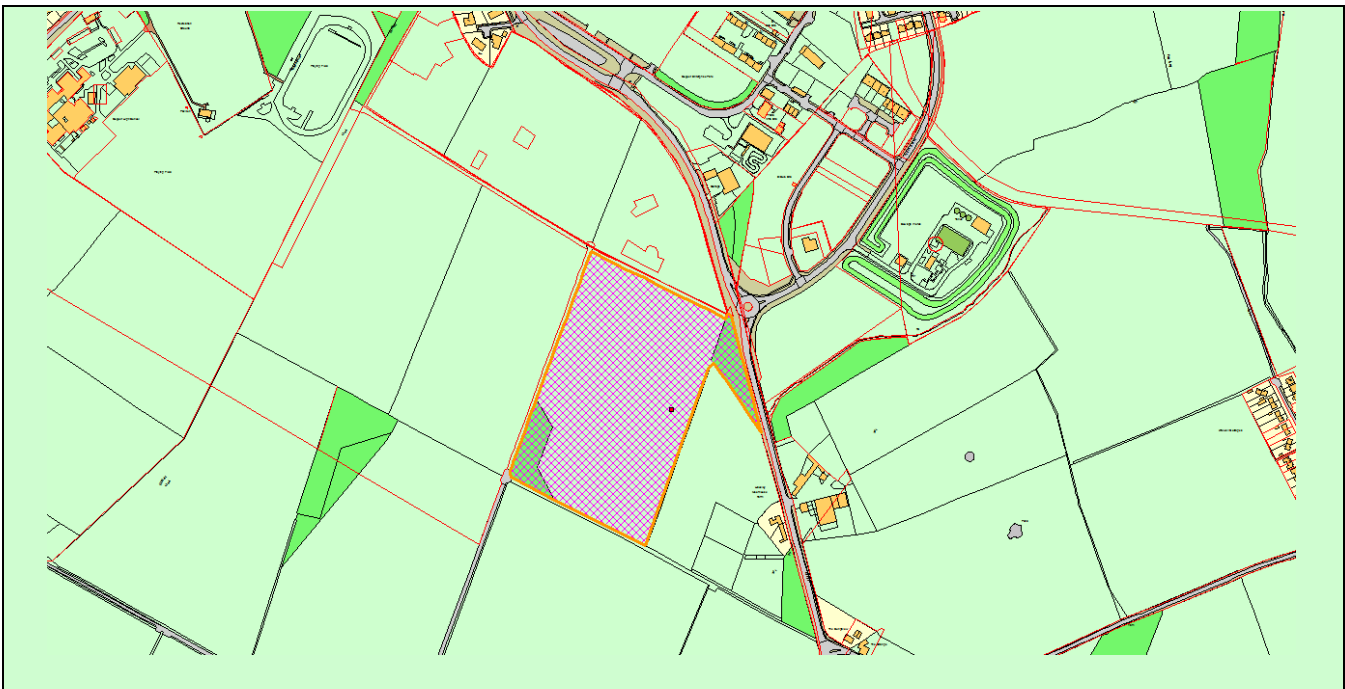


# NORTHUMBERLAND

Northumberland County Council

## STRATEGIC PLANNING COMMITTEE – 7 NOVEMBER 2017

<b>Application No:</b>	17/01675/OUT		
<b>Proposal:</b>	Outline planning application for up to 166 dwellings with all matters reserved except for access		
<b>Site Address</b>	Land North West Of Hauxley Moor House, A1068 Radcliffe To Amble, Amble, Northumberland		
<b>Applicant:</b>	Cheviot Holdings C/O Agent	<b>Agent:</b>	Mr Martyn Earle The Forum, The Pearl, New Bridge Street West, Newcastle upon Tyne NE1 8AQ
<b>Ward</b>	Amble	<b>Parish</b>	Amble By The Sea
<b>Valid Date:</b>	11 May 2017	<b>Expiry Date:</b>	30 November 2017
<b>Case Officer Details:</b>	Name: Mr Geoff Horsman Job Title: Senior Planning Officer Tel No: 01670 625553 Email: geoff.horsman@northumberland.gov.uk		



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### 1. Introduction

- 1.1 This application is being referred to Strategic Planning Committee because it is a major development of significant scale.

## 2. Description of the Application Site & Proposal

- 2.1 The application site comprises agricultural land and lies west of the A1068 on the southern edge of Amble. The site covers an area of around 8 hectares.
- 2.2 In terms of neighbouring uses there is a new housing estate under construction to the north. To the east there is open countryside and within this the A1068 and Hauxley Moorhouse Farm. To the south is further open countryside although the. To the west is open countryside which is the subject of a planning application for up to 500 dwellings submitted by Hindhaugh Homes (Application Ref: 16/04305/OUT). This application was considered by Strategic Planning Committee on the 5 September 2017. The Committee resolved that they were minded to approve this application subject to resolution of outstanding matters re archaeology, conditions and a Section 106 Agreement.
- 2.3 A public bridleway runs to the immediate south of the site and within the site itself there are small areas of woodland in its north east and south west corners.
- 2.4 Outline planning permission is sought for the construction of up to 166 dwellings. Details of access to the site from the A1068 only are provided at this stage with all other matters (i.e. layout, appearance, scale and landscaping) reserved for subsequent approval.
- 2.5 In terms of access arrangements the proposed access design from the A1068 comprises a priority junction with a ghost right turn facility. Associated improvements are also proposed on the A1068 and Percy Drive to the north in order to better link the site with the town centre. These comprise the provision of a 2.5 metre wide footpath/cycleway and pedestrian crossing islands with associated dropped kerbs and tactile paving.
- 2.6 The application is accompanied by a range of technical reports including an air quality assessment, ecology reports, flood risk assessment, Transport Assessment/Travel Plan, contamination reports, Landscape & Visual Impact Assessment, Noise Assessment, Planning Statement, Design & Access Statement, Archaeology Reports and an Odour Assessment.

