

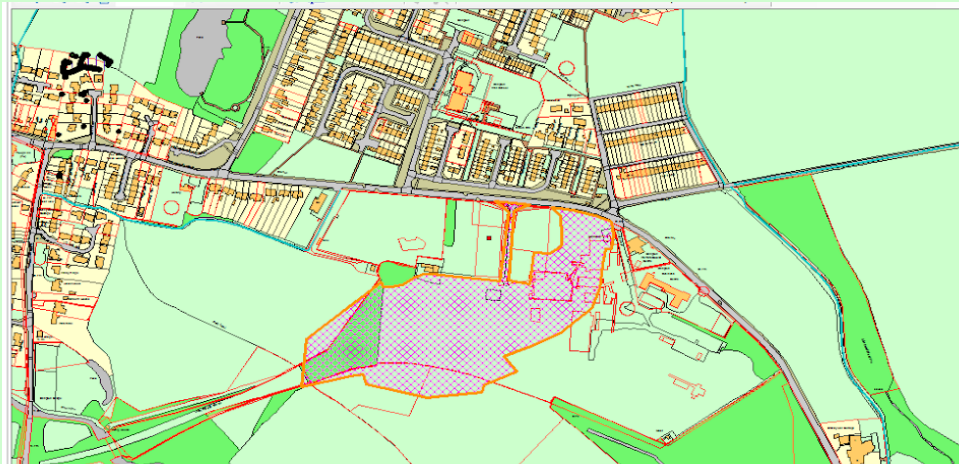


Northumberland County Council

Strategic Planning Committee - 4th December 2018

Application No:	18/03001/REM		
Proposal:	Reserved Matters Application - for submission of details of access, appearance, layout and scale for 96no residential dwellings within Phase 2 of the development (Outline agreed under 14/03016/FUL)		
Site Address	Land South Of Aiden Grove And Lynemouth Road, Lynemouth Road, Ellington, Northumberland		
Applicant:	Mr Turnbull Arch Development Projects C/O Agents,	Agent:	Terry Palmer Heriot House , 12 Summerhill Terrace, Newcastle Upon Tyne, NE4 6EB
Ward	Lynemouth	Parish	Ellington And Linton
Valid Date:	18 September 2018	Expiry Date:	18 December 2018
Case Officer Details:	Name:	Mrs Tamsin Wood	
	Job Title:	Senior Planning Officer	
	Tel No:	01670 625545	
	Email:	tamsin.wood@northumberland.gov.uk	

Recommendation: That this application be GRANTED permission



1. Introduction

- 1.1 This application is being reported to the Strategic Planning Committee as the proposal has been submitted by Arch, the Council's regeneration company.

2. Description of the Proposals

- 2.1 The application seeks reserved matters approval for details regarding, landscaping, layout, scale, access and appearance for 96 dwellings on Land South Of Aiden Grove And Lynemouth Road, Lynemouth Road, Ellington. The application is pursuant to Planning Permission Ref: 14/03016/FUL which was a hybrid planning application comprising - Outline application for residential development of up to 400 dwellings, small scale retail provision (up to 350 sqm gross), associated access details and full planning approval for football pitches and access via Lynemouth Road.' This was approved on 1/9/15. Phase 1 of the development which provided 99 dwellings was approved under 16/02972/rem, on 7/12/16. Reserved matters for the food store was permitted on 18/11/15 under 15/03109/rem although this was superseded by the Phase 1 residential reserved matters and a further retail reserved matters is forthcoming. This site of this current Phase 2 proposed residential development site sits to the south and east of Phase 1 (currently under construction) and to the south of Lynemouth Road, Ellington. Phase 2 of the development seeks to extend the residential element to the south and east of phase 1, utilizing the same principal and secondary access points into the site from Lynemouth Road.

