

**Strategic Planning Committee  
2 October 2018**

**17/00499/OUT – Land South West of Park Farm, South Newsham Road, Blyth**

**Revised Conditions**

Condition 16 (amended);

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

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

Condition 23 (amended);

Unless otherwise approved in writing by the local planning authority the landscaping Reserved Matters to be submitted under Condition 1 shall provide for:

- i) the retention of existing hedgerows and trees on the boundaries of the application site and adjacent to the watercourse through the site;
- ii) the retention of swamp habitat and methods to achieve the retention of swamp habitat;
- iii) the species and number of trees, hedgerows and shrubs to be planted , with such planting comprising only Northumberland native species;

Reason: To maintain and protect the landscape value of the area and to enhance the biodiversity value of the site in accordance with Policies DC16 and DC17 of the Blyth Valley Development Control Policies DPD and the NPPF.

Condition 24 (amended);

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 minimize impact on bats within and adjacent to the site have been submitted to and approved in writing by the local planning authority. Any such lighting should be designed so that lighting levels are minimised in accordance with the document 'Bats and Lighting in the UK', Institute of Lighting Engineers and BCT, 2018. Thereafter the external lighting shall be installed in full accordance with those approved details.

Reason: to prevent the risk of harm to protected species from the outset of the development in accordance with Policy DC16 of the Blyth Valley Development Control Policies DPD and the NPPF.

Conditions 31 & 32 (replaced with one condition);

Notwithstanding the details provided, revised details of a Full Travel Plan shall be submitted to and approved in writing by the Local Planning Authority before first occupation. At all times thereafter the approved Full Travel Plan shall be implemented in accordance with the approved details and remain in place until the last unit on the site is occupied. The full travel plan must include details of:

- i) details of and results from an initial survey;
- ii) clearly specified ongoing targets for 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.

Condition 39 (new ecology condition)

Prior to the commencement of development above foundation level in a phase a scheme for the provision of bird boxes and bat boxes integrated into the fabric of the dwellings in that phase shall be submitted for the written approval of the Local Planning Authority. Bat and bird nesting provision shall be provided on a one per dwelling unit basis. The scheme shall detail the location, height, orientation, numbers and specification of bird nesting and bat roosting provision in that phase. No dwelling in that phase shall be occupied unless and until the bat and bird nesting provision in respect of that dwelling has been provided in full.

Reason: to protect and enhance the biodiversity of the site.

Condition 40 (new ecology condition)

Development shall be undertaken in accordance with the recommendations of the report, "Ecological Appraisal, Land at South West Newsham", by E3 Ecology, dated May 2017 including:

- i) Site clearance shall be undertaken in accordance with the reptile method statement in appendix 2 of the above document.
- ii) An 8 metre stand-off will be observed on either side of the central ditch at all times during the development works.
- iii) The 8 metre standoff will be enforced via a steel 'heras' style fence erected to the north and south of the watercourse.
- iv) A 4 metre standoff will be observed between the development and the boundary hedgerows. A barrier shall be erected to demark and enforce the stand off.
- v) Retained trees and hedgerows are to be protected from root compaction during the course of the development works in accordance with the guidance set out in 'BS5837:2012 Trees in Relation to Design, Demolition and Construction: Recommendations' British Standards Institution, 2012.

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

Condition 41 (new ecology condition)

Prior to the clearance of any vegetation at the site a method statement for the control of notifiable weeds and invasive non-native species shall be submitted to, and approved in writing by, the Local Planning Authority. The method statement shall detail species present which are to be controlled and the methods and timescales of weed control operations. Once approved the development shall be implemented in strict accordance with the approved method statement and timescales.

Reason: To prevent harm to biodiversity by controlling the spread of invasive species, including those listed on schedule 9 of the Wildlife and Countryside Act 1981 (as amended).