## 3. Planning History

None

## 4. Consultee Responses

Amble Town Council	Amble Town Council object due to the access. With a redesign of the site, it should be possible, practical and much safer to construct an access from the developers land to the existing roundabout at the junction of the A1068 and Percy Drive. The current planned access will lead to congestion and a build- up of traffic when approaching the estate from the North and queuing to cross the highway; similarly exit problems when coming from the estate to travel South. Current guidance obtained states that lengthening a roundabout for the purpose of access or adding a second round about is permitted and we urge this to be looked into further. This will also help alleviate speeding problems in this area which is already a huge concern on this road.
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	<p>Guidance also refers to Disconnected Zones and states that developments should be connected by roads and streets with mixed use although we accept that this is not sometimes the best option, specifically with this development as there is a main road.</p> <p>Concerns over whether the town in its present form can sustain as large a development and would urge a reduction in number to alleviate the impact on the town's infrastructure. It is vital that parish and town councils are consulted along with NCC to assist in developing agreements to enhance the educational, medical, recreational, youth facilities and healthy transport routes which will be needed with the influx of population should such a development go ahead.</p> <p>Amble Town Council would also welcome the opportunity to work with the schemes Travel Plan Co-ordinator to analyse the existing cycle/walking routes and form a comprehensive plan for the whole town which could be utilised when addressing assistance from developers.</p> <p>Whilst there are detailed mitigation plans regarding the environment, the ecology and open spaces, little has been determined about their future maintenance- this must be addressed. Concerns over drainage aspects must be addressed to the authority's satisfaction and the use of permeable materials should be considered wherever possible. Energy conservation should be addressed with the use of solar panels. The proposed footpath installation along Percy Drive may impact upon the trees in the verge which were installed by Amble Town Council to commemorate the Queen's Golden Jubilee. Care must be taken not to damage these trees or their roots; if any trees are adversely affected, the developer must replace them with suitable semi mature stock.</p> <p>Storage on site of all materials and equipment with wheel washing and road sweeping facilities.</p>
Hauxley Parish Council	No response received
Environment Agency	No response received
Open Spaces South East Area	No response received
The Coal Authority	No objections subject to a condition regarding ground stability matters.
Fire & Rescue Service	No objections in principle. More details can be given at Building Regulations consultation stage. The Fire Authority would welcome details of the proposed water supply scheme in order to assess fire hydrant provision.
Highways	No objection in principle subject to conditions. Detailed comments awaited on Stage 1 Road Safety Audit.
Countryside/Rights of Way	No objections but suggest that a section of the public footpath adjacent to site is re-surfaced in stone through the Section 106 Agreement.
County Archaeologist	Trial trenching required to further evaluate the archaeological potential of the site unless it can be demonstrated that the entire site has been the subject of previous open cast mining.
County Ecologist	Further detail sought from applicant comprising clarification re detailed matters concerning survey work undertaken, the level of a financial contribution to a coastal mitigation fund and provision of a SSSI Impact Assessment.

Housing	15% affordable housing required with two thirds/one third split between affordable rented and intermediate units. Conversion clause to be included also.
Public Protection	Object to the proposal due to insufficient information regarding matters of ground gas and stability related to coal mining legacy matters.
Education – Schools	Contribution of £435,600 sought to provide additional school places locally.
Lead Local Flood Authority (LLFA)	Object due to concerns regarding surface water flood risk.
Natural England	Further information sought regarding the impact of the proposals on the Northumbria Coast SPA and the Northumberland Shore SSSI together with details of mitigation measures.
Northumbrian Water Ltd	No objection in terms of surface and foul water drainage subject to a condition.
Architectural Liaison Officer – Police	No response received.
Northumbria Ambulance Service	No response received.
Waste Management North	No response received.
North Trees And Woodland Officer	No response received.
Northumberland CCG	Contribution of £112,500 sought for the enhancement of primary care GP provision within Amble.

## 5. Public Responses

### Neighbour Notification

Number of Neighbours Notified	133
Number of Objections	5
Number of Support	0
Number of General Comments	0

### Notices

General site notice, 22nd May 2017

Northumberland Gazette 25th May 2017

### Summary of Responses:

Site should be accessed from Percy Drive roundabout;  
Route of Amble bypass should be safeguarded;  
Need for pedestrian/cycle links with Hindhaugh Homes site  
Highway safety concerns including spacing between proposed access and Percy Drive roundabout and car parking around site access if frontage dwellings to the A1068 have rear parking court car parking;

No need for this number of new houses;  
Increased pressure on infrastructure such as schools, GPs, recreational facilities, drainage;  
Flood risk;  
Adverse impact on wildlife within and outside the site including impact of designated sites nearby;  
Potential impact on archaeology.

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

<https://publicaccess.northumberland.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OPQK76QSGU800>

## **6. Planning Policy**

### 6.1 Development Plan Policy

Alnwick District Wide Local Plan

BE2 Regional and local archaeological significance  
BE8 Design in new residential developments and extensions (Appendix A and B)  
CD18 Children's playspace  
CD32 Controlling development that is detrimental to the environment and residential amenity  
APPENDIX A Design and layout of new dwellings  
APPENDIX E Car parking standards for development  
APPENDIX F Open space standards

Alnwick LDF Core Strategy

S1 Location and scale of new development  
S2 The sequential approach to development  
S3 Sustainability criteria  
S4 The phased release of housing land  
S5 Housing density  
S6 Provision of affordable housing  
S11 Locating development to maximise accessibility and minimise impact from travel  
S12 Protecting and enhancing biodiversity and geodiversity  
S13 Landscape character  
S14 Development in the open countryside  
S16 General design principles  
S20 Providing for open space, sport and recreation  
S22 Energy efficiency  
S23 Planning obligations

### 6.2 National Planning Policy

National Planning Policy Framework (NPPF)  
National Planning Practice Guidance (NPPG)

## **7. Appraisal**

- 7.1 In assessing the acceptability of any proposal regard must be given to policies contained within the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) is a material consideration and states that the starting point for determining applications remains with the development plan, which in this case contains policies from the Alnwick District Wide Local Plan (LP - 1997) and the Alnwick District LDF Core Strategy (ACS - 2007).
- 7.2 The main issues for consideration include:
- Principle of development
  - Housing Mix and Affordable Housing
  - Landscape and Visual Impact
  - Residential Amenity
  - Transport Matters
  - Flood Risk and Drainage
  - Ecology
  - Archaeology
  - Ground Conditions
  - Planning Obligations

#### Principle of Development

##### Sustainability

- 7.3 Policy S1 of the ACS identifies Amble as a Main Rural Service Centre with public transport links and a strong service base. It is considered that the site is reasonably well related to the existing settlement and to existing housing development, services and community facilities as it is immediately to the south of Amble. The site is located outside of the settlement boundary that was formerly identified on the proposals map of the LP. However, this is not saved by any policy within the LP and therefore no weight can be given to former policies referring to this boundary and restricting development outside of this.
- 7.4 Policy S2 sets out a sequential approach to the location of new development. As the proposal is greenfield land adjacent to the built form of Amble it would fall under the second tier of this sequential approach. Although the NPPF does encourage the effective use of land by reusing previously developed sites, it does not set out a strict sequential approach to site selection such as that set out in Policy S2, thereby limiting the amount of weight that can be attached to this policy in the decision making process, given that the policy is not considered to be wholly consistent with the NPPF. However, the site is considered to be a suitable location in relation to the settlement having regard to Policy S2.
- 7.5 Policy S3 sets out sustainability criteria for new development and any application should demonstrate that all relevant criteria are met. These include that the development is accessible to homes, jobs, shops, services, the transport network and modes of transport other than the private car, and there is adequate existing or planned capacity in the physical and community infrastructure, or that additional capacity can be provided, as well as matters

of environmental impacts. Some of the elements set out in Policy S3 will be considered further within this report, and having regard to planning obligations that may be required to make the scheme acceptable in terms of infrastructure, but in general the proposed development would be in accordance with the sustainability criteria identified within the Policy given it is well related in location and scale to a Main Rural Service Centre.