- 2.2 The proposed Phase 2 site, which relates to 2.85 hectares, would provide 96 no residential dwellings, with associated landscaping, parking, refuse and cycle storage. This is out of the 400 units which were established by the outline permission, with a range of 2,3, and 4 bedroomed houses, apartments and bungalows, listed below:

- 9 x Type BU- 2 Bed bungalows
- 19 x Type 2A- 2 bed terraced/semi
- 14 x Type 4- 3 bed town houses
- 24 x Type 7- 3 bed detached
- 2 x Type 8-4 bed detached
- 3 x Type 10-4 bed detached
- 4 x Type 11-4 bed detached
- 2 x Type 12-4 bed detached
- 5 x Type CT1-4 bed detached
- 8 x Type CT2-3 bed detached
- 6 x Type APT-2 bed apartment

- 2.3 The land at Ellington extends to approximately 18.17 hectares (45.3 acres). The site constitutes the former Ellington Colliery in its entirety, along with agricultural fields to the south of the development site, which form part of the detailed application proposals. The application site is irregular in shape, fairly flat, and for the most part is overgrown grassland. Access to the site comes from Lynemouth Road, the main street linking the A1068 to the west to Lynemouth in the east, and immediately surrounding the site is a mix of

residential and agricultural land. The site is bounded to the south and east by agricultural fields; to the north by Lynemouth Road with residential properties beyond it; and to the west by agricultural fields with residential properties beyond. There are a number of wind turbines located immediately to the south and west of the site. Phase 1 of the development is under construction and a number of houses are complete. The site is allocated for mixed use development under Policy ELE1 of the Castle Morpeth Local Plan.

3. Planning History

Reference Number: 14/03016/FUL

Description: Hybrid planning application comprising - Outline application for residential development of up to 400 dwellings, small scale retail provision (up to 350 sqm gross), associated access details. Full planning approval sought for football pitches and access via Lynemouth Road.

Status: Approved

Reference Number: 15/03109/REM

Description: Approval of Reserved Matters: Details of appearance, landscaping, layout and scale for proposed Cop-op convenience store pursuant to planning permission 14/03016/FUL - Hybrid planning application comprising - Outline application for residential development of up to 400 dwellings, small scale retail provision (up to 350 sqm gross), associated access details. Full planning approval sought for football pitches and access via Lynemouth Road.

Status: Approved

Reference Number: 15/03110/DISCON

Description: Discharge of Conditions 5(external materials), 6(landscaping), 7(means of enclosure), 8(foul and surface water), 9(surface water management), 18(site investigations), 19(gas emissions), 20(accesses), 22(roads and footpaths etc) and 23(roadworks) (Phase 1 Retail Unit) of planning permission 14/03016/FUL - Hybrid planning application comprising - outline application for residential development of up to 400 dwellings, small scale retail provision (up to 350 sqm gross), associated access details. Full planning approval sought for football pitches and access via Lynemouth Road.

Status: Approved

Reference Number: 16/02401/DISCON

Description: Application to discharge conditions 11 (Archaeology), 12 (Remedial Strategy - specifically in relation to residential plots 1 - 99 on reserved matters consent 16/02972/REM)) 18 (Coal) and 19 (Gas) from Hybrid application 14/03016/FUL (Revised Description 19.10.2017).

Status: Approved

Reference Number: 16/02972/REM

Description: Reserved matters application for the submission of details of appearance, landscaping, layout and scale for the erection of circa 400

