments of more than 15 dwellings, the authority will negotiate for the provision of at least 30% of the total dwellings proposed to be in the form of affordable housing. The developer will need to satisfy the authority that affordable housing provided under the policy will remain affordable on subsequent changes of ownership or occupant. Policy 19 of the emerging Core Strategy sets out that 15% of homes on new permissions will be expected to be affordable to meet the overall target of 30% within the plan period. A contribution in excess of the 15% target would

be expected if the overall plan target is not being met or where there is an identified local need which justifies a higher contribution and viability permits.

- 7.17 The application has been submitted in outline with all detailed matters reserved for later approval except access, and therefore further consideration will need to be given to the proposed housing mix at reserved matters stage. However, it is considered that there is sufficient scope to provide an appropriate mix of housing as part of the proposed development. It is considered reasonable to attach a condition limiting the maximum number of dwellings to 600 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.
- 7.18 The Council's Affordable Housing team has advised that in line with Policy 19 of the emerging Core Strategy, 15% affordable housing provision should be sought, which equates to 90 units for a development of 600 dwellings. The Affordable Housing team suggest that these units be split 60% Affordable rent (54 units) and 40% Intermediate (36 units). The Affordable Housing team considers there to be sufficient evidence that there is not a sufficient housing need within the Ashington area for on-site affordable rented housing delivery as care needs to be taken to not provide affordable housing that will compete with the current available stock. Therefore, an off-site financial contribution to the supply of affordable housing shall be sought for this element equating to 54 affordable rented units. This has been calculated at £810,000, and the applicant has agreed to fund this contribution.
- 7.19 However, on site delivery of the Intermediate stock would be sought as this is seen as the type of affordable housing that is required in this area. It is recommended that the 36 units are provided as a mixture of 2 and 3 bed Discount Market Value houses at 70% of the Market Value. The on-site affordable homes and financial contribution would be secured via a Section 106 agreement. It should be noted that due to the lengthy build out rate for this site the housing need and demand position would need to be reappraised for each subsequent phase to ascertain the best way to deliver affordable housing. The standard 60% affordable rent and 40% intermediate split would be suggested and an Affordable Housing scheme would need to be submitted and approved so that a decision on off-site or on-site delivery can be made on each phase. These reviews would need to be built into the Section 106 agreement.
- 7.20 In terms of housing mix and affordable housing the proposal is considered to be in accordance with Policy 19 of the emerging Core Strategy and the NPPF subject to the scale and mix of affordable housing as recommended by officers being agreed by the applicant.

Impact on the Character and Appearance of the Area

- 7.21 A development of this proposed overall scale would clearly have some effects on landscape and visual impact that have been considered during the application. Further assessment would be required as part of any reserved

matters applications. However, it is acknowledged that the sites are not covered by any landscape designations.

- 7.22 Policy GP5 of the Local Plan states that development must respect the character of the District's landscape, and proposals would be assessed in terms of: a) the siting, scale and design of buildings and materials; and b) the effect on distant views. It goes on to say that development which would have an adverse effect on the character or appearance of those areas which contribute most to the quality and distinctiveness of the local landscape will not be permitted. Such areas will include: a) the coast; b) the valley of the River Blyth; c) the valley of the River Wansbeck; d) the valleys of the Willow Burn; and Sleek Burn.
- 7.23 Policy GP30 of the Local Plan advises that all proposed development will be assessed in terms of its visual impact. Developments which in visual terms would cause significant harm to the character or quality of the surrounding environment will be refused. Policy GP31 states that when considering any proposed development the authority will require high standards of urban design to: a) promote character in townscape and landscape and establish local identity; b) clearly define public and private spaces; c) encourage accessibility; d) make places with a clear image that is easy to understand, by providing recognizable routes, intersections and landmarks; e) encourage adaptability through development that can respond to changing social, technological and economic conditions; and f) promote diversity and choice through a mix of compatible developments and uses that work together to create viable places that respond to local needs.
- 7.24 Policy H5 relates specifically to new housing developments and states that these should be well designed. Developers will be expected to demonstrate in their proposals that: a) movement through the area will be safe, direct and attractive and has been designed to put the needs of non-motorised users before the needs of motor vehicles; b) the impact of motor vehicles has been minimized and streets have been designed for slow speeds; c) residents will enjoy reasonable standards of privacy, outlook and daylight; d) the new development will relate well to its surroundings; e) the new housing area will have its own distinctive character and identity; f) the arrangement of houses, streets and open spaces is clearly defined and easily understood; g) there will be an appropriate mix of dwelling sizes and types which takes account of local housing needs; h) external spaces have been planned as an integral part of the development and are well defined; i) adequate provision is made for gardens or other forms of private amenity open space; j) the layout and design of dwellings allows for future adaptation to meet changing household needs; k) the new development has been designed to conserve energy and water resources; and l) appropriate provision is made for those with reduced mobility.
- 7.25 Policy H6 states that new housing developments with an average net density of less than 30 dwellings per hectare will not be permitted unless it can be demonstrated that: a) particular characteristics of the site prevent higher densities from being achieved; or b) development at higher densities would

have a significant adverse effect on the character of the surrounding area. Densities higher than 30 dwellings per hectare will be encouraged at places with good access to public transport.

- 7.26 Policy 2 of the emerging Core Strategy states that development will be supported where it demonstrates high quality, sustainable and inclusive design. Design must contribute positively to place-making and be developed in response to a robust analysis of the character of the site and the surrounding area. The Policy sets down a number of detailed design criteria that need to be achieved for development to be supported.
- 7.27 In addition to the above 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.
- 7.28 The Northumberland Key Land Use Impact Study, Part A, Landscape Sensitivity at Settlement Edges (September 2010) provides an analysis of settlements around the county. This has an aim of guiding future development to the most appropriate locations, based on a review of the character of each settlement, boundaries and sensitivities within the surrounding landscape. For Ashington it highlights that approaches from the east are dominated by infrastructure and roundabouts, and identifies that the settlement edge here continues to change as residential development is expanding around the hospital. From the south the River Wansbeck forms a distinct boundary to the settlement. The study states that the landscape to the east of Ashington is not considered to be of particularly high sensitivity, however further development beyond the A189 is considered undesirable and coalescence with Newbiggin-by-the-Sea should be prevented. Figure A2.4 of the study highlights the proposed site as being of lower landscape sensitivity.
- 7.29 Although the landscape sensitivity of the sites are lower in this area, the layout and design of development on the sites should have regard to the need to ensure that a good quality design is achieved for this location. In addition consideration needs to be given to the potential visual impact of any new development on existing residents within the vicinity of the site. The layout and design, including provision of open space within the sites, should be of a high quality in order to meet the requirements of the Local Plan, emerging Core Strategy and NPPF in delivering a sustainable form of development. These are matters that will need to be given further more detailed consideration within any application for reserved matters. However, based on the indicative masterplan and the design and access statement that have been submitted with the application, it is considered that the scale of development could be assimilated into the area without significant or adverse

impacts upon the character and appearance of the site and wider landscape, and a suitable layout could be achieved.