- 7.6 National planning policy in the NPPF does not specifically seek to preclude development on land outside of settlement boundaries or development on greenfield sites that have not been allocated for housing in a Development Plan. Rather, the NPPF seeks to promote sustainable development with paragraph 7 providing the starting point against which the sustainability of a development proposal should be assessed. This identifies three dimensions to sustainable development – an economic element, a social element and an environmental element.
- 7.7 Paragraph 14 of the NPPF then 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.
- 7.8 It is acknowledged that the comments of the Town Council and objections/representations received during the application raise concerns in respect of potential impacts upon infrastructure within the town, including highways, drainage, education and healthcare. Matters in respect of highways and drainage will be considered later in this report having regard to comments from relevant consultees. Officers have also been liaising with the applicant's planning consultants, the Council's Education Team and the NHS Northumberland Clinical Commissioning Group (CCG) regarding the potential impacts of development upon education and healthcare provision. These are matters where contributions have been sought from the applicant. There are on-going discussions in relation to the need for and level of contributions on these matters, which if required will need to be agreed and secured by a S106 Agreement before any permission is granted should Members be minded to approve the application.

#### Housing Land Supply

- 7.9 Paragraph 47 of the NPPF requires Local Planning Authorities to boost significantly the supply of housing with paragraph 49 then advising 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.
- 7.10 Given the above, officers consider that at the present time a significant supply of housing land can be demonstrated across the County as a whole with much

of this supply benefitting from planning permission. In this regard, as of the 31 March 2017 there were extant planning permissions for approximately 12,400 dwellings. Furthermore, housing completions have accelerated in recent years. 1,531 new housing completions were achieved during 2016-17 with an average of 1,323 dwelling completions per annum over the last 3 years. Therefore in the context of paragraph 49 of the NPPF, the tilted balance in paragraph 14 is not engaged on the grounds of housing land supply. Due to the level of supply, officers are confident that the strong delivery that has been achieved recently will continue.

- 7.11 Whilst the development of the site would add to the existing supply of housing land, and there is a five year supply in the county, the need to ensure a 5 year housing supply is a minimum and not a maximum, and therefore additional housing can be permitted providing it is sustainable. The key consideration is whether the proposed development is considered sustainable development, in line with the development plan and the NPPF. The scale of development is considered to be acceptable in this location having regard to its role as a Main Rural Service Centre, subject to satisfying other matters as set out in this report.
- 7.12 In addition, the application site is currently in use as agricultural land. However, the land is categorised Grade 3 (Good/Moderate). The NPPF states that local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality. Given its grading, the land is not considered to be of high quality, and as such the loss of this agricultural land to development is considered acceptable in principle.

#### Summary

- 7.13 The principle of development on the site of the proposal is supported by policies of the ACS. The scale of development proposed at this site is considered acceptable in principle. It is considered that the principle of new dwellings within Amble would be generally acceptable given its status in the ACS as a Main Rural Service Centre, and the scale of development would not undermine the ability to manage housing supply. The proposed location is considered to be a suitable location for new development at the proposed scale and it is considered that there would be no adverse effects on housing land supply should permission be granted. The principle of development on the site is therefore considered to be acceptable and the site would be a suitable location for new housing development, subject to other elements of the development being acceptable to be discussed later in the report.

#### Housing Mix and Affordable Housing

- 7.14 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.

- 7.15 Although submitted in outline with all detailed matters other than access reserved for approval, it is apparent that there is sufficient scope to provide an appropriate mix of housing as part of the proposed development.
- 7.16 Policy S5 of the ACS seeks a minimum site density of 30 dwellings per hectare, although it does go on to state that where there is a need to preserve or enhance the character of the area, particularly on settlement edges, lower densities may be considered. The proposal would result in a density of 21 dwellings per hectare, which is considered appropriate given the settlement edge location of the site. It is considered reasonable to attach a condition limiting the maximum number of dwellings to 166 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.
- 7.17 Policy S6 of the ACS seeks an appropriate level of affordable housing provision on all sites of 10 units or more or 0.33 hectares or more within Alnwick and Amble. The proportion of affordable housing and its type sought on each site will depend on the assessment of affordable housing need in the housing market area and in the local area. The policy refers to a target proportion of 35% based on the extent of need at the time between 2005 – 2010, however this is now clearly out of date.
- 7.18 The Northumberland Strategic Housing Market Assessment (SHMA - October 2015) includes up to date evidence of affordable housing need in Northumberland. The SHMA identifies an annual net shortfall in affordable housing across Northumberland of 191 dwellings per annum over the period 2014 to 2019. To address this, an affordable housing contribution will continue to be sought on all proposals involving residential development except in the circumstances set out in Planning Practice Guidance paragraph 031. This will be expected to be delivered on-site.
- 7.19 Following consultation with the Council's Affordable Housing team, officers have been advised that the application site is considered to be a suitable location for affordable homes and it is close to services at Amble. In this instance on-site affordable housing delivery would be sought comprising 15% of 166 = 25 homes and the Council would normally seek a tenure split of 67% affordable rent and 33% intermediate housing (e.g. shared ownership or Discount Market Value (DMV)). In this case that would equate to 17 affordable rented homes and 8 intermediate (shared ownership or DMV). Such provision would need to be secured through a S106 agreement.
- 7.20 The Affordable Housing team has advised that the only caveat to providing a large number of affordable homes in Amble is that depending on the phasing and timing of the overall development (and any other contemporary development which may occur), a reassessment of the number of affordable homes required as the development progresses would be prudent. This will also be influenced by the willingness of Registered Provider's (RP) to acquire further homes based on their anticipated demand. It would therefore be appropriate to include conversion clauses in the S106 agreement to allow for

the case where the rented homes could not be sold to an RP, in which case the tenure could be converted to DMV, and the Council now has a suitable suite of clauses in the S106 model.

- 7.21 In summary 17 no. affordable rented homes and 8 no. on-site discount market value/shared ownership homes are requested for this site based on the numbers of homes proposed with conversion clauses included in the s106 to allow variation of tenure as may be appropriate at the time, which would be in accordance with the NPPF.