<p>no. dwellings in respect of outline application 14/03016/FUL dated 20/8/15 Status: Approved</p>
<p>Reference Number: 16/03101/NONMAT Description: Non Material amendment of application 14/03016/FUL to amend the wording of conditions 13 (Method Statement) and 14 (Noise assessment). Status: Approved</p>
<p>Reference Number: 16/03915/DISCON Description: Discharge of Conditions 9 (Surface Water Management), 10 (Trapped Gullies) and Submission of Details in Respect of Phase One for Condition 14 (Noise Assessment) on Planning Application 14/03016/FUL Status: Approved</p>
<p>Reference Number: 17/00224/DISCON Description: Discharge of conditions 5 (material samples), 6 (landscaping scheme), 7 (boundary walls and fencing), 8 (foul and surface water), 20 (access) and 21 (highways and site management method) from application 14/03016/FUL (Hybrid planning application comprising - Outline application for residential development of up to 400 dwellings, small scale retail provision (up to 350 sqm gross), associated access details. Full planning approval sought for football pitches and access via Lynemouth Road) Status: CONREF</p>
<p>Reference Number: 17/01822/DISCON Description: Discharge of Condition 25 (Drainage Arrangement) relating to planning application 14/03016/FUL - (Outline Application fo Hybrid planning application comprising - Outline application for residential development of up to 400 dwellings, small scale retail provision (up to 350 sqm gross), associated access details. Full planning approval sought for football pitches and access via Lynemouth Road). Status: Approved</p>
<p>Reference Number: 17/02294/DISCON Description: Variation of Condition 2 (Cycle Parking), Condition 3 (Refuse Storage), Condition 4 (Bird Boxes) and Condition 5 (Street Lighting) pursuant to planning application 16/02972/REM to improve cycle and refuse storage and enhanced ecological measures. Status: CONREF</p>
<p>Reference Number: 17/03723/VARYCO Description: Variation of condition 1 (approved plans) pursuant to planning permission (16/02972/REM) in order to introduce additional Type 4 houses in lieu of Type 2 houses. In addition to provide final versions of the houses to be used. Status: Approved</p>

<p>Reference Number: 17/04447/DISCON Description: Discharge of conditions relating to integral bird boxes relating to approved planning application 16/02972/REM. Status: APPRET</p>
<p>Reference Number: 18/01188/DISCON Description: Discharge of condition 20 (details of the accesses) on Approved Planning Application 14/03016/FUL Status: PER</p>
<p>Reference Number: 18/01205/NONMAT Description: Non-material amendment to vary condition 27 relating to approved planning application 14/03016/FUL due to unavailability of land to complete development Status: Approved</p>
<p>Reference Number: 18/02848/DISCON Description: Discharge of condition 14 (noise assessment) as on approved planning application 14/03016/FUL Status: Approved</p>
<p>Reference Number: 18/03796/DISCON Description: Discharge of Conditions 12 (Remedial Strategy) 18 (Coal Investigations) on approved application 14/03016/FUL P/T Status: PCO</p>

4. Consultee Responses

Highways	No objections subject to conditions.
Ellington And Linton Parish Council	No response received.
County Archaeologist	No objections and no further archaeological work will be required.
County Ecologist	No objection subject to conditions.
Housing Department	No response received.
Public Protection	No response received.
Waste Management - South East	No response received.
Education - Schools	No response received.
Strategic Estates	No comment.
Environment Agency	No response received.

Natural England	No objection.
Northumbrian Water Ltd	Request condition for details of scheme of disposal of foul and surface water.
Architectural Liaison Officer - Police	No response received.
Fire & Rescue Service	No objection
Northumbria Ambulance Service	No response received.
Lead Local Flood Authority (LLFA)	Object and require further information. The applicant is aware and is collating further information for the LLFA.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	23
Number of Objections	0
Number of Support	0
Number of General Comments	0

Notices

General site notice, 23/10/18

News Post Leader 27th September 2018

Summary of Responses:

None received.

6. Planning Policy

6.1 Development Plan Policy

Castle Morpeth District Local Plan 2003

ELE1 Ellington Colliery site

R4 Children's Play

H15 New Housing Developments

C7 Ramsar Sites, Special Areas of Conservation and Special Protection Areas

C8 Sites of Special Scientific Interest

C11 Protected Species

C23 Agricultural Land

C41 Archaeology

RE1 Energy Conservation

RE5 Surface Water Run Off and Flood Defences

6.2 National Planning Policy

National Planning Policy Framework (2018)
National Planning Practice Guidance (2018, as updated)

7. Appraisal

7.1 The main issues for consideration in the determination of this reserved matters application are:

- Layout
- Scale
- Appearance
- Landscaping
- Highways – access and parking
- Ecology
- Archaeology
- Flood Risk
- Affordable Housing

7.2 At the Strategic Planning Committee meeting of 2nd June 2015, Members resolved to grant planning permission (Hybrid application - outline and full), with some matters reserved (access was approved) for residential development of up to 400 dwellings, a small scale retail provision (up to 350m² gross) and associated access details. Full planning approval was given for football pitches and access via Lynemouth Road. The principle of the development is therefore firmly established. This report therefore considers the matters of detail relating to the proposed development.