- 7.30 The density of development proposed would be 22 dwellings per hectare, which is less than the 30 dwellings per hectare specified by Policy H6 of the Local Plan. However, the site lies at the edge of Ashington bordering open countryside to the east and the proposed density is considered acceptable given the location of the site and its overall scale. In addition, the layout takes in to account the provision of areas of open space within the site, Sustainable drainage mitigation, as well as land along the eastern boundary being sterilised due to site constraints, including a gas main and proximity to the A189 road.

Impact on Heritage Assets

- 7.31 The Council's Conservation Team have identified Grade II* and Grade II listed buildings at the Woodhorn Colliery Museum; and the Grade II listed Moor House Farmhouse and Grade II listed Moor House Farm Buildings within its consultation response. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act requires the local authority to have special regard to the desirability of preserving a listed building, its setting and any features of special architectural or historic interest which it possesses. The site is approximately 0.39 km south-east of the complex of listed buildings known as Woodhorn Colliery Museum, and 0.40 km north-east of the planned farmstead of Moor House. The Conservation Team concludes that the proposals would not result in harm to the setting of the identified listed buildings. Having regard to the comments of the Conservation Team, and further assessment given the relationship of the application site to the heritage assets, intervening development and separation, it is officer opinion that the proposed development would not have any effects on the setting of the listed buildings.
- 7.32 In summary, having regard to appearance and impact on the character of the area, whilst being large-scale development to the edge of the town, the proposals are considered to be in accordance with the Wansbeck District Local Plan, the emerging Core Strategy and the NPPF.

Residential Amenity

- 7.33 The site lies immediately adjacent to housing on its southern boundary, as well as the ongoing Seaton Value development to the west, whilst there are also properties located to the north-west of the site. A proposed development of this scale would result in some impacts on these nearest properties, as well as wider effects further afield. There would be a clear increase in the number of residents in the area and associated use, traffic and activity. In addition, development would alter the visual amenity of the area.
- 7.34 Matters of layout, scale and appearance would need to be assessed as part of future reserved matters applications. However, the indicative masterplan submitted with the application is considered to show that an acceptable layout can be achieved in terms of effects on visual amenity and privacy of existing

residents and that there would not be significant or harmful impacts on residential amenity. The Wansbeck Residential Development Design Guidance does not set out specific separation distances to be achieved between properties. However, subject to detailed design considerations, it is considered that development on this site could result in an acceptable form of development that would accord with the Design Guidance, the Wansbeck District Local Plan, the emerging Core Strategy and the NPPF.

- 7.35 Given the scale of the development close to existing residential development, as well as the location of the site in close proximity to the A189 and A197 highways, the applicant has been required to consider the potential effects of this on the amenity and living conditions of existing and future residents, including in respect of noise impacts and air quality. Policy GP23 of the Local Plan states that when determining planning applications, the authority will consider whether a proposed development has the potential to cause pollution or nuisance. Policy GP24 states that when determining planning applications for development within the proximity of an existing or approved source of pollution, the authority will take into account the following factors: a) the impact of the polluting activity on the health of users of the proposed development; b) the standard of amenity likely to be enjoyed by the users of the proposed development; c) whether the proposed development has particular sensitivities to pollution; d) the additional costs or other constraints which may be imposed on the polluting use as a result of permitting the proposed development; and e) whether any potential conflict can be resolved by the use of planning conditions or obligations.
- 7.36 Policy GP25 advises that when determining planning applications, the authority will consider the levels and characteristics of any noise which may be generated as a result of permitting the development. The likely impact will be assessed in terms of the following: a) any disturbance to people living in the area; b) any disturbance to other noise-sensitive uses such as hospitals, schools, colleges, offices and community buildings; c) any effect on people's enjoyment of the outdoor environment including gardens, parks, the coast and the countryside; d) any disturbance to wildlife or livestock and e) whether any potential conflict can be resolved by the use of planning conditions or obligations. Proposals which would cause significant harm in terms of the above criteria will be refused. Policy GP26 states that when determining planning applications for development which could be exposed to an existing or potential source of noise, the authority will consider the following: a) the level and characteristics of the noise from existing activity; and b) whether the proposed use is particularly sensitive to noise. If after considering the above factors the authority concludes that the proposed development would not be compatible with the existing activity, the proposals will not be permitted.
- 7.37 The application has been submitted with a noise assessment and air quality assessment, with particular regard to impacts on the new development from the A189 to the east and A197 to the north and effects as a result of construction, and additional information on these matters has been provided during the course of the application following consultation with the Council's Public Protection team. It is not considered that the new development would

result in significantly increased pollution for existing residents in the vicinity of the site in terms of noise or air quality. An informative is recommended by Public Protection in relation to noise during the construction period and days/times of noisy activity, whilst reference is also made to statutory nuisance provisions.

- 7.38 On the basis of the noise assessment submissions Public Protection raise no objection regarding noise impacts on future residents, subject to conditions in respect of securing details of the 3 metre high acoustic barrier to the A189 and housing layout (gardens are placed to the rear of the dwellings nearest the A189 and A197). With regard to air quality Public Protection have advised that the assessment indicates that the impact upon air quality at four receptor locations “with development” and “without development” near the development site will not raise pollutant levels above objective levels. Public Protection have also advised officers that there are no concerns in respect of locating new development in proximity to the existing roads in terms of air quality, and although there would be an increase in levels, these are still significantly below the national Air Quality Objectives. Subject to conditions where required to mitigate noise impacts, the proposal would therefore be in accordance with the Local Plan and NPPF.

Land Contamination and Stability

- 7.39 Policy GP22a of the Local Plan states that development on unstable land will not be permitted unless satisfactory measures to stabilise the site are carried out and done so at the expense of the developer. If risk from unstable ground conditions is suspected, developers will be required to submit a stability report with their planning applications to demonstrate that the site is stable or can be made so and that the development will not affect land stability beyond the site. Policy GP29 advises that where there is reason to suspect that land is affected by contamination, applicants for planning permission will be required to submit a report of a desk study of previous uses of the site and their potential for contamination. Policy 40 of the emerging Core Strategy seeks similar objectives to those set down in Policies GP22a and GP29.
- 7.40 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. Public Protection raise no objections subject to conditions securing further information on contaminated land and gas protection measures being provided for in respect of the proposed dwellings. On this basis the proposal would be in accordance with the Local Plan, emerging Core Strategy and the NPPF.

Transportation Matters

- 7.41 Policy GP4 of the Local Plan states that new development should be located to reduce the need to travel and to minimise journey length. It should be

accessible to all users by a choice of means of transport including buses, walking and cycling.