#### Landscape and Visual Impact

- 7.22 Having regard to its scale and location the proposal will have an impact upon the character and appearance of the site and wider area. New development is required to satisfy Policy BE8 / Appendix A of the Local Plan, Policies S5, S13 and S16 of the ACS, and the NPPF in relation to achieving a high quality of design that would be appropriate to the site and surrounding area.
- 7.23 The Government attaches great importance to the design of the built environment and, through Part 7 of 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.
- 7.24 Policy 13 of the ACS states all proposals will be considered against the need to protect and enhance the distinctive landscape character of the district, and will be assessed on their impact on the landscape. Policy S16 of the ACS advises that all development would be expected to achieve a high standard of design reflecting local character and distinctiveness and proposals should take full account of the need to protect and enhance the local environment having regard to their layout, scale, appearance, access and landscaping.
- 7.25 The Alnwick Landscape Character Supplementary Planning Document (2010) sets out opportunities for settlement expansion in Amble. The full extent of the site falls within a larger area of restored landscape character, and which identifies that positives are a flat, open site providing few layout constraints; good connections by road to the town centre, with the potential for pedestrian links to be created; access to shopping and educational facilities; potential to effect landscape improvements to an area that has few attractive features, thereby improving the setting of the town and potentially providing additional recreational resources for residents. Disadvantages of development that are identified in this area include its present characterless nature could be reinforced by poor design and could encourage urban sprawl. It does, however, identify that mitigation may be possible with careful master-planning; suitable boundary treatments; and opportunities for high quality public open spaces. The nearby public right of way is identified as a higher sensitivity feature.

- 7.26 The Northumberland Local Plan: Core Strategy Pre-Submission Draft Plan has been withdrawn so is no longer material to the decision-making process. Some of its supporting evidence nevertheless remains as evidence on a topic basis and may be used to inform and guide the assessment of individual development proposals. In this regard of relevance to this application is the Northumberland Landscape Character Assessment.
- 7.27 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. The study identifies that areas to the south of Amble, including the application site, are considered to be of lower landscape sensitivity, and the potential exists to enhance the southern settlement edge through careful localised development. The site falls within an area where the guidelines state the less sensitive southern settlement edges would benefit from enhancement, potentially through carefully designed new development.
- 7.28 Although the landscape sensitivity of the site is lower in this area, the layout and design of development on the sites, including landscaping, 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. 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 as well as the design and access statement that has 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.
- 7.29 The overall density of development proposed would be 21 dwellings per hectare, which is less than the 30 dwellings per hectare specified by Policy S5 of the ACS. However, the site lies at the edge of Amble adjacent to open countryside to the west and south, and therefore 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 the need to provide mitigation for ecological matters that will be discussed later in this report.
- 7.30 Whilst layout, scale, appearance and landscaping are reserved matters and subject to further detailed assessment, it is considered that the site could be developed without significant or unacceptable harm upon the character and appearance of the area and wider landscape. The indicative plans demonstrate that a suitable layout could be achieved, with areas of open space within the site and satisfactory distances between dwellings. On the basis of the submitted application it is officer opinion that the proposed development would not result in significant or unacceptable harmful impacts on the character and appearance of the site and surrounding area, and the proposals would therefore be in accordance with the LP, ACS and the NPPF.

### Residential Amenity

- 7.31 The site is located in close proximity to consented housing development to the north on a site being developed by Persimmon Homes, with the indicative masterplan showing the rear gardens and gable ends of dwellings facing the rear elevations of nearby proposed dwellings.
- 7.32 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. The development would likely take place in phases over a relatively long timescale, and details of this can be secured by condition, along with a construction method statement for the site. The Council's Public Protection team has not raised any objections to the proposed development in terms of impact on the amenities of existing residents, and matters of potential nuisance during construction could be addressed by way of a condition.
- 7.33 Matters of layout, landscaping, scale and appearance would need to be assessed as part of a future reserved matters application. 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 future residents on the adjacent site and that there would not be significant or harmful impacts on residential amenity. Subject to detailed design considerations, it is considered that development on this site could result in an acceptable form of development that would not result in significant or harmful impacts upon residential amenity, and that would accord with the development plan and the NPPF.

### Transport Matters

- 7.34 New development will need to deliver an appropriate form of development in terms of highway safety and infrastructure having regard to Policy BE8 / Appendix A of the Local Plan, Policies S3 and S11 of the ACS and the NPPF. 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.
- 7.35 The application is accompanied by a Transport Assessment (TA). The document appraises the impact of the proposed development and includes an assessment of matters such as the accessibility of the development; trip generation; highway safety; and highways works necessary to facilitate the development. This has been assessed by the Council's Highways Development Management (HDM) team. Members will note that issues of the proposed scale of development and wider effects on the highway network are matters that have been raised as concerns by objectors, and are therefore an important material consideration.
- 7.36 HDM advises that in assessing applications, the Highway Authority checks that the proposal will not result in an adverse impact on the safety of all users of the highway, the highway network or highway assets. The information

submitted has been checked against the context outlined above, and HDM consider that the development will not have a severe impact on highway safety, providing suitable mitigation measures are accommodated through the imposition of appropriate planning conditions. On this basis no objections in principle are raised to the proposals.

- 7.37 The proposed development will include for a new priority junction to the A1068, with associated localised widening, in order to provide a protected right turn lane. Shared footway/cycleway links, crossing points etc., will all form part of a Section 278 Agreement, pursuant to the Highways Act 1980. Final approval of the S278 highway improvement works will include consideration of a full technical/engineering submission, together with Stage 2, 3 and 4 Road Safety Audits (RSA) as part of that process. It is considered that any potential safety issues will be adequately addressed as part of the technical and RSA approval process.
- 7.38 The internal layout of the development is indicative only and does not form part of the outline approval. Access roads are required to be designed so as to encourage and maintain low vehicle speeds throughout the development area, with natural horizontal alignment of the estate road (short straights, tight bends) and not artificial traffic calming features. Priority should be given to cycleway and pedestrian desire lines to local facilities, including schools, recreational/community facilities, shopping areas, bus stops, etc. Should outline permission be granted the applicant for reserved matters is advised to enter into pre-application discussions with the Planning and Highway Authority to agree broad principles of the internal layout prior to finalising any layout or the submission of a reserved matters/full planning application.
- 7.39 As the planning application is outline only, the pedestrian and cycleway routes within the development area will be considered and reviewed at subsequent reserved matters/full application stage. Again, the applicant is encouraged to enter into pre-application discussions in respect of the internal layout and pedestrian/cycleway links to the existing networks, particularly to nearby schools, recreational area, bus stops and local facilities. Off-site cycle connectivity facilities are very poor with no segregated cycleway provision in the vicinity, and reliance being made to on-carriageway cycling, which is not desirable for young/inexperienced cyclists. By way of improvement, the proposals include the provision of a shared footway/cycleway up to Percy Drive.
- 7.40 Concerns have been raised that access to the site should be provided from the A1068/Percy Drive roundabout serving the Persimmon site. However, the applicant does not have control over such land and is therefore not able to achieve an access at this location. Notwithstanding this, the proposed access to the south of the roundabout is considered acceptable by Highways.
- 7.41 When Strategic Planning Committee at their meeting on the 5 September considered planning application ref: 16/04305/OUT for 500 dwellings on the Hindhaugh Homes site to the immediate west, it was resolved that consideration be given by both Hindhaugh Homes and the applicant for this site to the provision of a link road between Acklington Road and the A1068 to relieve traffic pressures in the centre of Amble and provide better linkage