Layout

7.3 The proposed layout of the site continues as an extension to Phase 1 and has a similar design in that dwellings are set close to the street with parking set to the rear where possible to avoid visual clutter of parking on the streets. The site is accessed from the same principal and secondary vehicular and pedestrian entrances, which have been constructed under the Phase 1 development with the projected estate roads extending through the Phase 2 area. The layout of the proposed development follows the general principles of the indicative layout plan submitted with the outline application whilst being adapted to meet the requirements of the developer's specific houses types and mix and the requirements of the Highway Authority.

7.4 As set out in the applicants design and access statement 'The Outline approved design proposed a main green spine, connecting Ashington Road beyond the south west corner of the site, taking route across the centre of the site and through to the eastern part of the site towards the existing woodland. A 'Heritage Park' was proposed along this green spine as a 'focal point' that incorporated features that reflect the heritage of Ellington's coal mining history. Branching off this, a green corridor was proposed to the Ellington Miners Memorial, which opened up to enhance the setting of the

memorial. This arrangement provided an attractive route towards this local landmark with the idea that views of the Heritage Park and Memorial are available at opposite ends of the corridor. These linkages have been retained within the Phase 2 design, and dwellings have been positioned and orientated to present a strong street frontage to the 'Green links' from the west, through the proposed 'Heritage Park', and continuing to the east through to the Ellington Miners Memorial.'

- 7.5 Overall the proposed layout shows a well designed scheme and offers good amenity for both new and existing residents in the area. The layout of the development has been formed having regard to site constraints and the local area and it will appear as a cohesive extension to Phase 1. The dwellings have been positioned so that so there would be no adverse overlooking, loss of privacy, outlook, overbearing impact or overshadowing impacts upon existing or future residents. As such the proposal would not impact upon residential amenity. The layout also offers sufficient amenity area for each house and apartment and the use of bungalows to the north eastern side of the site would also help to ensure the miners memorial is not swamped by high buildings. In turn the positioning of gardens adjacent to the existing allotments helps to maintain the 'green' character of the allotments. The layout is therefore considered to be acceptable and would therefore respect neighbouring amenity, in accordance with saved Local Plan Policy H15, and the NPPF.

Scale

- 7.6 This phase of the development would provide 96 dwellings across 2.85 hectares giving a net density of approximately 33.6 which is not so dissimilar to the 38.5 units per hectare on Phase 1. The proposed dwellings would range from single storey to 3 storeys in height and would be a mix of bungalows, detached, semi-detached and terraced dwellings and apartment block. The scale of the dwellings would ensure they accord with the nearby residential properties of the adjacent Phase 1 development and the existing residential dwellings to the north of the site. Again, this is in line with Local Plan Saved Policy H15 and the NPPF.

Appearance

- 7.7 The applicant has proposed a mix and type of housing that respects the character and appearance of the already approved and partly built Phase 1 development. Some of the same house types are proposed, which as already built can visibly be seen to contribute positively to the character and appearance of the area. Through the use of similar house types and building materials which would be facing brickwork, render, and concrete roof tiles, the second phase will ensure the proposal would maintain a strong sense of place and cohesion which would add to the overall quality of the area. Overall the dwellings and scheme is visually attractive as a result of good architecture, layout and appropriate and effective landscaping and at the same time is sympathetic to local character and history, including the surrounding built environment of Ellington Village which too has a range of house types from single, two storey detached, terraced and semi-detached properties. The layout and mix of integral and detached garages have been

influenced by existing dwellings, and complemented by a material pallet of brick and tile, elements of cladding and render.

