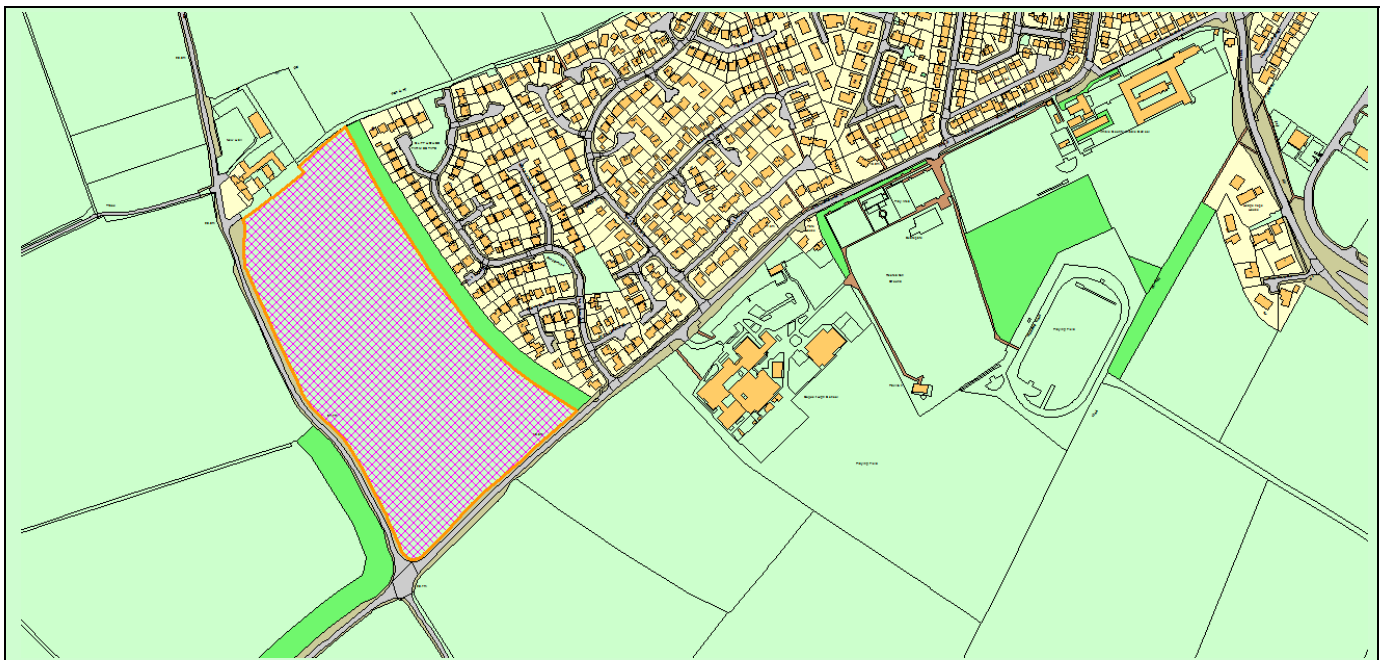




# Northumberland County Council

Strategic Planning Committee 03/07/18

<b>Application No:</b>	18/01529/OUT		
<b>Proposal:</b>	Outline Permission with Access; 185 Dwellings - Amended 15/06/18		
<b>Site Address</b>	Land South East Of New Hall Farm, Amble, Northumberland,		
<b>Applicant:</b>	Home Group and Mr I Forsyth c/o Agent	<b>Agent:</b>	Ms Stephanie Linnell 4-6 Market Street, Alnwick, Northumberland, NE66 1TL
<b>Ward</b>	Amble West With Warkworth	<b>Parish</b>	Amble By The Sea
<b>Valid Date:</b>	8 May 2018	<b>Expiry Date:</b>	7 August 2018
<b>Case Officer Details:</b>	Name: Mr Ragu Sittambalam Job Title: Planning Officer Tel No: 01670 622704 Email: Ragu.Sittambalam@northumberland.gov.uk		



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## 1. Introduction

1.1. This application is being reported to the Strategic Planning Committee as it is a major development of strategic importance.