- 7.42 Policy T2 advises that improvements to bus service provision in the District and the introduction of measures to make bus travel more attractive will be sought. Planning permission for developments which are likely to generate a significant number of journeys will not be permitted unless proposals include new or improved access by bus to the development including the provision of appropriate infrastructure and/or financial support for services. Developments which affect existing facilities for bus users will not be permitted unless the facilities are retained or enhanced as part of proposals.
- 7.43 Policy T3 states that improved facilities for cycling in the District will be sought. Cyclists will be provided for as part of highway and traffic management schemes and by developers as part of new developments. Provision will include the development of safe and convenient routes and cycle parking facilities. Developers will be required as a condition of planning permission to provide cycle parking as part of their developments.
- 7.44 Policy T4 advises that measures to assist and encourage walking will be sought including the development of a comprehensive network of footpaths and footways. Developers will be required to provide safe, convenient and pleasant routes for pedestrians.
- 7.45 Policy T6 states that when planning applications are determined, the volume and character of traffic likely to be generated by and attracted to the proposed development will be considered. Proposals will only be permitted if: a) the existing highway network is adequate to cope with any additional traffic resulting from the development or necessary improvement works will be carried out before the development goes ahead; b) the proposed arrangements for access and egress will allow the safe and efficient movement of vehicles; c) internal circulation arrangements will be able to absorb vehicular traffic entering the site without queues forming on existing roads and will include measures to achieve safe traffic speeds; and d) adequate provision is made, in terms of safety and operating efficiency, for servicing and deliveries and for other heavy vehicles such as buses and emergency vehicles. A Transport Assessment, including a travel plan and an assessment of accessibility where appropriate, will be required to be submitted with proposals for development that will have significant transport implications.
- 7.46 Policy T5 advises that an environment which is accessible to all will be sought. Developers will be required to make appropriate provision for those with reduced mobility as part of their developments.
- 7.47 Policy T7 of the Local Plan states that developers should make appropriate provision in their developments for the parking of motor vehicles and motorcycles. The appropriateness of proposed provision will be assessed in terms of the following: a) the scale and type of development; b) accessibility by public transport, on foot and by cycle; c) the potential for road safety and

environmental problems as a result of increased parking demand in the area; d) the extent and nature of any parking restrictions in force on highways in the area; and e) county-wide maximum parking standards as set out in Appendix T3 (or any local standards published in a future Supplementary Planning Document).

- 7.48 Policy 41 of the emerging Core Strategy looks to promote sustainable connections and Policy 41A considers the effects of development on the road network. Paragraph 32 of the NPPF advises that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.
- 7.49 The application is accompanied by a Transport Assessment (TA) and Travel Plan (TP). The TA 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. The TA identifies the proximity of the site to local amenities, public transport accessibility, footpath and cycle links, and vehicle access points and links. It also identifies public transport enhancements, with the potential for existing routes to divert through the site or operate additional services. The applicant is in discussions with the operator of existing services and a financial contribution to public transport provision can be secured through a Section 106 agreement. The TA also considers matters in respect of car and cycle parking provision, servicing and refuse collection and construction traffic management.
- 7.50 The application has been subject to consultation with the Council's Highways Development Management (HDM) team as Local Highway Authority, and Highways England as the development could impact on their strategic highway network in relation to the A189/A19 Moor Farm junction to the south. Highways England note from the TA that there is a predicted increase in traffic to the south on the A189, which could add significant traffic that may impact the Strategic Road Network at the A19/A189 Moor Farm Junction at peak times where delay currently occurs. Highways England are still undertaking a review of the TA and advise that the application should not be determined until further comments are received and this aspect is addressed. 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 in May. It will then be clearer as to whether or not any mitigation works need to be secured to the strategic network as a consequence of these schemes, although all of these schemes seek to bring forward dwellings to meet the housing targets as set out in the emerging Core Strategy, which have been the subject of previous discussions with Highways England.
- 7.51 HDM has provided comments on the TA and the TP. With regard to the TA further detail was required and comments made in respect of matters including the diversion of bus services and discussions with the operator; trip

generation methodology; capacity of the roundabout on the A197; and need to consider impact on the Moor Farm roundabout. With regard to the TP, HDM advise that this is concise and covers required information, although would welcome further discussions regarding bus service diversion and details of the Travel Plan Co-ordinator.

- 7.52 Following submission of the addendum TA that has been provided HDM has made further comments and advise that the general principle of the development accords with local and national highway policy. The amended TP is now acceptable as a basis for the ongoing TP process within the development. A Section 106 agreement would need to secure the precise details of the obligations set out in the TP. The TA report that forms part of the Evidence Base for the emerging Core Strategy and Policy 41A identifies the need for mitigation to the A189 / B1334 Ashwood Roundabout that is required to be implemented during the plan period. The proposed development site forms part of the identified development sites that would impact this junction and therefore a Section 106 contribution is requested in relation to the funding of mitigation at this junction. A proportional contribution totalling £375,000 is requested with details of the heads of terms, including payment thresholds, to be determined at an appropriate time.
- 7.53 As the application seeks outline approval, the internal layout of the development has not been assessed in any detail. At the reserved matters stage the layout should be designed in such a manner to naturally restrict the speed of traffic through the site, without the need for traffic calming features which require adjustments to the vertical alignment of the carriageway surface. HDM comment that all highway related works would be required to be designed and constructed to a standard eligible for adoption, and subject to Section 38 and Section 378 agreements of the Highways Act 1980. Relevant conditions are recommended in this respect, alongside measures to secure a construction method statement for the duration of the construction period. The possibility of a bus link between this development and the potential adjacent development for 200 dwellings on land east of Summerhouse Lane should also be investigated in order to improve public transport connectivity in the area.
- 7.54 In general terms the site is considered to be a suitable location for development and is accessible by a choice of means of transport. More detailed matters in respect of final layout and car parking provision would be considered at the reserved matters stage. Subject to the resolution of outstanding matters raised by Highways England, and identified conditions and planning obligations set out by HDM, the proposals are considered to be acceptable on transportation grounds.

Flooding and Drainage

- 7.55 The site does not fall with Flood Zones 2 or 3, however given the proposed scale of development careful consideration needs to be given to ensure that the development of the site would incorporate acceptable measures for foul

and surface water drainage and to ensure there would be no effects arising off-site from the proposals.