between new housing sites on the southern edge of Amble and schools on Acklington Road. Both Hindhaugh Homes and the applicant for this application have agreed to accept a condition were their applications to be approved, which would provide for such a link road within a timescale to be agreed with the County Council. Discussions are ongoing regarding the detail of this provision and an update will be provided at Committee.

7.42 In terms of public transport the site is within walking distance of bus services on the A1068 which serve Alnwick and towns in the south east of the County.

7.43 In summary the following highway works have been identified by HDM, which will be subject of conditions and further approval as part of the S278 works:

- a new vehicular access/junction to the site from the public highway;
- Alteration to the A1068 carriageway at the site entrance to provide a protected ghost right turn lane, together with associated works
- a 3 metre wide shared cycleway/footway, segregated from the carriageway, together with associated street lighting and drainage, leading along the site frontage, extending northward to the A1068/Percy Drive roundabout, provision of appropriate crossing points with tactile paving and continuation of the cycleway/footway along Percy Drive to the Priory Park estate.
- Improvement/relocation of bus stops on Percy Drive (adjacent to the A1068 roundabout) including provision of bus shelters and associated features.
- Relocation of 30mph speed limit on the A1068 southward, including the amendment of a Traffic Regulation Order to implement this.

Additional conditions or information that should be submitted with a reserved matters application that is required to make the scheme acceptable include details of car parking; cycle provision; refuse storage; street lighting; and travel plan.

7.44 Whilst matters of access and highway safety have been identified as key areas of concerns during consultation on the application, on the basis of the assessment and advice received from Highways no objection is raised subject to conditions as set out above. It is therefore considered that the proposed development is in accordance with Policy S11 of the ACS, Policies 41 and 41A of the NCS and will not have a severe impact upon highway safety having regard to the NPPF.

#### Flood Risk and Drainage

7.45 The entire application site lies within Flood Zone 1 where the risk of flooding is low. 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.

7.46 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.

- 7.47 The application has been submitted with a Flood Risk Assessment and Surface Water Management Strategy, which has been assessed by Northumbrian Water (NWL), the Environment Agency and the Lead Local Flood Authority (LLFA).
- 7.48 NWL raise no objections on foul or surface water drainage grounds subject to conditions.
- 7.49 The LLFA currently object to the application as they have a number of technical queries. A response has been sought from the applicant regarding these and an update will be provided at Committee.
- 7.50 Subject to the LLFA now having no objection in principle, conditions could be attached to secure the details of drainage infrastructure, including the use of SuDS.

### Ecology

- 7.51 Policies S3 and S12 of the ACS are relevant in relation to assessing the potential effects on protected species, ecology and biodiversity. Section 11 of the NPPF relates specifically to the conservation and enhancement of the natural environment and delivering a sustainable form of development will need to ensure that environmental considerations are fully addressed.
- 7.52 The application has involved consultation with Natural England and the Council's ecologists given the scale of development, potential impacts upon ecology on the site as well as in the wider area, including designated sites on the coastline.
- 7.53 The Council's ecologist has highlighted that the habitats present on site are mostly improved grasslands of limited value, with some boundary features, such as plantation woodland which are also of limited ecological value. The main consideration identified is that the development has potential to impact the interest features of the Northumberland Shore Site of Special Scientific Interest (SSSI) and Northumbria Coast Special Protection Area (SPA). The birds associated with these sites feed and roost mostly on areas of rocky shore, though some of the SSSI species move inland for roosting and use sandy bays for foraging. These shore birds are susceptible to disturbance from recreational activities, particularly off-lead dog walking.
- 7.54 NCC as a competent authority will be required to undertake a habitat regulations assessment of the development, to assess if the development is likely to have a significant effect on the conservation objectives of the Northumbria Coast SPA. If the development is found to have a likely significant effect an appropriate assessment of the development is required in order to ascertain if the development adversely affects the integrity of the European site. In general the provision of areas of green space within the site is positive.
- 7.55 However, given the additional number of dogs that may result from the development officers are advised that it seems very likely that the immediate

dog walking facilities will be under significant pressure and given the limitations above it is likely that additional dog walking will be undertaken at the coast and therefore disturbance of birds associated with the Northumberland Shore SSSI and Northumbria Coast SPA will occur. Given this risk it is not possible to rule out that the development may have a likely significant effect on the conservation objectives of the Northumbria Coast SPA. However, in order to resolve this aspect given the concept site design and the current amount of on-site green space it is recommended that the developer contributes to funding of dog wardening at the coast, which could be targeted at areas where disturbance is likely to occur or could provide funding to off-site green space such as at Druridge Bay Country Park. Natural England had also raised these similar issues as part of its consultation response.

- 7.56 Both Natural England and the Council's ecologist have requested further clarification in terms of the detail of coastal zone impacts and mitigation measures and discussions are therefore ongoing with the applicant regarding these matters and an update will be provided at Committee. The applicant has also been asked to respond on detailed queries raised by the Council's ecologist regarding surveys undertaken.
- 7.57 In accordance with the Conservation of Species and Habitats Regulations given the proximity of the Northumberland Marine SPA, North Northumberland Dunes SAC, Coquet Island SPA and the Northumbria Coast SPA & Ramsar site the county council as a competent authority is required to undertake a habitat regulations assessment of the development, to assess if the development is likely to have a significant effect on the conservation objectives of the Northumbria Coast SPA. Subject to appropriate mitigation being provided for the development is not likely to have a significant effect on the interest features of the above internationally important sites, and an appropriate assessment of the development is not required.
- 7.58 In light of the above considerations, and subject to conditions and S106 agreement securing the necessary avoidance, mitigation and enhancement measures, together with resolution of survey queries, there are not considered to be any unacceptable impacts on ecology and designated sites in the area. The proposal would therefore be in accordance with Policy S12 of the Alnwick Core Strategy and the NPPF.