- 7.8 Overall it is considered the proposal would represent a high quality housing scheme and the design and appearance of the site would ensure there would be no detrimental impact upon the visual amenity of the area. It would further strengthen the existing strong sense of identity and provide a positive impact upon the wider locality as a whole. As such the proposal in this respect is considered to accord with Local Plan Policy H15 and the NPPF.

Landscaping

- 7.9 The proposed site plan shows that each property would have a rear garden and garden areas to the front. There will also be some smaller areas of open spaces. This helps contribute towards providing an attractive and pleasant setting for the residents. Whilst the applicant proposes the introduction of new trees and soft landscaping to the frontages of dwellings, where space will allow which will help to soften the frontage and provide a continuation of the green linkages through the site this is not shown on any landscape plan. However as conditions were attached to the original outline permission under 14/03016/ful, requesting details of landscaping and boundary treatments to be submitted, in order to help protect and enhance the visual amenity and biodiversity of the site, no additional conditions are necessary. In terms of landscaping it is considered the proposal would accord with Local Plan Policy H15 and the NPPF.

Highways – access and parking

- 7.10 The existing main vehicular access into the site from Lynemouth Road will be extended to provide access to the various segments of Phase 2. Additionally, the secondary access from Lynemouth Road, through Phase 1, will be extended through Phase 2, providing a link back to the primary route. The proposed layout including the extended estate road, footpaths and parking areas have been assessed by the Highway Authority and subject to conditions they have no objection to the scheme. Subject to these conditions therefore it is considered that in terms of access and parking the proposal is considered to be acceptable and in accordance with the NPPF and Northumberland County Councils parking standards.

Ecology

- 7.11 When application 14/03016/FUL was determined it was done so in error without any planning conditions relating to the ecology of the site and the surrounding area. When the reserved matters application (ref. 16/02972/REM) for Phase 1 was determined it was therefore necessary to add several conditions concerning ecology, particularly given the aim of the NPPF that the planning decisions should contribute to providing net gains for biodiversity (paragraph 8 and 170). The conditions added were pursuant to an integrated bird/bat box scheme, methods to avoid harm to mammals and the control of lighting to avoid harm to bats and other nocturnal animals. The County Ecologist has confirmed that providing similar planning conditions are added to this consent they have no objection to the proposal. As such

subject these conditions which will help to enhance and protect the biodiversity of the site it is considered the proposal would accord with Local Plan Policy C11.

Archaeology

- 7.12 The County Archaeologist has confirmed that based on the available evidence that while the site may be located in an area of archaeological potential, the groundworks associated with the construction and use of Ellington Colliery are likely to have removed any earlier archaeological remains across the majority of the site. As such she has confirmed that she has no objections to the proposed development in this area and no further archaeological work will be required in connection with this application.

Flood risk/ drainage

- 7.13 The site does not lie within an area that has been identified as being at risk from flooding, lying within Flood Zone 1 as set out in the Environment Agency Flood Zone maps. In these circumstances the National Planning Practice Guidance advises that flood risk should be addressed by establishing:
- whether a proposed development is likely to be affected by current or future flooding from any source;
 - whether it will increase flood risk elsewhere;
 - whether the measures proposed to deal with these effects and risks are appropriate.
- 7.14 Policy RE5 also relates to flooding and seeks to reduce the risk of flooding elsewhere that may potentially be caused by new developments.
- 7.15 The outline application (14/03016/FUL) has been subject to a Flood Risk Assessment and the Environment Agency were consulted on the proposal. It was considered at the time that the proposed development will investigate infiltration drainage for surface water, as required by the Building Regulations, but should this not prove possible due to underlying soil types, the Environment Agency confirmed that discharge of the surface water to the River Lyne is feasible and acceptable in principle. Eventually conditions were attached to the outline permission under 14/03016/FUL which requested a detailed scheme for the disposal of foul and surface water for each phase of the development to be submitted to and approved in writing (in consultation with Northumbrian Water) and a scheme for surface water management to be submitted. Therefore whilst Northumbrian Water have been consulted again under this current application and have requested details of the scheme for the disposal of foul and surface water run off to be submitted, it is not considered necessary to repeat the same condition which will still ensure these same details are submitted which will help to prevent the increased risk of flooding from any sources in accordance with the NPPF and Local Plan Policy RE5.
- 7.16 The LLFA have also been consulted given the development is a major development. They have objected to the scheme and requested that a drainage strategy is submitted with the application. As a SUDS pod has been