- 7.56 Policy GP22 of the Wansbeck District Local Plan states that developers are required to consider the risk to their development from flooding and erosion and to consider any possible effect of their development on flood risk or erosion elsewhere. Policy CF6 continues by stating that when considering all development proposals, the authority will take into account the availability of water supply, surface water drainage and sewage disposal facilities. Development will only be permitted if adequate services can be provided prior to occupation and without harm to the environment and existing uses. Sustainable drainage systems to control and manage surface water run-off should be incorporated into new development schemes. Proposals for the long term maintenance and management of such systems should be established at the planning application stage.
- 7.57 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. Policies 35, 36, 27 and 38 of the emerging Core Strategy likewise seek to ensure that developments are acceptable on drainage and flood risk grounds and incorporate sustainable drainage infrastructure where possible.
- 7.58 The site lies within Flood Zone 1 and in order to address flood risk given the size of the site, the applicant has submitted a Flood Risk Assessment (FRA). This has also makes reference to the application for proposed development for 200 dwellings to the south of the site submitted by the same applicant. There is an existing pond on the site, which it is understood does not feature an inlet or outlet. The FRA identifies that infiltration techniques are not suitable for the development and surface water should be directed to the nearest watercourse. It is proposed to abandon a surface water pipe that runs through the site and serves the hospital and divert flows to a surface water storage feature on the site. This will be fitted with a flow control to restrict flows and surface water will discharge to an existing surface water drain. The FRA highlights that the masterplan includes areas of soft landscaping that could be used to implement SuDS techniques.
- 7.59 The Lead Local Flood Authority (LLFA) have considered the information submitted with the application and had sought further information regarding the surface water drainage arrangements from the site. This has involved ongoing discussion between the applicant and the LLFA and the submission of additional information. The LLFA comments that proposals for surface water from the development would see water discharge into an existing surface water pipe which outfalls into the existing attenuation ponds on the eastern side of the A189. No water post development shall discharge into the ditch on the southern perimeter of the site or to the surface water pipe which runs through the site and outfalls into the Spittal Burn. Post development surface flows from the development into the Spittal Burn shall be restricted to 71l/s, which is reflective of greenfield conditions for the current catchment area. Attenuation will be provided on site via underground tanks and

oversized pipes and off-site by enlarging the existing ponds to the east side of the A189. This will ensure flood risk is effectively dealt with for all rainfall events up to and including the 1 in 100 year plus climate change event.

- 7.60 A condition has been recommended that looks at providing any mitigation as a result of enlarging the ponds, which will ensure there is no increased flood risk to the A189 or to any existing dwellings. Further sustainable drainage systems such as permeable paving and swales will be looked at in further detail at the reserved matters/discharge of condition stage of the development. The adoption and maintenance of all features will be by either or a combination of Northumbrian Water, future land owners and a private management company.
- 7.61 With regard to foul drainage, Northumbrian Water has advised that the application does not provide sufficient detail with regards to the management of foul water from the development for it to be able to assess capacity to treat the flows from the development. However, no objection is raised subject to a condition that would secure details of foul water drainage prior to development commencing.
- 7.62 Subject to the satisfactory resolution of surface water drainage proposals and comments from the LLFA to that effect, as well as conditions to be attached to secure the details of drainage infrastructure, including the use of SuDS, it is considered that the proposal would be acceptable in relation to drainage, flood risk and foul sewage, in accordance with the Local Plan, the emerging Core Strategy and the NPPF.

Ecology

- 7.63 Policy GP10 of the Local Plan states that development proposals in or likely to affect sites designated as being of national importance to nature conservation will be subject to special scrutiny. Development which is likely to have an adverse affect will not be permitted unless the authority is satisfied that: a) the reasons for the development clearly outweigh the nature conservation value of the site including its importance in relation to the national network of sites; and b) there are no reasonable alternative means of meeting the development need. Where development affecting a site is permitted, the use of conditions and/or planning agreements will be used to ensure the protection and enhancement of the site's nature conservation interest or to provide compensatory measures for any harm.
- 7.64 Policy GP11 advises that development likely to have an adverse effect on a site designated of local or regional importance to nature conservation will not be permitted unless the authority is satisfied that the benefits of the development clearly outweigh the nature conservation value of the site including its importance in relation to the local or regional network of sites. If development is permitted which would cause damage to the nature conservation interest of a site, such damage should be kept to a minimum. Planning conditions and/or agreements will be used to ensure compensatory measures are undertaken.

- 7.65 Finally, Policy GP13 states that the value to biodiversity of all sites proposed for development will be considered when planning applications are determined whether or not they are designated sites. Particular importance will be attached to the protection of priority habitats and species in Wansbeck. Where proposals affect a habitat which contributes, or could potentially contribute, to a network of natural habitats the developer will be required to protect and enhance the network.
- 7.66 Policy 29 of the emerging Core Strategy seeks to minimise the adverse impacts of development on biodiversity. Paragraph 118 of the NPPF seeks to conserve and enhance biodiversity and sets out that assessment of potential impacts from development should be undertaken. 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.
- 7.67 The application has been subject to consultation with Natural England and the Council's ecologists. Further information with regards to potential impact on the internationally protected Natura 2000 sites (Northumbria Coast Special Protection Area (SPA)/Ramsar site and Northumberland Marine proposed SPA) and the nationally protected Northumberland Shore Site of Special Scientific Interest (SSSI) and amended site layout and habitat enhancement proposals have been provided during the course of the application.
- 7.68 Natural England has raised no objections with regards to potential impacts on the internationally SPA/Ramsar site and proposed SPA approximately 1.4km to the east. Additionally no objections have been raised with regards to the potential impact on the SSSI also approximately 1.4km to the east, subject to a number of conditions in relation to mitigation measures.
- 7.69 The Council's ecologists state that the application documents and ecological survey report indicate that the proposed development site is of generally low ecological value, though there would be the loss of the substantial existing pond, which is currently utilised by low numbers of wading birds and wildfowl in particular. The proposed mitigation against this loss, however, includes the provision of improved landscape features and land management (to include open water, scrapes, wet grassland and meadow as well as wooded areas and substantial greenspace for more general recreational purposes) of approximately 50 hectares to the east of the site and east of the A189. This would include creating links with the existing public rights of way in this area. In addition the development site itself within the application site would include substantial green buffers, recreational spaces, SuDS features and green space corridors across the site, which will provide additional habitat, open space and recreational areas immediately adjacent to the proposed housing.
- 7.70 The ecologists highlight that providing appropriate detailed landscape and planting proposals for those areas together with sustainable long-term management for the proposed mitigating/compensatory greenspaces can be

appropriately secured, it is very likely that the overall ecological value of this part of the south-east of the County will be considerably enhanced. The proposals would create and enhance ecologically valuable habitat features relevant to those species known to be present in the area, as well as a number of those species included in the citations for the protected and notable sites present in the surrounding area. No objections to the proposals on ecological grounds are therefore raised on condition that the avoidance, mitigation and enhancement measures detailed are carried out in full. It is considered that these measures can be secured by conditions and section 106 Agreement in relation to the off-site SANG mitigation. The proposal would therefore be in accordance with the Local Plan, the emerging Core Strategy and the NPPF.