The application is recommended for APPROVAL -

- subject to the resolution of a technical surface water drainage matter.
- a scheme of archaeological evaluation.

1.2. Under s.92 of the Town and Country Planning Act 1990 (as amended), an application for outline planning permission allows for a decision on the general principles of how a site can be developed. Outline planning permission is granted subject to conditions requiring the subsequent approval of one or more 'reserved matters'.

1.3. The application was amended as follows;

- 19/06/18 - Formal submission of the detailed access drawing
- 15/06/18 - Submission of an updated Drainage Strategy
- 07/06/18 - Submission of Stage 1 Road Safety Audit, updated drainage plan with supporting information and Phase 2 Geoenvironmental Site Investigation.
- 04/06/18 - Submission of junction modelling information.

1.4 The application is scheduled for a committee site visit to be undertaken on 29/06/18.

## 2. Description of the Proposals

2.1 The application site is located to the eastern edge of Amble to the north side of the B6345 adjacent to an existing housing development at Robson's way to the east. The site is set outwith of the main settlement envelope bordering onto open countryside to the north, south and west. Of relevance is that the site is bound partially to the south by committed development under 16/04305/OUT for 500 dwellings which is 'minded to be approved' subject to outstanding issues relating to the delivery of road infrastructure.

2.2 The site comprises of an agricultural field inset from the B6345 and intersecting highway to the southern and western boundaries respectively onto a verge area and hedgerow. The land is of a relatively flat topography with limited notable features within the site. There is a field access to the north end of the site which sits alongside a public right of way, spanning across the width of the northern boundary connecting to adjacent residential development.

2.3 The west end of Amble has been a point of growth historically; through housing estates at Robsons Way and incremental development at Gloster Park approved in 1995 and the late 1980s/early 1990s respectively. The site borders Robsons Way to the west separated by substantial mature planted boundary of trees and hedgerows that screens dwellings beyond in their entirety. To the south side of the B6345 the school site, visible with potential further imposition of development through the aforementioned application (at 1.1). The application site is screened from the western approach by mature

planting to the north side of the B6345 that wraps around the corner of the junction bordering onto the application site.

2.4 The application seeks Outline Permission with Access for the erection of 185 dwellings. An indicative access has been proposed off the B6345

2.5 The site is subject to the following environmental constraints;

- Coal Authority - High Risk Area
- Archaeology Centre Point
- Public Right of Way (north of site outside boundary)
- Impact Risk Zone to SSSI