provided under Phase 1 of the development however the LLFA are therefore now seeking either confirmation that the pond has been sized to contain the runoff from both phases or in the event that the pond is sized only for Phase 1 or undersized for current proposals, details of how the site will be drained using SuDS techniques at a rate no greater than greenfield runoff. The applicant is currently addressing the LLFA concerns. Notwithstanding this the drainage elements are still subject to the conditions imposed by the outline planning permission.

Affordable Housing

- 7.17 In respect of affordable housing provision, a Section 106 legal agreement has been secured at outline stage, confirming agreement to the provision of affordable housing as part of the proposed development. It was highlighted at the outline application stage that due to the current economic conditions it was concluded that the site could only support the delivery of a small number of affordable houses, in the region of 2.5% across the whole site. The Section 106 legal agreement, following viability assessments, established across the site that 3.5% affordable housing, which represents 14 houses, would be provided. The Section 106 legal agreement states a trigger whereby affordable units must be provided before the occupation of the 100th unit. Phase 1 proposed less than 100 units and the Housing officer and agent have both confirmed that they are currently in discussions to provide the affordable dwellings in Phase 2 and this is likely to comprise a mix of the bungalows and apartments to the east of the site.

Equality Duty

The County Council has a duty to have regard to the impact of any proposal on those people with characteristics protected by the Equality Act. Officers have had due regard to Sec 149(1) (a) and (b) of the Equality Act 2010 and considered the information provided by the applicant, together with the responses from consultees and other parties, and determined that the proposal would have no material impact on individuals or identifiable groups with protected characteristics. Accordingly, no changes to the proposal were required to make it acceptable in this regard.

Crime and Disorder Act Implications

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

Human Rights Act Implications

The Human Rights Act requires the County Council to take into account the rights of the public under the European Convention on Human Rights and prevents the Council from acting in a manner which is incompatible with those rights. Article 8 of the Convention provides that there shall be respect for an individual's private life and home save for that interference which is in accordance with the law and necessary in a democratic society in the interests of (inter alia) public safety and the economic wellbeing of the country. Article 1 of protocol 1 provides that an individual's peaceful

enjoyment of their property shall not be interfered with save as is necessary in the public interest.

For an interference with these rights to be justifiable the interference (and the means employed) needs to be proportionate to the aims sought to be realised. The main body of this report identifies the extent to which there is any identifiable interference with these rights. The Planning Considerations identified are also relevant in deciding whether any interference is proportionate. Case law has been decided which indicates that certain development does interfere with an individual's rights under Human Rights legislation. This application has been considered in the light of statute and case law and the interference is not considered to be disproportionate.

Officers are also aware of Article 6, the focus of which (for the purpose of this decision) is the determination of an individual's civil rights and obligations. Article 6 provides that in the determination of these rights, an individual is entitled to a fair and public hearing within a reasonable time by an independent and impartial tribunal. Article 6 has been subject to a great deal of case law. It has been decided that for planning matters the decision making process as a whole, which includes the right of review by the High Court, complied with Article 6.

8. Conclusion

- 8.1 Subject to resolution of outstanding matters in respect of drainage and subject to conditions, it is considered that the scale, layout, access and parking, landscaping and appearance is acceptable and in accordance with Local Plan Policies and the NPPF.

9. Recommendation

That Strategic Planning Committee be minded to approve the application and delegate authority to the Director of Planning to grant planning permission subject to the resolution of the outstanding matters in relation to the surface water drainage from the LLFA and the conditions below:

Conditions/Reason

1. The development hereby permitted shall not be carried out other than in complete accordance with the detail contained within the application form, and the following approved plans unless alternative details are approved as a non-material amendment or in accordance with other conditions attached to this permission:

16030/P10 Rev E - Phase 2 Planning Layout

16030/ P12 Rev C- Materials Schedule

House Type 2 - 16053/02-001E (floor plans) and 16053/02-002D (elevations).