#### Archaeology

- 7.59 Policy BE2 of the LP and Policy S15 of the ACS relate to matters of impacts on archaeology and the need to consider the impacts of development upon heritage assets. The application site has not been subject to a programme of archaeological assessment as the applicant considers the site to have been substantially disturbed as a consequence of it forming part of the former Togston opencast coal mining site.
- 7.60 In order to robustly assess the presence/absence and significance of the archaeological resource and inform the detail of a proportionate archaeological mitigation response, the Council's Conservation Team recommend that the applicant is required to commission a programme of



archaeological evaluation trenching, informed by the results of the previous phases of work. In line with paragraph 128 of the NPPF, this exercise should be undertaken and the results submitted prior to the determination of the application. Alternatively, evidence needs to be provided regarding previous disturbance of the site in order to justify any exemption from such further evaluation.

- 7.61 At the time of preparing this report discussions are ongoing with the applicant regarding the submission of further evidence of the site's disturbance, which will need to be submitted to the Conservation Team for further comment. Whilst this work is on-going, should Members be minded to approve the application it is recommended that this is subject to archaeological matters being satisfactorily resolved and any conditions as recommended in order to satisfy Policy BE2 of the LP, Policy S15 of the ACS and the NPPF.

#### Ground Conditions

- 7.62 Policy S3 of the ACS includes a criterion requiring mitigation in respect of any physical and environmental constraints on the development of land as a result of contamination or land stability. Policy 40 of the emerging NCS also requires consideration of measures to mitigate impacts of development in relation to unstable and contaminated land.
- 7.63 Part of the application site falls within the lower risk Coal Working Standing Advice Area, although there are parts that also fall within the higher risk Coal Working Referral Area and these higher risk areas include the site of two mine shafts. The applicant has provided relevant assessments and survey work in relation to ground conditions and potential contaminated land, and consultation has taken place with the Coal Authority and the Council's Public Protection team.
- 7.64 The Coal Authority raise no objection subject to a condition regarding further site investigation and mitigation in respect of ground stability matters.
- 7.65 Public Protection have objected to the application on the grounds of insufficient information having been provided by the applicant. Further documentation on these matters is awaited from the applicant and an update will be provided at Committee. They have requested ground gas protection measures which could be secured by condition. Further detail requested regarding stand-off areas may require built development to be restricted on certain parts of the site but discussions are ongoing regarding this matter. Subject to resolution of Public Protection concerns the proposal is considered to be in accordance with Policy S3 of the ACS and the NPPF.

#### Planning Obligations

- 7.66 Policy 23 of the ACS relates to securing planning obligations when these are necessary to make an application acceptable in planning terms. This may be in respect of contributions towards the provision or improvement of physical or social infrastructure or local environmental improvements as a result of the development, or to provide affordable housing. 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.

- 7.67 Reference has been made earlier in this report to contributions for affordable housing and ecological mitigation. In addition to the above, contributions are also being considered in respect of off-site sport/recreation provision, education infrastructure and primary health care.
- 7.68 As referred to earlier, given the scale of the development and concerns raised in representations, officers have also been in discussion with NHS Northumberland 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 has advised that 166 dwellings create a significant additional primary care workload in an area already stretched in capacity. In addition more than 200 dwellings are already being constructed in Amble, with further planned developments. There are on-going discussions with officers, the applicant and the CCG in terms of the level of contribution that is justified. These will also consider the implications of other proposed development submitted in more recent applications within the town, including 17/01677/OUT (272 dwellings – land north-east of Amble Sewage Works, Percy Drive) and 16/04305/OUT (500 dwellings – land south and South East of James Calvert Spence College, Acklington Road). It is hoped to update Members further at the committee meeting where possible, although this may need to be negotiated further prior to completion of the Section 106 should Members be minded to approve the application.
- 7.69 Officers are also continuing discussions with the applicant and colleagues in Education in relation to the potential effects of the development upon education provision and the level and nature of any contribution that may be required as a result of the proposal.
- 7.70 A contribution is also sought towards sports facilities within the town, and in this regard officers have sought advice from Active Northumberland in terms of evidence of current provision and any deficiencies that may exist in this respect. This would form the basis of further S106 discussions to ensure that appropriate contributions or provision were secured from the development. In addition, officers have invited Amble Town Council to advise on specific areas/projects where contributions in relation to sport/recreation/leisure are required.
- 7.71 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 where there is evidence of need the Section 106 Agreement would provide for provision or contributions towards affordable housing, education, healthcare, sport/recreation and ecological mitigation.

## Other Matters

7.72 The report considers the proposed development on its merits, although officers are also mindful of the existing development and permissions within Amble, including the Persimmon site, as well as the more recent housing applications that have been submitted. Officers have considered the proposed development in light of the existing permissions and scale of development in relation to Amble, and having regard to consultee responses in relation to matters such as impacts upon highways and drainage. As set out officers are also considering the proposal having regard to impacts on other infrastructure such as education and healthcare, with a view to securing provision or contributions to any improvements as necessary. The Local Planning Authority will also need to consider these matters as part of the assessment of the more recent applications, whether Members are minded to approve this application or otherwise, and these applications will also need to be considered on their merits, and having regard to overall housing supply and associated impacts.

## **8. Conclusion**

8.1 Subject to resolution of outstanding matters in respect of surface water drainage, ecology, archaeology and public protection matters related to ground conditions the recommended conditions and agreeing a 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, as well as being able to contribute to improvements to existing 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 Overall 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.

## **9. Recommendation**

That Members be minded to **GRANT** permission subject to the resolution of outstanding matters in respect of surface water drainage, ecology, archaeology and ground conditions 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; education contribution; healthcare contribution; sport and play contribution and provision of ecological mitigation, and subject to the following conditions and others deemed necessary and delegated to officers following further responses:

### Conditions/Reason

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

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

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

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

03. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

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

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

Reason: To ensure that the development progresses in a co-ordinated manner in accordance with the National Planning Policy Framework.

05. The development hereby approved shall be limited to no more than 166 dwellings.

Reason: In the interests of the satisfactory appearance of the development upon completion in accordance with the National Planning Policy Framework.

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

26567 id04-2 – Location Plan;

Transport Assessment & Addendum (Milestone Transport Planning – May and July 2017) including drawing no.17-033/001D – Site Access;

1030/01 – Strategy Soft Landscape

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

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

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

Reason: To ensure appropriate maintenance and management of open space in accordance with Policy S16 of the Alnwick District LDF Core Strategy and the National Planning Policy Framework.

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

Reason: In the interest of amenity, ensuring a satisfactory form of development having regard to Policy S16 of the Alnwick District LDF Core Strategy and the National Planning Policy Framework.

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

Reason: In the interests of visual amenity, highway safety and biodiversity, in accordance with Policies S11, S12 and S16 of the Alnwick District LDF Core Strategy and the National Planning Policy Framework.