### 3. Planning History

No relevant planning history

### 4. Consultee Responses

Amble Town Council	<p>No Objection;</p> <p>Amble Town Council has no objections but would like to make the following comments.</p> <p>Whilst we are very concerned about the number of residential properties already approved and in the planning process, unfortunately in planning terms, we understand this is not a valid ground for objections. Nor is the concern expressed by many regarding new build and vacation of older properties leading to an increase in second and holiday homes.</p> <p>We are pleased the applicant took notice of and acted on some points we raised at the meeting with them prior to this submission; however we still have some concerns.</p> <p>We are pleased to note the suggested mix of housing includes smaller properties of 1 and 2 bedrooms- something much needed for the town. We are pleased to note an element of social rented and affordable properties although we feel that 15% affordable is not sufficient. These properties should have an 'IN PERPETUITY' clause attached to retain them as such.</p> <p>We note the retention of the buffer zone which was originally there to protect the route of the Amble Bypass which is now no longer in retained policies.</p> <p>We also note that the applicant has incorporated walkways within the site and a foot/cycle way to help to alleviate the narrow and often dangerous Guildens road. Also that travel advice to encourage accessing the town by means other than car are encouraged. We hope the applicant may consider a financial contribution to improve walk and cycle ways within the town.</p> <p>At present there is no X20 service on Acklington Road due to a route change last year; we feel that there may not be a need for further bus stops if adequate pavements and crossings to the present ones are constructed. If however this is deemed necessary, Amble Town Council must be consulted over the bus shelter(s) as this would become their responsibility. A gateway feature is also mentioned for Acklington Road- again discussion should be held with Amble Town Council.</p>
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	<p>However if the applicant is serious in offering the Right of Way from New Hall Farm to West Drive as a means of the residents accessing the town, then the whole way needs vast improvements to the dense foliage, the ditch and the surface itself in order to create a suitable walk and cycle way. It would be preferable if the developer adopted this Right of Way. The actual route needs clarification as the mapped route at New Hall Farm varies from that shown on the developer's application documents. The plans shows the right of way outside New Hall Farm boundary wall when in fact the right of way is inside the farm yard. Appropriate Permissions has to be found to change any right of ways.</p> <p>Within the site itself, we have concerns about the separation of the two large sustainable drainage areas from the footpaths around them. We would also expect an estate management fee to be included for each property to ensure the public open spaces and landscaped areas are maintained to a high standard.</p> <p>Also some individual property access and parking needs clarification as it would appear from this outline application that some properties have no or limited vehicular access.</p> <p>The applicant has also noted that due to the population impact there will be a need to consider help for Health facilities but we would like to see some provision towards educational and recreational concerns too as well as some financial assistance towards a town centre car park.</p> <p>We note that money for Coastal Management is to be considered; however we would be very keen to see just how that money is to be spent in our own specific area.</p> <p>Whilst we feel that more houses on this road will create highways problems on Acklington Road and, particularly for those turning South, at the Mason's Arms junction, there is little backing from NCC and other reports to support this so unfortunately we cannot address this aspect. However we also have concerns for children's safety as they travel to school along this route. We would urge wide enough pavements to incorporate a cycle way and safe crossing points over the Highway.</p> <p>There is also concern that vehicles travelling North will not take that route but travel via the Guildens Road- thus increasing the danger on this narrow twisting road which passes the First School at Warkworth and is a route regularly accessed by walkers, joggers, horse riders and cyclists. We would urge more in depth reports of the environmental impact and the coal/gas effect but are pleased to note possible on site vehicle working issues have been considered.</p> <p>We have great concerns over the whole water/ drainage/ sewage aspect. We wonder if the present sewage works has the ability to cope with this extra flow and also whether the main system which presently either goes from that area down West Avenue, through the Allotments and into the pumping station in Riverside or down Acklington Road itself are adequate for this extra input.</p>
Housing Department	<p>Obligation Required; 28 Affordable Homes</p> <p>The proposed development is supported and the final mix of affordable homes to be provided on site should be discussed with the Affordable Housing Team. It would be prudent to include conversion clauses in the s106 so that either a commuted sum could be taken in lieu of on site homes (if nearer the time of actual delivery other factors such as provision on this or</p>

	<p>other sites meets actual housing need and limits demand) or the conversion of tenures to meet an identified need.</p> <p>The specific requirements, options and conversion clauses above should be detailed in a section 106 agreement. The council now has a suitable suite of clauses in the s106 model.</p>
Education	<p>Obligation Required; £495,000</p> <p>The first or primary school in the catchment area is Amble First School; it currently has 121 pupils compared to a total net capacity of 150. After allowance for the 5% places for planning purposes in respect of in year moves, parental preference etc, this would account for 8 of these places, this would leave 21 surplus places.</p> <p>However, given the large number of recent and current development applications in Amble, and the limited surplus capacity available at Amble First School, a contribution is requested in respect of the full anticipated pupil yield for first School places, in line with the calculations.</p> <p>Therefore a contribution is sought in respect of first school provision.</p>
Health Care CG	<p>Contribution Required - £127,800</p> <p>There has been a large number of planning applications in recent months in the Amble area. A number of developers in Northumberland have now fully accepted the formula and agreed their section 106 contributions accordingly. The capacity modelling is also used by other Local authorities.</p> <p>House sizes not known. Use agreed average 2.3 occupants per dwelling</p> <p><math>2.3 \times 185 = 724.5</math></p> <p>Total 426 persons</p> <p>Average list size for a GP = 1500</p> <p>Space required per GP is 150m<sup>2</sup> (based on NHS guidance on GP premises sizing, based on list size)</p> <p>Space required for funding purposes 42.6 m<sup>2</sup></p> <p>Equates to £127,800</p> <p>We would request that a single payment of £127,800 is required from the developer as a Section 106 contribution to allow a smooth implementation of the required surgery capacity expansion, and this should be on completion of the first dwelling to ensure the new health capacity is in place as the houses are occupied. The increase in patient capacity is likely to be accommodated by a physical extension to the existing health centre in addition to specialised equipment and furniture to allow increased throughput of patients.</p>
County Archaeologist	<p>Further Information Required;</p> <p>The application site retains potential for unrecorded archaeological remains spanning the prehistoric to post-medieval periods.</p> <p>The applicant should commission a field evaluation to inform the archaeological potential of the site. In line with paragraph 128 of the NPPF, the results of this assessment, including, if necessary a trial trenching exercise, should be submitted prior to the determination of this application.</p>