Planning Obligations

- 7.71 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.
- 7.72 Policy CF7 of the Local Plan states that where necessary to the grant of planning permission and in order to meet a planning need arising from a proposed development, the authority will apply planning conditions or seek to enter into a planning obligation with the developer. Circumstances where planning obligations to be negotiated will include where additional social, physical or environmental infrastructure is required to be provided in order for the development to go ahead. Policy 49 of the emerging Core Strategy states that taking into account viability, new development will be required to provide or contribute to community facilities as part of the development or, if appropriate, off-site where no facilities exist or where existing facilities are deficient.
- 7.73 Reference has been made earlier in this report to securing the ecological mitigation and SANG provision, as well as contributions for affordable housing and off-site highway works. In addition to the above, contributions are also to be sought in respect of off-site sport/play, and education and healthcare infrastructure.
- 7.74 Policy REC7 of the Local Plan states that planning permission will not be granted for residential development unless the developer meets the anticipated need generated by the development for additional indoor and outdoor sports provision. If provision can more appropriately be met by either new or improved facilities off-site, the developer can enter into an agreement to make a financial contribution towards a communal fund established by the local planning authority for sports provision and improvement. Details of a

commuted payments scheme will be set out in a Supplementary Planning Document

- 7.75 Policy REC8 advises that planning permission will not be granted for residential development unless the developer meets the anticipated need generated by the development for additional children's play facilities. Play areas should form an integral part of the design of the development taking into account local circumstances such as the type and scale of development proposed and the extent of existing provision in the area. They must be designed and located to provide for safe and constructive play and avoid nuisance to neighbouring dwellings. If provision can more appropriately be met by either new or improved facilities off-site, the developer can enter into an agreement to make a financial contribution towards a communal fund established by the local planning authority for pitch provision and improvement. Details of a commuted payments scheme will be set out in a Supplementary Planning Document.
- 7.76 Detail regarding sport and play space contributions is set out in the 2009 Wansbeck Sport and Play SPD. Applying the formulas within the SPD would generate a contribution of £492,000 towards the provision and maintenance of outdoor/indoor sports facilities. However, consideration also needs to be given to more up-to-date provision data and discussions have taken place with Active Northumberland regarding provision within the local area. It is considered that the above contribution would be a reasonable requirement in this instance based on the SPD and discussions with Active Northumberland. In terms of play provision it is anticipated that this will be made on-site, and details have been provided as part of the applicant's Open Space Assessment, and therefore a contribution would only be required for off-site sports provision.
- 7.77 A non-statutory consultation has been undertaken with Sport England on the basis this is a site for more than 300 dwellings. Sport England makes reference to its objectives and the NPPF, and using its Sports Facility Calculator advises a contribution of £509,528 should be secured in terms of the effects of the new development on sports facilities. Whilst there is an objection on the basis that the application as submitted does not provide for sports facilities to meet the need arising from development, Sport England advises that this would be withdrawn if the applicant amended the application to include sports facilities to the value outlined; and or committed to a planning obligation to the value of £509,528; or demonstrated that the indoor/outdoor sports facilities expected to serve the development had capacity to absorb the additional demand. It should be noted that the consultation with Sport England is non-statutory, and it is considered that the sum to be secured based on the Wansbeck Sport and Play SPD would be a reasonable and necessary contribution in this instance based on the adopted development plan policy.
- 7.78 As referred to earlier affordable housing provision would be secured on-site for intermediate housing, along with a contribution of £810,000 towards off-site provision in respect of affordable rented provision.

- 7.79 Discussions are also ongoing with the applicant regarding the extent of the education contribution, which the Council's Education team have initially requested should be £4,730,000. This is based on an estimate that an additional 178 school age children will need to be accommodated within the primary and secondary phases within Ashington Partnership area (16 children for each primary school year and 14 for each secondary school year). The applicant has sought further justification for the proposed figure prior to agreeing this as part of a Section 106 Agreement, and this will be subject to further discussion.
- 7.80 In addition there are discussions around the off-site highway works contribution for works to the Ashwood Roundabout at the junction of the A189 and B1334 to the south, and contribution to bus service provision as set out earlier in this report. Officers hope to provide a further update on these at committee, or these are aspects that may be subject to further discussion and negotiation prior to any Section 106 agreement being completed should Members be minded to approve the application.
- 7.81 Given the scale of the development officers have also been in discussion with NHS Northumberland Clinical Commissioning Group (CCG) in terms of potential impacts on healthcare infrastructure. The National Planning Practice Guidance sets out that the healthcare infrastructure implications of any relevant proposed local development can be considered in determining planning applications. The CCG have advised that the development will put additional demand on primary healthcare provision in an area already stretched in capacity. There are on-going discussions with officers, the applicant and the CCG in terms of considering the effects of the development on health infrastructure in order to consider whether there is justification for such a contribution, and if so to secure an appropriate contribution through the application. It is hoped to update Members at the committee meeting, although this may need to be negotiated prior to completion of the Section 106 should Members be minded to approve the application.
- 7.82 The applicant also proposes to make reference to the marketing of a local centre that was secured as part of a Section 106 Agreement for the adjacent development at Seaton Vale. This will provide for 1,000m² for local shops as well as public house/restaurant. Whilst this was an obligation for the adjacent development, it is understood that due to various amendments to that scheme the trigger to construct or procure this at 300 dwellings under the original scheme cannot be met. The applicant therefore proposes that provision is made for the marketing of this area as part of the current application, and the timescales for this obligation are being discussed with the applicant. It is considered by officers that this level of provision of local centre would be reasonable in the context of the overall development at Seaton Vale and the application site.
- 7.83 Overall, it is considered that there is broad agreement in principle with the applicant in respect of matters to be secured as planning obligations, although the final details and sums for these are still to be determined. It is anticipated

that the Section 106 Agreement would provide for ecological mitigation and SANG provision; affordable housing; an off-site highway contribution for the A189/B1334 Ashwood roundabout; bus service contribution; education contribution; off-site sport/play contribution; healthcare contribution (if justified); and marketing to aid the delivery of the local centre at the Seaton Vale development.

Other Matters

- 7.84 Having regard to the matters raised by Newbiggin-by-the-Sea Parish Council it is considered that the above appraisal has considered matters in respect of drainage and flood risk, whilst the proposed development is contained to the west side of the A189. Following discussions with officers and the Parish Council, the applicant has amended the SANG proposals with regard to the new tree planting area. The comments from residents have also been given consideration, and the report addresses matters in respect of the scale of development, environmental and other impacts, and seeks to mitigate impacts and secure planning obligations where necessary.

8. Conclusion

- 8.1 Subject to the recommended conditions and section 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 further consideration of the final layout and appearance of the dwellings.
- 8.2 The report also considers potential effects in relation to effects on heritage assets, residential amenity, highway safety, drainage and flood risk and ecology. 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 policies of the development plan and the NPPF. The identified development plan policies and those of the emerging Core Strategy are considered to be consistent with the NPPF, and the scheme therefore represents sustainable development.

9. Recommendation

That Members be minded to **GRANT** permission subject to the resolution of outstanding transport matters with Highways England, 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 and off-site contribution; education contribution; healthcare contribution (if justified); sport

and play contribution; highway infrastructure contribution; bus service contribution; provision of ecological mitigation and SANG area to the east of the A189; and marketing to aid the delivery of a local centre, and subject to the following conditions:

Conditions/Reason

01. Prior to the commencement of development in any phase approval of the details of the layout, scale, appearance and landscaping (hereinafter called the 'reserved matters'), in that phase, shall be obtained from the Local Planning Authority in writing before the development within that phase is commenced. The development shall be carried out in accordance with the approved details.

