



Northumberland County Council

Strategic Planning Committee 2 October 2018

16/02432/OUT – Land east of Wansbeck General Hospital, Ashington

Revised Conditions

Amended Condition 8:

The development hereby permitted shall be undertaken in full accordance with a scheme to deal with any contamination of land or pollution of controlled waters along with timescales for the phasing of the implementation of such works which shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement in writing:

- a. If the Phase 1 Desktop Top Study has identified further site investigations to be required in a phase, 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 in that phase. 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 site's existing status and proposed new use. Two full copies of the site investigation and findings shall be forwarded to the Local Planning Authority without delay upon completion.
- b. Thereafter, a written Method Statement (or Remediation Strategy) detailing the remediation requirements for the land contamination and/or pollution of controlled waters affecting that phase shall be submitted and approved by the Local Planning Authority, and all requirements shall be implemented and completed to the satisfaction of the Local Planning Authority. No deviation shall be made from this scheme without express written agreement of the Local Planning Authority.
- c. Prior to the first occupation of any dwelling in a phase, 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.

Amended Condition 11:

No dwelling shall be first occupied in a phase unless and until the applicant/developer has submitted to and had approved in writing by the local planning authority a validation and verification report compliant with the approved methodology as agreed under Condition 10.

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.

Amended Condition 14:

No development shall take place unless in full accordance with the avoidance, mitigation and enhancement measures detailed in the following ecological reports: Ecological Appraisal - Land East of Wansbeck Hospital (E3 Ecology Ltd, August 2018), Great Crested Newt Survey - Land at Ashington North (E3 Ecology Ltd, August 2018), Ecological Management and Maintenance Plan - Ashington Compensation Land (E3 Ecology Ltd, August 2018), Ornithological Assessment - Land East of Wansbeck Hospital (E3 Ecology Ltd, August 2018), Report to Inform an Appropriate Assessment for the proposed Developments on the Eastern Edge of Ashington, Northumberland (E3 Ecology Ltd, August 2018), Ecological Assessment - Ashington Compensation Area (E3 Ecology Ltd, August 2018), Great Crested Newt Survey - Ashington Compensation Area (E3 Ecology Ltd, August 2018)

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

Amended Condition 15:

Prior to commencement of plot development , a landscape and biodiversity enhancement scheme, to include phasing arrangements and timescales for subsequent implementation, shall be submitted to and approved by the Local Planning Authority and thereafter fully implemented as approved including the following:

- Compensation for loss of established pond through the creation of at least two new ponds/wetland scrapes either on-site or on land to the east of the A189
- A method statement for the eradication of species listed on Schedule 9 of the Wildlife and Countryside Act 1981 as amended including Japanese rose and Japanese knotweed
- In-built bat and bird provision at a ratio equivalent to 1 per each house; at least 50% comprising swift bricks grouped in suitable locations (such as high in gable ends that have unobstructed flightlines and are not south-facing)

- Protection and enhancement of the existing hedgerow along the eastern boundary of the site
- Detailed landscaping plans for all public open space and SUDS wetlands, designed to increase their value for biodiversity
- The provision of 13cm x 13cm hedgehog gaps in all garden fencing
- An external lighting scheme that accords with Bats and Artificial Lighting in the UK (Bat Conservation Trust and Institution of Lighting Engineers, 2018)

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

Amended Condition 17:

No development shall be carried out other than in accordance with the guidance set out in 'Pollution Prevention for Businesses' (<https://www.gov.uk/guidance/pollution-prevention-for-businesses>)

Reason: To ensure that a watercourse is not polluted or contaminated during development works in accordance with the National Planning Policy Framework.

Additional Condition (relating to Condition 31):

No dwelling shall be first occupied in a phase unless and until the applicant has submitted to and had approved in writing by the local planning authority a verification report confirming that all ground stabilisation works as approved under Condition 31 above in respect of that phase have been undertaken in full.

Reason: In order to ensure that any unstable ground is appropriately stabilised and to prevent any accumulation of ground gas, which may potentially be prejudicial to the amenity of the occupants of the respective properties having regard to Policies GP22a and GP29 of the Wansbeck District Local Plan and the National Planning Policy Framework.

Amended Condition 35:

Prior to the commencement of each phase of the development details of the materials to be used in the construction of the external surfaces (road construction and driveways) of that phase 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.