House Type 4 - 16053/04-001F (floor plans) and 16053/04-002F (elevations).

House Type 7 - 16053/07-001C (floor plans) and 16053/07-002F (elevations).

House Type 8 - 16053/08-001D (floor plans) and 16053/08-002B (elevations).
House Type 10 - 16053/10-001C (floor plans) and 16053/10-002C (elevations).
House Type 11 - 16053/11-001B (floor plans) and 16053/11-002B (elevations).
House Type 12 - 16053/12-001D (floor plans) and 16053/12-002C (elevations).
House Type CT1 - 16053/CT1-001B (floor plans) and 16053/CT1-002C (elevations).
House Type CT2 - 16053/CT2-001C (floor plans) and 16053/CT2-002D (elevations).
APARTMENTS - 16030/AP1-P1 Rev A (floor plans) and 16030/AP1-P3 Rev A (Elevations)
Newsham style bungalow- floor plan – GA-A-02-0005 and floor plan GA-A-01-0005

Reason: To ensure the development is carried out in accordance with the approved plans in the interests of proper planning.

2. Prior to the commencement of development within phase 2 a scheme for the provision of bird boxes and bat boxes integrated into the fabric of the buildings shall be submitted for the written approval of the LPA. The number of boxes provided shall be no less than 95 in total. The scheme shall detail the location, height, orientation, numbers and specification of bird nesting and bat roosting provision. The approved scheme shall be implemented in full prior to the dwellings being occupied.

Reason: To protect and enhance the biodiversity of the site. In accordance with Local Plan Policy C11.

3. Prior to the commencement of the development within phase 2 a scheme for the installation of any permanent and temporary lighting on the site shall be submitted to and agreed in writing with the LPA. The lighting scheme should be designed so that lighting levels are minimised in accordance with the document 'Bats and Lighting in the UK', Institute of Lighting Engineers and BCT, 2018. The approved scheme shall be implemented in full prior to the dwellings being occupied. Reason: to prevent the risk of harm to protected species from the outset of the development.

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

Reason: to conserve and enhance the local population of a UK priority species. In accordance with Local Plan Policy C11.

4. The development shall not be occupied until details of the external lighting of the building(s) and external area(s) have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be

implemented before the development is occupied and retained as such thereafter.

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

5. No dwelling shall be occupied until the car parking area indicated on the approved plans, including any disabled car parking spaces contained therein, has been implemented in accordance with the approved plans. Thereafter, the car parking area shall be retained in accordance with the approved plans and shall not be used for any purpose other than the parking of vehicles associated with the development.

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

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

Reasons: To ensure estate streets serving the development are completed in the interests of residential amenity and highway safety, in accordance with the National Planning Policy Framework.

7. No development shall commence 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 in accordance with the National Planning Policy Framework.

8. No dwelling shall be occupied until cycle parking shown on the approved plans has been implemented. Thereafter, the cycle parking shall be retained in accordance with the approved plans and shall be kept available for the parking of cycles at all times.

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

9. Prior to occupation, details of surface water drainage to manage run off from private land onto the adoptable estate road areas, have been submitted to and approved by the Local Planning Authority. The approved surface water drainage scheme shall be implemented in accordance with the approved

details before the development is occupied and thereafter maintained in accordance with the approved details.

Reason: In order to prevent surface water run off in the interests of the amenity of the area and to ensure suitable drainage has been investigated for the development and implemented, in accordance with the National Planning Policy Framework.

10. 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 construction 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, in accordance with the National Planning Policy Framework.

11. No dwelling shall be occupied until details of refuse storage facilities and a refuse storage strategy, including swept paths, for the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the location and design of the facilities and arrangement for the provision of the bins. The approved refuse storage facilities shall be implemented before the development is brought into use. Thereafter the refuse storage facilities and refuse storage plan shall operate in accordance with approved details.

Reason: To ensure sufficient and suitable facilities are provided for the storage and collection of household waste in accordance with the National Planning Policy Framework.