10. No development shall take place in a phase until a Construction Method Statement for that phase has been submitted to and approved in writing by the Local Planning Authority. The approved Demolition/Construction Method Statement shall be adhered to throughout the demolition/construction period. The Demolition/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;
- vii) routing of heavy construction vehicles and deliveries;
- viii) site access and any turning facilities required for construction vehicles;
- ix) the approximate phasing of construction works;
- x) vehicle movements and numbers;
- xi) measures to be put in place to safeguard during construction works the existing trees and hedgerows on and adjacent to the boundaries of the site;
- xii) details in respect of any temporary lighting, which shall be designed so that lighting levels are minimised in accordance with the document 'Bats and Lighting in the UK', Institute of Lighting Engineers and BCT, 2009; and
- xiii) arrangements to ensure that all trenches and excavations deeper than 0.3 metres left open overnight have a ramp installed at an angle of no more than 45 degrees to allow the escape of entrapped mammals;

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

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

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

Reason: In the interests of visual amenity of the area, in accordance with Policy S16 of the Alnwick District LDF Core Strategy and the National Planning Policy Framework.

12. Notwithstanding the details provided, no dwelling shall be occupied unless schemes to provide:

- a. a new vehicular access/junction to the site from the public highway;
- b. localised widening of the A1068 carriageway at the site entrance to provide a protected ghost right turn lane, together with associated works;
- c. Improvements/alterations/relocation of bus stops on Percy Drive, adjacent to the A1068 roundabout, including provision of shelters, level access kerbing, pedestrian dropped kerb road crossing, clearway plate, pole, together with associated works;

- d. a 3 metre wide shared cycleway/footway, segregated from the carriageway, together with associated street lighting, leading along the site frontage, extending northward along the western verge area of the A1068 and northward along the eastern verge area of Percy Drive.
- e. an extension of the 30mph limit on the A1068 south of the new estate road junction, together with associated works

have been completed to the satisfaction of the Local Planning Authority, in accordance with details which shall first have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety, amenity and encouraging sustainable modes of travel, in accordance with Policy S11 of the Alnwick District LDF Core Strategy and the National Planning Policy Framework.

13. Prior to the commencement of development within each phase, samples of the materials to be used in the construction of the external surfaces of the adoptable highway elements of the estate for that estate 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 for that phase.

Reason: In the interests of visual amenity, in accordance with Policy S11 of the Alnwick District LDF Core Strategy and the National Planning Policy Framework.

14. 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, in accordance with Policy S11 of the Alnwick District LDF Core Strategy and the National Planning Policy Framework.

15. 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 Policy S11 of the Alnwick District LDF Core Strategy and the National Planning Policy Framework.

16. 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 Policy S11 of the Alnwick District LDF Core Strategy and the National Planning Policy Framework.

17. 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 S11 of the Alnwick District LDF Core Strategy and the National Planning Policy Framework.

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

Reason: In the interests of highway safety and sustainable transport choices, in accordance with Policy S11 of the Alnwick District LDF Core Strategy and the National Planning Policy Framework.

19. Prior to occupation of any dwelling in a phase, details of surface water drainage to manage run-off from private land to the adoptable highway elements of the estate in that phase, shall be submitted to and approved by the Local Planning Authority. The approved surface water drainage scheme shall be implemented in accordance with the approved details for that phase before the development is occupied and thereafter maintained in accordance with the approved details for that phase.

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 Policies S3, S11 and S16 of the Alnwick District LDF Core Strategy and the National Planning Policy Framework.

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

Reason: In the interests of visual amenity in accordance with Policy S16 of the Alnwick District LDF Core Strategy and the National Planning Policy Framework.

21. Prior to the commencement of development in a phase a scheme for the management and disposal of foul sewerage from development in that phase shall be submitted to and approved in writing by the local authority. Thereafter that approved



foul sewerage infrastructure shall be provided in full prior to the first occupation of any dwelling in that phase and shall remain in place at all times thereafter and shall be managed and maintained in full accordance with the approved details.

Reason: To prevent the increased risk of flooding from any sources in accordance with Policies S3 and S16 of the Alnwick District LDF Core Strategy and the National Planning Policy Framework.

22. If during the development contamination not previously considered is identified, then an additional written Method Statement regarding this material shall be submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until a 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. Should no contamination be found during development then a signed statement indicating this shall be submitted to discharge this condition.

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 S3 of the Alnwick District LDF Core Strategy and the National Planning Policy Framework.

23. No development shall commence until a report detailing the protective measures 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), have been submitted to and approved in writing by the Local Planning Authority. The report shall contain full details of the validation and verification assessment to be undertaken on the installed ground gas protection, as detailed in CIRIA C735 (Good practice on the testing and verification of protection systems for buildings against hazardous ground gases)

Reason: In order to prevent any accumulation of ground gas, which may potentially be prejudicial to the amenity of the occupants of the respective properties, in accordance with Policy S3 of the Alnwick District LDF Core Strategy and the National Planning Policy Framework.

24. The development shall not be brought into use until the applicant has submitted a validation and verification report to the approved methodology in Condition 23, 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 S3 of the Alnwick District LDF Core Strategy and the National Planning Policy Framework.

25. During the construction period, there should be no noisy activity from the development, i.e. audible at the site boundary, on Sundays or Bank Holidays or outside the hours: Monday to Friday - 0800 to 1800, Saturday 0800 to 1300. Any repeatedly noisy activity at any time may render the developer liable to complaints which could result in investigation as to whether a statutory nuisance is being caused.

Reason: To protect the amenity of local residents, in accordance with Policy CD32 of the Alnwick District Wide Local Plan.

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

Reason: To ensure that the development contributes to a reduction in carbon emissions in accordance with Policy S22 of the Alnwick District LDF Core Strategy and the National Planning Policy Framework.

27. 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 in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To achieve a satisfactory form of development and to secure appropriate provision for on-site play provision in accordance with Policy CD18 of the Alnwick District Wide Local Plan, Policy S20 of the Alnwick District LDF Core Strategy and the National Planning Policy Framework.

28. Prior to the installation of any services (i.e. water/electric/gas/telecommunication) within the development site, details for the installation of a fire hydrant(s) to serve the development shall be submitted to the Local Planning Authority, in consultation with Northumberland Fire and Rescue Service, for approval in writing. The details shall include the location and specification of the fire hydrant facilities to be installed in accordance with the requirements of BS 750:2012 "Specification for Underground Fire Hydrants and Surface Box Frames and Covers", National Guidance on the Provision of Water for Firefighting and/or to the satisfaction of the Northumberland Fire and Rescue Service. Thereafter, no dwelling shall be occupied until the approved scheme for fire hydrant provision has been implemented in full and the hydrant(s) is/are operational in accordance with the approved details.