	<p>To date the application site has been subject to an archaeological desk-based assessment. No further stages of assessment have been undertaken. The site is considered to retain potential for unrecorded archaeological remains, particularly in relation to the prehistoric period. It will therefore be necessary for the applicant to commission a programme of archaeological field evaluation. I recommend that the scope of the field evaluation is discussed and agreed with the Conservation Team in before the work is commissioned.</p>
<p>The Coal Authority</p>	<p>No Objection; Condition Advised</p> <p>The Coal Authority concurs with the recommendations of the Phase 1 Land Quality Report; that coal mining legacy potentially poses a risk to the proposed development and that intrusive site investigation works should be undertaken prior to development in order to establish the exact situation regarding coal mining legacy issues on the site.</p> <p>In the event that the site investigations confirm the need for remedial works to treat the areas of shallow mine workings to ensure the safety and stability of the proposed development, this should also be conditioned to ensure that any remedial works identified by the site investigation are undertaken prior to commencement of the development.</p>
<p>Public Protection</p>	<p>No Objection; Conditions Advised</p> <p>I refer to your consultation dated 10/05/2018 and attachments:-</p> <ul style="list-style-type: none"> <li>o Phase 1 Land Quality Report, Produced by: Roberts Environmental Ltd, Report Reference: 170605.R.001, Dated: June 2017</li> </ul> <p>This Service is in agreement with this proposal. If members are minded to grant planning permission the conditions recommended in this consultation should be included on a future decision.</p>
<p>County Ecologist</p>	<p>No Objection; Conditions &amp; Obligation Advised (£600 per dwelling)</p> <p>In summary there is no objection to the outline proposal providing that a legal agreement is completed to secure a contribution to the Coastal Mitigation Service and the imposition of a number of planning conditions.</p> <p>Legal Agreement</p> <p>A legal agreement is required in order to make the development acceptable with regard to the impact to the Northumberland Shore SSSI, Northumbria Coast SPA and North Northumberland Dunes SAC, the agreement shall do the following:</p> <ul style="list-style-type: none"> <li>Secure a contribution of £111,000 to fund the Coastal Mitigation Service.</li> </ul> <p>Given that the applicant has agreed to contribute to fund coastal wardening the development shall not result in an adverse effect to the Northumberland Shore SSSI and other coastal SSSIs.</p> <p>On site considerations</p>