Informatives

Ecology

1) The risk of encountering nesting birds or other protected species in connection with the execution of this planning consent is low, but there is a small risk that individual animals may be encountered during works. Wild birds and their nests are strictly protected under the Wildlife and Countryside Act 1981 (as amended). All wild birds and their nests are protected whilst in use and it is an offence to recklessly or intentionally destroy nests or dependent young when on or near the nest, or to kill or take them. Accordingly any vegetation removal or soil stripping undertaken between 1 March – 31 August carried out as part of the proposal should be preceded by checks to confirm that no bird's nests that are being built or are in use, eggs or dependent young will be damaged or destroyed. Applicants and

contractors should note that the protected species legislation operates independently of the planning system, planning consent does not override the legislation relating to protected species and that they should be aware that there is a small chance of encountering protected species during works. In the unlikely event of protected species such as nesting birds being encountered during development then works should cease immediately and professional advice should be sought straight away. Applicants and contractors can obtain advice by telephoning Natural England's advice line on 0845 600 3078. Further information about protected species and the law can be found on the Natural England website at www.naturalengland.org.uk

LLFA

1) Any areas of hardstanding areas (patio, driveways etc.) within the development shall be constructed of a permeable surface so flood risk is not increased elsewhere. There are three main types of solution to creating a permeable surface: Using gravel or a mainly green, vegetated area. Directing water from an impermeable surface to a border rain garden or soakaway. Using permeable block paving, porous asphalt/concrete. Further information can be found here -

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7728/pavingfrontgardens.pdf In addition the development should explore disconnecting any gutter down pipes into rain water harvesting units and water butts, with overflow into rainwater garden/pond thus providing a resource as well as amenity value and improving water quality..

Highways

1) INFO25 Section 38 Agreement and adoption of highways. You are advised to contact the Council's Highway Development Management team at highwaysplanning@northumberland.gov.uk concerning the need for a Section 38 Agreement of the Highway Act 1980 relating to the adoption of new highways.

2) INFO29 Highway condition survey. You should note that a highway condition survey should be carried out before the commencement of construction vehicle movements from this site. To arrange a survey contact Highway Development Management at highwaysplanning@northumberland.gov.uk.

3) INFO33 Reminder to not store building material or equipment on the highway. Building materials or equipment shall not be stored on the highway unless otherwise agreed. You are advised to contact the Streetworks team on 0345 600 6400 for Skips and Containers licences.

4) INFO35 Contact Lighting Section. You are advised to contact the Council's Lighting Section on HighwaysStreetLighting@northumberland.gov.uk before and during the construction period with respect of street lighting to ensure sufficient illumination levels of the public highway.

5) INFO37 Contact Local Highway Authority - Management and Maintenance of Estate Streets. The applicant is advised that to discharge condition [insert] the Local Planning Authority requires a copy of a completed agreement between the applicant and the Local Highway Authority under Section 38 of

the Highways Act 1980 or the constitution and details of a Private Management and Maintenance Company confirming funding, management and maintenance regimes. You can contact Highway Development Management at highwaysplanning@northumberland.gov.uk.

6)INFO38 Contact Local Highway Authority - Submission of details of adoptable streets. The applicant is advised to obtain a technical approval for all estate street details from the Local Highway Authority prior to the submission of such approved details to the Local Planning Authority to discharge condition [insert] of this permission. You can contact the Highway Development Management at highwaysplanning@northumberland.gov.uk.

7) INFO40 Reminder to not deposit mud/ debris/rubbish on the highway. In accordance with the Highways Act 1980 mud, debris or rubbish shall not be deposited on the highway.

8)INFO46 Containers Required for the Storage of Waste For new individual properties the following will be required to be provided: 240 litre wheeled bin for residual refuse 240 litre wheeled bin for recycling Developers should be aware that an additional 240 litre brown bin may also need to be accommodated for garden waste which is a subscription seasonal scheme.

Date of Report: 09.11.2018

Background Papers: Planning application file(s) 18/03001/REM