Reason: To ensure satisfactory development in accordance with Section 92 of the Town & Country Planning Act 1990.

02. 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 Policies GP30, GP31 and H5 of the Wansbeck District Local Plan and the National Planning Policy Framework.

03. Application for the approval of the first reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission. The development shall be begun before the expiration of 5 years from the date of this permission or 3 years from the date of the final reserved matter approval, whichever is the later.

Reason: To ensure that the development is commenced within a reasonable period of time from the date of this permission in accordance with Section 92 of the Town & Country Planning Act 1990.

04. Application for the approval of the final reserved matters shall be made to the Local Planning Authority before the expiration of 8 years from the date of this permission. The development consented under that final reserved matters approval shall be begun before the expiration of 11 years from the date of this permission or 3 years from the date of this final reserved matters approval, whichever is the later.

Reason: To ensure that the development is commenced within a reasonable period of time from the date of this permission in accordance with Section 92 of the Town & Country Planning Act 1990.

05. The development hereby approved shall be limited to no more than 600 dwellings.

Reason: In the interests of the satisfactory appearance of the development upon completion in accordance with Policies H3 and H5 of the Wansbeck District Local Plan and the National Planning Policy Framework.

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

- Location Plan – SVE/LOC/01
- Transport Assessment Addendum (MTP ref: 14/091 – December 2016)
- 14091/010 – Proposed Capacity Enhancements at Site Access (A197 Roundabout) - page 150 of the above Transport Assessment (December 2016)

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.

07. Notwithstanding further consideration of details of layout, scale, appearance and landscaping, the development shall be carried out in general accordance with the principles of the submitted:

Design and Access Statement (August 2016)

Masterplan - 284/A/GA/001

Open Space Assessment

Reason: To achieve a satisfactory form of development in the interests of the character and appearance of the area.

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

b) The Phase 1 Desktop Top Study has identified further site investigations to be required, this 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. 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.

c) 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.

d) 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 GP29 of the Wansbeck District Local Plan and the National Planning Policy Framework..

09. 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 GP29 of the Wansbeck District Local Plan and the National Planning Policy Framework.

10. No development shall commence in any phase unless and until a report detailing the protective measures to be provided within the development to prevent the ingress of ground gases, 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), for that phase has 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 in respect of any 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). Thereafter, the approved protective measures shall be provided for each dwelling prior to its occupation.

Reason: In order to prevent any accumulation of ground gas, which may potentially be prejudicial to the amenity of the occupants of the respective properties, in accordance with Policy GP29 of the Wansbeck District Local Plan and the National Planning Policy Framework.

11. The development shall not be brought into use until the applicant has submitted a validation and verification report to the approved methodology in Condition 10, which has been approved in writing by the Local Planning Authority.

Reason: In order to prevent any accumulation of ground gas, which may potentially be prejudicial to the amenity of the occupants of the respective properties, in accordance with Policy GP29 of the Wansbeck District Local Plan and the National Planning Policy Framework.

12. No dwelling shall be constructed until an acoustic design scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate that internal noise levels of 35dB LAeq during the day and 30dB LAeq and 45dB LAMax during the night can be achieved in the main habitable rooms with windows open at the dwellings closest to the A189. 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 Policies GP24 of the Wansbeck District Local Plan and the National Planning Policy Framework.

13. Prior to the commencement of the development, no dwelling shall be constructed until details of the 3.0 metre high acoustic barrier located adjacent to the A189 Spine Road as suggested in the Measurement and Assessment of Noise Levels (NVA 246.51/2 dated 8 June 2016) has been submitted to and approved in writing by the Local Planning Authority. The barrier shall attenuate external noise levels in gardens to not exceed 55dB LAeq during daytime. The submission shall include a plan showing the location and extent of the acoustic bund/barrier, a specification of materials to be used, the design of the barrier and a full spectrum calculation of the noise attenuation to be expected. Thereafter, the approved acoustic screening shall be implemented in full within a timescale to be agreed in writing with the Local Planning Authority, maintained as approved and retained in perpetuity.

Reason: To ensure a commensurate level of protection against obtrusive noise, in accordance with Policies GP24 of the Wansbeck District Local Plan and the National Planning Policy Framework.

14. No development shall take place unless in accordance with the avoidance, mitigation and enhancement measures detailed within the ecological reports;

- Ecological Appraisal - Land East of Wansbeck Hospital, E3 Ecology Ltd., Version R03 (Final), 23.2.16
- Great Crested Newt Survey Ashington Compensation Area, E3 Ecology Ltd., June 2016
- Ecological Assessment Ashington Compensation Area, E3 Ecology Ltd., Version R03 (Final), June 2016
- Great Crested Newt Survey - Land at Ashington North, E3 Ecology Ltd., Version R03 (Final) 25.5.16
- Ornithological Assessment - Land East of Wansbeck Hospital (Plots 4 & 5), E3 Ecology Ltd., Version R03 (Final), 23.6.16

including, but not restricted to,

- Creation of large mitigation/compensation Suitable Alternative Natural Greenspaces (SANGs) area to the east of the A189 (as per the areas indicated on 'Habitat Enhancement Proposals', E3 Ecology Ltd., Job No.: 3893, 23.11.16 and on 'Land east of Wansbeck Hospital, Ashington - Masterplan', Persimmon Homes North East Ltd., Drawing No.: 284/A/GA/001, June 2016) and to include additional scrapes, broadleaved woodland, species rich hedgerows, managed grasslands and management of land for wading birds, particularly those associated with the Northumberland Shore SSSI and Northumbria Coast SPA, production of a detailed long term management plan for the retained and created habitats including the large mitigation area to the east of the A189 and means for securing that, e.g. s106 agreement or by way of s39 of the Wildlife & Countryside Act 1981 (as amended) to be submitted to and agreed in writing with the LPA before development commences
- Retention and improvement of connective features to include the mature hedge along the eastern boundary of the housing site where possible
- Inclusion of native species hedgerows in the landscape planting scheme
- Provision of Sustainable Urban Drainage System (SUDS) features on and off site
- All works to be undertaken to the Amphibian Method Statements
- The Applicant/developer and/or their consultant ecologists to carry out a consultation with the Environment Agency regarding removal of fish from the existing pond with any resulting method statement or methods of working to be forwarded to and agreed in writing with the LPA before any fish removal works begin
- Provision of a range of roosting opportunities for bats within new garages particularly those adjacent to site boundaries, landscaped areas and SUDS features with types, numbers and locations of such features to be submitted to and agreed in writing with the LPA prior to the first occupation of any dwelling
- On-site landscaping to include provision of trees, hedgerows, scrub and species rich grasslands of locally native species of local provenance and to include habitat suitable for species such as grayling and dinky skipper
- Range of fruiting trees to be included in gardens and open spaces
- Any protected species encountered during works to be reported immediately to project ecologists
- Assessment of sites for any plant species included in Schedule 9 (Invasive non-native species) of the Wildlife & Countryside Act 1981 (as amended) with

any found to be removed to a detailed Method Statement to be submitted to and agreed in writing with the LPA before development commences