	<p>I note the report Preliminary Ecological Appraisal Land West Of Gloster Meadows, Amble March 2018 Final by E3 Ecology.</p> <p>I concur with the assessment. This report notes that it has been prepared in support of an outline planning application, further reviews and updates will be required to assess details comprising the reserved matters to allow the completion of a detailed impact assessment and design of appropriate mitigation.</p> <p>When considering the onsite impacts and the mitigation that can be secured by the planning conditions below on balance there is no significant harm to biodiversity from the proposal. Indeed given that a landscape and biodiversity management plan is to be implemented there could be some enhancement to the biodiversity of the site in accordance with the aims of the NPPF.</p>
<p>Natural England</p>	<p>No Objection; Obligation Required</p> <p>We consider that without appropriate mitigation the application would have an adverse effect on the integrity of:</p> <ul style="list-style-type: none"> <li>o Northumbria Coast Special Area of Conservation</li> <li>o Northumbria Coast Ramsar</li> <li>o North Northumberland Dunes SAC</li> <li>o Berwickshire and North Northumberland Coast SAC</li> <li>o Northumberland Shore Site of Special Scientific Interest</li> <li>o Howick to Seaton Point SSSI</li> <li>o Alnmouth Saltmarsh SSSI</li> <li>o Warkworth Dunes and Saltmarsh SSSI</li> <li>o Castle Point to Cullernose Point SSSI</li> </ul> <p>In order to mitigate these adverse effects and make the development acceptable, the following mitigation measures are required / or the following mitigation options should be secured:</p> <p>Mitigation strategy to counter indirect effects resulting from recreational disturbance of special interest features of the sites listed above.</p> <p>We advise that an appropriate planning condition or obligation is attached to any planning permission to secure these measures.</p> <p>We note that the applicant has proposed a financial contribution in conjunction with discussion with the LPA to provide an appropriate mitigation strategy. Providing the mitigation strategy is delivered either via planning obligation or condition Natural England raise no objection to the proposed development.</p>
<p>Highways</p>	<p>No Objection; Conditions &amp; Informatives Advised</p> <p>The proposed development is considered to be in accordance with National Planning Policy Framework, in respect of transport/highway matters and the principle of development is acceptable.</p> <p>The application is Outline with all matters, other than the means of access, reserved for subsequent approval. The junction arrangement has been examined and is considered to be generally acceptable. Final detailed approval of the junction arrangement, including ghost right turn lane, will be subject to the S278 technical approval and road safety audit process.</p>

<p>Countryside/ Rights Of Way</p>	<p>No Objection; Comments</p> <p>I understand from the outline plan that there is no requirement to alter the route of Footpath no.2 (Amble) which is to be welcomed.</p> <p>I do however have several reservations and would require further information on the following points:</p> <ol style="list-style-type: none"> <li>1. Alignment of the Public Footpath. I would welcome confirmation that the footpath will remain on its current alignment, and will not need to be altered or closed during or after development.</li> <li>2. Boundary Fence. I would prefer that the footpath was not fenced off from the development site, as the path and residents would benefit from the path being open and accessible from within the site. If the path has to be fenced I would strongly object to anything higher than the existing fence being erected adjacent to the footpath.</li> <li>3. Drainage. I note that a sustainable drainage pond is to be created in the north east corner of the site adjacent to the public right of way, and I have a number of concerns regarding this proposal.</li> </ol> <p>Section 106 benefits for path users and local community</p> <p>As part of the benefits to the local community of this development, and to the residents who will live in this development, I would ask that a sum of money is allocated under section 106, into improving the surface and drainage of the entire length of Public Footpath no.2, which will become more heavily used by residents of the new development.</p>
<p>Northumbrian Water Ltd</p>	<p>No Objection; Condition &amp; Informative Advised</p> <p>Having assessed the proposed development against the context outlined above we have the following comments to make:</p> <p>The planning application does not provide sufficient detail with regards to the management of foul and surface water from the development for Northumbrian Water to be able to assess our capacity to treat the flows from the development. We would therefore request the recommended condition be included on a future planning permission.</p>
<p>Lead Local Flood Authority (LLFA)</p>	<p>Further Information Required;</p> <p>North Catchment</p> <p>Photos of the watercourse have been submitted however further data is required to verify that this receiving waterbody is in a condition to manage the flows from the site without causing flood risk offsite. The council holds no records on this watercourse. For the Northern Catchment the following need to be supplied:</p> <p>A layout plan detailing the watercourse's exact location on it's journey to its outfall in the sea. This includes details of the exact location of the trash screen and the outfall into the sea and photos of the watercourse on route to the outfall. This reassures the LLFA that section 102 of NPPF is met.</p> <p>Confirmation that the watercourse in a condition where it can receive flows and convey them without causing flooding. If the watercourse is silted or</p>