Reason: To ensure the development is sufficiently served by equipment for the use of the emergency services in accordance with Chapter 8 of the National Planning Policy Framework.

29. Prior to the occupation of dwellings in each phase, a scheme for the provision of bird boxes and bat boxes which are tree mounted and integrated into the fabric of the buildings shall be submitted for the written approval of the Local Planning Authority. The scheme shall detail the location, height, orientation, numbers and specification of bird nesting provision. The approved scheme shall be implemented in full prior to the dwellings of that phase being occupied.

Reason: To protect and enhance the biodiversity of the site, in accordance with Policy S12 of the Alnwick District LDF Core Strategy and the National Planning Policy Framework.

30. Prior to the occupation of dwellings in each phase, a scheme for the installation of any permanent and temporary external lighting on the site shall be submitted to and agreed in writing with the Local Planning Authority. 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, 2009. The approved scheme shall be implemented in full prior to the dwellings in that phase being occupied.

Reason: To prevent the risk of harm to protected species from the outset of the development, in accordance with Policy S12 of the Alnwick District LDF Core Strategy and the National Planning Policy Framework.

31. Retained hedgerows and trees on the application site shall be protected at all times 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, in accordance with Policy S12 of the Alnwick District LDF Core Strategy and the National Planning Policy Framework.

32. 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 and 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 enhance the biodiversity of the site for a UK BAP priority species, in accordance with Policy S12 of the Alnwick District LDF Core Strategy and the National Planning Policy Framework.

33. No vegetation clearance shall be undertaken between 1 March and 31 August unless an 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 S12 of the Alnwick District LDF Core Strategy and the National Planning Policy Framework.

34. Prior to the commencement of development a green space management plan shall be submitted for the written approval of the Local Planning Authority. The scheme shall detail all aspects of management of all green space at the site to ensure it is well maintained, including the following:

- surfacing of footpaths and footpath maintenance.
- the provision of dog foul bins and provision for emptying those bins.
- provision for mowing, cutting, pruning, weeding and litter picking of all green space areas.

- the replanting/reseeding of failed areas of grass seed, shrubs and trees.
- the management of woodland, including the retention of deadwood and replanting with native species.
- the provision and maintenance of interpretation materials, including an interpretation board and information leaflet provided to each house, to direct dog walkers to dog walking routes, green space and responsible dog walking which avoids impacting coastal birds.
- a review of the management plan every 5 years and revision of the plan only with written agreement of the LPA.

Once approved the scheme shall be implemented in strict accordance with the details of the scheme.

Reason: To prevent harm to nationally and internationally important nature conservation sites, in accordance with Policy S12 of the Alnwick District LDF Core Strategy and the National Planning Policy Framework.

35. Prior to first occupation an assessment into the structural integrity of the proposed SuDS basin(s) shall be undertaken. This assessment shall ensure the structural integrity of the drainage system and any adjacent structures or infrastructure under anticipate loading conditions over the design life of the development taking into account the requirement for reasonable levels of maintenance and shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be undertaken in full accordance with those approved details.

Reason: To ensure the effective disposal of surface water from the development, in accordance with Policies S3 and S16 of the Alnwick District LDF Core Strategy and the National Planning Policy Framework.

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

Reason: To ensure that the scheme to disposal of surface water operates at its full potential throughout the development's lifetime, in accordance with Policies S3 and S16 of the Alnwick District LDF Core Strategy and the National Planning Policy Framework.

37. Prior to the commencement of development a scheme which mitigates any overland surface water flows into the development shall be undertaken and any mitigation carried out within the development. The development shall thereafter be undertaken in accordance with the approved details.

Reason: To prevent the ingress of off-site surface water entering any dwellings on site, in accordance with Policies S3 and S16 of the Alnwick District LDF Core Strategy and the National Planning Policy Framework.

38. Prior to the commencement of development details of the disposal of surface water from the development through the construction phase shall be submitted to

and agreed with the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details.

Reason: To ensure the risk of flooding does not increase during this phase and to limit the siltation of any on site surface water features, in accordance with Policies S3 and S16 of the Alnwick District LDF Core Strategy and the National Planning Policy Framework.

39. The development permitted by this planning permission shall only be carried out in accordance with the approved revised Flood Risk Assessment (FRA) by iD Civils dated April 2017 ref: 4735/FRA01A and the mitigation measures detailed within this FRA. The mitigation measures shall be fully implemented prior to first occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason To reduce the risk of flooding to the proposed development and future users in accordance with the National Planning Policy Framework.

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

Reason: In order to safeguard the development and/or the occupants thereof from the adverse effects of unstable ground having regard to the National Planning Policy Framework.

41. No dwelling shall be occupied in a phase unless and until the applicant has submitted to and had approved in writing by the local planning authority a verification report confirming that all ground stabilisation works as approved under Condition 40 above in respect of that phase have been undertaken in full.

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

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

Reason: In order to safeguard the character and appearance of the area having regard to the National Planning Policy Framework.

43. Notwithstanding details submitted, the development shall not be occupied until details of a Framework Travel Plan in respect to the development have been submitted to and approved in writing by the Local Planning Authority. At all times thereafter until implementation of the Full Travel Plan referred to in condition 44, the approved Framework Travel Plan shall be implemented in accordance with the approved details. This must include:

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

Reason: In the interests of Sustainable Development, in accordance with Policies S3 and S11 of the Alnwick District LDF Core Strategy 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 Policies S3 and S11 of the Alnwick District LDF Core Strategy and the National Planning Policy Framework.

45. No development shall commence until details of proposed pedestrian and cycle connectivity to local facilities, including high school, sports and recreational grounds; toward and along the A1068, have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the works shall be completed in accordance with the approved scheme to the satisfaction of the Local Planning Authority

Reason: In the interests of encouraging sustainable modes of travel and connectivity to local facilities, in accordance with the National Planning Policy Framework.

46. The reserved matters to be submitted under condition 1 in respect of the layout of the development hereby permitted shall make provision for the construction of a road through the application site from the western boundary of the site to the A1068 highway to facilitate the provision of a link road between Acklington Road and the A1068 highway. Thereafter the section of this link road through the application site shall be constructed in accordance with the approved details to a timescale to be agreed in writing with the Local Planning Authority.

Reason: In the interests of good planning and to assist in facilitating improved strategic transport links between Acklington Road and the A1068 highway, in accordance with Policies S3 and S11 of the Alnwick District LDF Core Strategy and the National Planning Policy Framework.

**Date of Report:** 16.10.2017

**Authorised by:**

**Date:**

**Background Papers:** Planning application file(s) 17/01675/OUT