- Adherence to external lighting recommendations and in accordance with 'Bats & Lighting in the UK', Bat Conservation Trust/Institution of Lighting Engineers, 2009
- Provision of green infrastructure to include interpretation and signage to highlight biodiversity value of the wider area and highlighting linkages to publicly accessible sites away from the high level protected sites on the coast including the Suitable Alternative Natural Greenspaces (SANGs) and QE2 Country Park with details of such interpretation to be submitted to and agreed in writing with the LPA prior to the first occupation of any dwelling
- Creation of additional footpath route(s) through the SANGs formalising current informal routes where possible with details to be submitted to and agreed in writing with the LPA prior to the first occupation of any dwelling
- SANGs to include a managed area suitable for free running dogs with details to be submitted to and agreed in writing with the LPA before development commences
- The SANGs provision to the east of the A189 to be implemented in accordance with timescales agreed under condition 15 below to ensure no temporary increase in disturbance on the nationally and internationally protected SSSI, SPA/Ramsar and SPA sites
- Site management aims to increase overall biodiversity value of the site and surrounding areas whilst alleviating visitor pressure on designated coastal sites
- Provision of a minimum of 20 no. open fronted bird boxes on site within areas of retained trees with types, numbers and locations to be submitted to and agreed in writing with the Local Planning Authority and erected prior to the first occupation of any dwelling
- Incorporation of bird nesting boxes/features into new houses and garages prior to their first occupation particularly in/on those buildings abutting site boundaries and landscaped areas with types, numbers and locations to be submitted to and agreed in writing with the LPA
- Creation of diverse wetland, grasslands and scrub particularly in association with SUDS features with details to be submitted to and agreed in writing with the LPA prior to the first occupation of any dwelling
- Any deep (in excess of 300mm) excavations left open overnight to be either securely covered or provided with an earth or timber ramp not less than 300mm wide and no steeper than 45 degrees to provide an escape route for ground animals that might otherwise become entrapped

- Updating ecological surveys to be carried out in the event that development works do not commence on or before the end of June 2018 with the results of those surveys together with any necessary modifications to avoidance, mitigation or enhancement measures to be forwarded to and agreed in writing with the LPA before development works commence.

Reason: To maintain the favourable conservation status of protected species, in accordance with Policy GP13 of the Wansbeck District Local Plan and the National Planning Policy Framework.

15. Prior to commencement of the development an Ecological Management Plan, including a timetable for implementation, for the proposed Suitable Alternative Natural Greenspace (SANG) provision east of the A189 shall be submitted to and approved in writing by the Local Planning Authority. The Management Plan shall be completed in accordance with the mitigation proposals detailed on plan ref. 'Habitat Enhancement Proposals - November 2016' and should include for the creation of scrapes, broadleaved woodland, species rich hedgerows, managed grasslands and management of land for wading birds particularly those associated with the Northumberland Shore SSSI. The Ecological Management Plan and measures shall be implemented in complete accordance with the approved details and agreed timetable.

Reason: To maintain the favourable conservation status of protected species, in accordance with Policy GP13 of the Wansbeck District Local Plan and the National Planning Policy Framework.

16. 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 GP13 of the Wansbeck District Local Plan and the National Planning Policy Framework.

17. No development shall be carried out other than in accordance with the guidance set out in 'Pollution Prevention Guidance: Works or Maintenance in or Near Water PPG5, Environment Agency, 2007.

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

18. No development shall be carried out other than in accordance with the guidance set out in 'BS5837:2012 Trees in Relation to Design, Demolition and Development: Recommendations' British Standards Institution, 2012 and the measures as set out in 'Land East of Ashington Hospital - Pre-Development Tree Survey', July 2015 and 'Arboricultural Impact Assessment - Land East of Ashington Hospital', Elliott Consultancy Ltd., June 2016 and in accordance with a Tree Protection Plan to be submitted to and agreed in writing with the LPA before development begins.

Reason: To maintain and protect the existing landscape and biodiversity value of the site, in accordance with Policies GP13, GP30, GP31 and GP32 of the Wansbeck District Local Plan and the National Planning Policy Framework.

19. 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 REC8 of the Wansbeck District Local Plan.

20. 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). 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 GP32 of the Wansbeck District Local Plan.

21. 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 GP32 of the Wansbeck District Local Plan.

22. The Reserved Matters to be submitted under Condition 1 shall include details of the proposed boundary treatments for each dwelling and to the site boundaries in that phase, and no dwelling shall be occupied 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 GP13, GP30 and T6 of the Wansbeck District Local Plan and the National Planning Policy Framework.

23. Prior to the commencement of development a scheme for the management and disposal of foul sewerage from the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved foul sewerage infrastructure shall be provided in full prior to the first occupation of any dwelling 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 CF6 of the Wansbeck District Local Plan.

24. Prior to the commencement of development, a scheme to dispose of surface water from the development shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented in full prior to the development first being brought into use and shall thereafter be maintained in accordance with the approved details. This scheme shall:

i. not formally discharge any water directly into the ditch on the southern perimeter of the development;

ii not discharge any water into the existing surface water sewer which carries water from the Wansbeck Hospital area across the development site;

iii. surface water from the development is to discharge into a sewer which outfalls into the existing attenuation ponds east of the A189;

iv. restrict discharge from the development to 71 l/s for all rainfall events up to and including the 1 in 100 year event, unless otherwise agreed by the Lead Local Flood Authority and the Local Planning Authority.

v. adhere to the principles as set out in the flood risk assessment / drainage strategy from Coast reference 1542-1 Revision F.

vi. Provide attenuation on and/or off site for the 1 in 100 year plus climate change event, including an allowance for urban creep.

vii. Incorporate sustainable drainage techniques such as swales to drain private drives throughout the development wherever possible and practicable.

Reason: To ensure the effective disposal of surface water from the development and from the outset of development, in accordance with Policy CF6 of the Wansbeck District Local Plan and the National Planning Policy Framework.

25. Prior to the commencement of development, details of the existing attenuation pond/basins shall be provided along with details of any enlargements, amendments, mitigation as part of the surface water scheme. Details will include cross and long sections of both pond/basins, inlets, outlets and flow channels. These details will ensure that there is sufficient freeboard on both ponds, protecting the A189 and existing adjacent properties. Details of other mitigation measures (i.e. additional tree planting) will also be submitted to the Local Planning Authority for approval. The approved scheme shall be implemented in full prior to the development first being brought into use and shall thereafter be maintained in accordance with the approved details.