	<p>downstream culverts are blocked or damaged then a method detailing how they will be serviced will need to be supplied</p> <p>South Catchment</p> <p>Photos of the watercourse have been submitted however this appears to be a highway drainage system. Gullies within the photos are used to drain the highway. This drainage system will of been designed only to accommodate flows from the highway and will not be able to accommodate flows from a new development without increasing flood risk locally. To overcome this the applicant needs to supply the following details</p> <p>'Evidence that there is a watercourse in this location and that the drainage network identified is not highways drainage. This should include a layout plan detailing the watercourse's exact location on it's journey to its outfall in the sea and photos of it on route to the sea. This reassures the LLFA that section 102 of NPPF is met.</p> <p>In the event a watercourse is identified in this location then confirmation that the watercourse in a condition where it can receive flows and convey them without causing flooding, must be supplied. If the watercourse is silted or downstream culverts are blocked</p>
<p>Architectural Liaison Officer - Police</p>	<p>No Objection;</p> <p>My remit is to look at these applications from a crime prevention point of view and as such I have no objections at this stage to it progressing.</p> <p>I would, however, suggest that to achieve the secure development which is mentioned in the Design &amp; Access statement the applicants make contact before the full application is submitted so that security issues can at least be discussed.</p>

## 5. Public Responses

### Neighbour Notification

Number of Neighbours Notified	79
Number of Objections	2
Number of Support	0
Number of General Comments	1

### Notices

Site notice - Public Right of Way 22nd May 2018

Press notice - Northumberland Gazette 24th May 2018

### Summary of Responses:

During the consultation period 2 no. objections and 1 no. representation raised the following issues;

- Loss of agricultural land.
- Housing Layout has not been shown.

- Capacity issues at GP practice.
- Shelterbelt should remain intact.
- Ecological impact.
- Highway safety.
- Inadequate road network.
- Poor surface to footpath.

The following issues were also raised but are not considered material planning considerations;

- Inadequate parking provision in town.
- Lack of supermarket.
- Lack of demand.
- There should not be an access onto Gloster Meadows.
- Existing applications should be completed before new applications are approved.

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

<http://publicaccess.northumberland.gov.uk/online-applications//applicationDetails.do?activeTab=summary&keyVal=P7ZNNWQSG7L00>

## **6. Planning Policy**

### Development Plan Policy

ACS - Alnwick LDF Core Strategy (2007)

- 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
- S15 Protecting the built and historic environment
- S16 General design principles
- S20 Providing for open space, sport and recreation
- S23 Planning obligations

ALP - Alnwick District Wide Local Plan (1997)

- BE2 Regional and local archaeological significance
- BE8/Appendix B Design in New Dwellings
- CD32 Controlling development that is detrimental to the environment and residential amenity
- TT5 Controlling car parking provision (and Appendix E)
- APPENDIX E Car parking standards for development

## National Planning Policy

NPPF - National Planning Policy Framework (2012)

PPG - Planning Practice Guidance (2014)

## Other Documents/Strategies

Northumberland Five-year Supply of Deliverable Sites: 2017 to 2022 (2017)

Northumberland Strategic Housing Market Assessment (SHMA - October 2015)

Alnwick Landscape Character Assessment Supplementary Planning Document

## **7. Appraisal**

7.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF operates under a presumption in favour of sustainable development. It states that development proposals, which accord with the development plan, should be approved without delay. The adopted Development Plan where the site is located, comprises the saved policies of the Alnwick District Wide Local Plan (1997) and the Alnwick LDF Core Strategy (2007).

7.2 The main issues in the consideration of this application are;

- Principle of Development
  - Sustainability
  - Housing Mix
  - Housing Land Supply
  - Summary
- Planning Obligations
  - Affordable Housing
  - Coastal Mitigation
  - Education
  - Health
  - Summary
- Visual Impact
  - Landscape
  - Design
- Amenity
- Archaeology
- Environment
  - Contaminated Land
  - Coal Mining Legacy
  - Ecology
- Transport
  - Off-Site Improvements
  - Highway Safety
  - Public Right of Way
- Water Management
- Procedural Matters
- Public Consultation Issues