Reason: To ensure flood risk is not increased off site from the outset of development, in accordance with Policy CF6 of the Wansbeck District Local Plan and the National Planning Policy Framework.

26. Prior to first occupation of any dwelling, details of the adoption and maintenance of all SuDS features shall be submitted to and approved in writing 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. The approved scheme shall be implemented in full prior to the development first being brought into use and shall thereafter be maintained in accordance with the approved details.

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 CF6 of the Wansbeck District Local Plan and the National Planning Policy Framework.

27. Details of the disposal of surface water from the development through the construction phase shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details during the construction phase.

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 CF6 of the Wansbeck District Local Plan and the National Planning Policy Framework.

28. Finished floor levels of the dwellings shall be raised 300mm above ground level in the lower lying areas of the development and as identified as being at a current medium surface water risk from the Environment Agency maps, in accordance with details that shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details.

Reason: To ensure any new dwellings are not at risk of surface water flooding, in accordance with Policy CF6 of the Wansbeck District Local Plan and the National Planning Policy Framework.

29. Prior to first occupation of any dwelling, a health and safety assessment on all surface water drainage features shall be undertaken, submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details.

Reason: To ensure all surface water drainage features will be safe to all residents and users, in accordance with Policy CF6 of the Wansbeck District Local Plan and the National Planning Policy Framework.

30. Following the ground investigation and rotary boreholes required as part of mine workings/subsidence, an assessment on any the potential impacts on flooding to the development and the disposal of surface water from the development shall be undertaken and submitted to the Local Planning Authority for approval. If required a mitigation strategy and amendments to the scheme to dispose surface water from the development shall be undertaken and incorporated within the development, in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken fully in accordance with the approved details.

Reason: To ensure the development is not affected by flooding from all sources of flooding, in accordance with Policy CF6 of the Wansbeck District Local Plan and the National Planning Policy Framework.

31. No development shall commence unless and until an intrusive site investigation has been undertaken regarding the matter of ground stability and contamination within the application site 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 development to address all ground stability issues highlighted by the intrusive site investigation. Thereafter any approved ground stabilisation works approved in writing by the local planning authority shall be undertaken in full prior to the commencement of plot construction works.

Reason: In order to safeguard the development and/or the occupants thereof from the adverse effects of unstable ground from the outset of development, in accordance with Policy GP22a of the Wansbeck District Local Plan.

32. The Reserved Matters to be submitted under Condition 1 above in respect of the development hereby permitted, shall include full details of the proposed levels including finished floor levels of any buildings and associated structures, compared to existing levels on the site. Thereafter the development 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 H5 of the Wansbeck District Local Plan.

33. The Reserved Matters to be submitted under Condition 1 shall include details to ensure that the dwellings hereby permitted 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 GP34 of the Wansbeck District Local Plan.

34. 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 Policies GP13 and GP30 of the Wansbeck District Local Plan.

35. Prior to the commencement of development details of the materials to be used in the construction of the external surfaces (road construction and driveways) of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

36. No dwelling shall be occupied until details of car parking for that dwelling have been submitted to and approved in writing by the Local Planning Authority. The approved car parking shall be implemented before that dwelling is occupied. Thereafter, the car parking area shall be retained in accordance with the approved details.

Reason: In the interests of highway safety, in accordance with Policy T6 of the Wansbeck District Local Plan and the National Planning Policy Framework.

37. Prior to the commencement of development within each phase, details of the proposed highway works to provide new access points to the NCN1 and a timetable for implementation shall be submitted to and approved in writing by the Local Planning Authority. The access points shall be constructed in accordance with the approved details and timescale for implementation unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety from the outset of development, in accordance with Policy T6 of the Wansbeck District Local Plan and the National Planning Policy Framework.

38. No development shall commence until details of the proposed highway works in respect of the site access roundabout on the A197 have been submitted to and approved in writing by the Local Planning Authority. The dwellings shall not be occupied until the highway works have been constructed in accordance with the approved plans.

Reason: In the interests of highway safety from the outset of development, in accordance with Policy T6 of the Wansbeck District Local Plan and the National Planning Policy Framework.

39. No development shall commence until an Estate Street Phasing and Completion Plan has been submitted to and approved in writing by the Local Planning Authority. The Estate Street Phasing and Completion Plan shall set out the development phases, completion sequence and construction standards that estate streets serving each phase of the development will be completed. The development shall then be carried out in accordance with the approved Estate Street Phasing and Completion Plan.

Reason: To ensure estate streets serving the development are completed in the interests of residential amenity and highway safety from the outset of development, in accordance with Policy T6 of the Wansbeck District Local Plan and the National Planning Policy Framework.

40. No development shall commence within each phase until details of proposed arrangements for future management and maintenance of the proposed streets within each phase have been submitted to and approved in writing by the Local Planning Authority. Following occupation of the first dwelling on the site for that phase, the streets shall be maintained in accordance with the approved management and maintenance details.

Reason: To ensure estate streets serving the development are completed in the interests of residential amenity and highway safety from the outset of development, in accordance with Policy T6 of the Wansbeck District Local Plan and the National Planning Policy Framework.

41. No development shall commence within each phase until full engineering, drainage, street lighting and constructional details of 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 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, in

accordance with Policy T6 of the Wansbeck District Local Plan and the National Planning Policy Framework.

42. No dwelling shall be occupied until details of cycle parking for that dwelling have been submitted to and approved in writing by the Local Planning Authority. The approved cycle parking shall be implemented before that dwelling is occupied. Thereafter, the cycle parking shall be retained in accordance with the approved details and shall be kept available for the parking of cycles at all times.

Reason: In the interests of highway safety and sustainable development, in accordance with Policy T6 of the Wansbeck District Local Plan and the National Planning Policy Framework.

43. The approved Framework Travel Plan shall be implemented in accordance with the approved details, which include:

- i. the details of a suitably qualified Travel Plan Coordinator;
- ii. an implementation programme;
- iii. an onsite assessment including details of transport links to the site, onsite 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 Policy T6 of the Wansbeck District Local Plan and the National Planning Policy Framework.

44. 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 Policy T6 of the Wansbeck District Local Plan and the National Planning Policy Framework.

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

- i. details of temporary traffic management measures, temporary access, routes and vehicles;
- ii. vehicle cleaning facilities;

- iii. the parking of vehicles of site operatives and visitors;
- iv. the loading and unloading of plant and materials;
- v. storage of plant and materials used in constructing the development
- vi. measures to control the emission of dust and dirt.

Reason: To prevent nuisance in the interests of residential amenity and highway safety from the outset of development, in accordance with Policy T6 of the Wansbeck District Local Plan and the National Planning Policy Framework.

46. The development shall not be occupied until details of refuse storage facilities and a 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 Policy T6 of the Wansbeck District Local Plan and the National Planning Policy Framework.

Background Papers: Planning application file(s) 16/02432/OUT