- Additional Consultee Responses

## Principle of Development

### *Sustainability*

- 7.3 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. The application seeks residential development on the periphery of Amble adjacent to existing development to the east and planned development to the south.
- 7.4 *S1 of the ACS sets out the hierarchy of settlements to inform the location and scale of development in the former Alnwick District. The location and scale of new development should accord with the settlement hierarchy and reflect the services present, accessibility and character of each settlement.*
- S2 of the ACS sets out a sequential approach for development where weight is given to previously developed land or buildings before other suitable sites within the built up area of settlements. However limited weight can be attached to this policy as the NPPF does not require a sequential test for this development type.*
- S3 of the ACS sets out sustainability criteria stipulating that development must satisfy the criteria with exceptions to compensate for sustainability shortcomings through condition/legal agreement but also states that it may be necessary to allow development which does not meet one or more of the criteria. 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.*
- 7.5 The site is located on the edge of Amble, a Main Rural Service Centre serving as the main focus for new development within the former district. The site would be accessible to the main settlement without the need for private car, set within a partially residential context through an existing estate and minded to approve development to the south. From this, there are no in-principle policy objections to housing in this location.
- 7.6 *Paragraph 112 of 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.*
- 7.7 Objection was received due to loss of agricultural land. The land is categorised as Grade 3 (good/moderate) which is not considered to be of a high quality, therefore its loss as agricultural land is accepted in principle.

## *Housing Land Supply*

- 7.8 In accordance with the NPPF, the Council is required to identify and update annually a supply of specific deliverable sites sufficient to provide five year's worth of housing against their housing requirements. The five year housing land supply position is pertinent to proposals for residential development in that paragraph 49 of the NPPF states that 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. In such cases, the presumption in favour of sustainable development, as stated in paragraph 14 of the NPPF will be engaged.
- 7.9 For details of the five year housing land supply assessment, the Council's Five Year Supply of Deliverable Sites 2017 to 2022 report, published in November 2017 should be referred to. This report identifies housing land equivalent to a 6.5 years supply. Therefore, in the context of paragraph 49, policies for the supply of housing should not be considered out of date. Furthermore with respect to the ADNP the housing land supply is through allocated sites which has been subject to examination in 2017.
- 7.10 Over recent years a significant quantum of residential development has been granted planning permission in Amble and across the county. Although it can not be given any weight in decision making at the present time, it should be noted that the draft Regulation 18 Local Plan for Northumberland sets out an indicative housing requirement for Amble of 540 dwellings across the period 2016-36; which is considerably below the level of consented development in the area. Amble Parish currently has 1238 approved commitments, with a further 151 commitments in nearby Warkworth Parish. It is considered that the county currently benefits from a good supply of housing.

## *Housing Mix*

- 7.11 *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.*
- 7.12 The application has put forward that the entire development would deliver 15% as affordable homes to be provided on site, further appraised in Affordable Housing. Whilst the application is submitted with scale and appearance as reserved matters the applicant has detailed the mix of properties as follows;
- 1-bedroom - 20
  - 2 bedroom - 32
  - 3 bedroom - 86
  - 4 bedroom - 47
- 7.13 Whilst it is appreciated that the outline element is submitted with relevant matters reserved having regard to the above, it is considered that the variety in the sizes potentially coupled with the types of units would offer a range of

homes offered by the development that is capable of being accommodated on the site.

### *Summary*

- 7.14 The application proposes development outside the main settlement envelope but within Amble where new development is supported. The housing land supply is considered up to date and despite the number of approved dwellings, cannot in current policy terms prejudice the proposal. The mix and tenures of the units put forward would provide a diverse range of properties with on-site affordable housing to be secured at reserved matters.
- 7.15 The principle of development is therefore considered acceptable, in accordance with S1 and S3 of the ACS and the NPPF.

### Planning Obligations

- 7.16 *S23 of the ACS sets out that where a planning obligation is necessary to make an application acceptable in planning terms, the district council will request a developer to sign a legal agreement to provide in kind and / or make a contribution towards the provision or improvement of physical or social infrastructure or local environmental improvements necessitated by the development or to provide affordable housing to meet housing need.*
- 7.17 The following planning obligations have been assessed in respect of this application which are to be secured by legal agreement pursuant to s106 of the Town & Country Planning Act 1990 (as amended).

### *Affordable Housing*

- 7.18 The application has put forward that 15% of dwellings proposed would be on-site affordable housing to be delivered on site (28 dwellings). The application has been subject to consultation with Affordable Housing (AH).
- 7.19 *S6 of the ACS seeks a appropriate level of affordable housing within the site on all housing sites of 10 units or more or 0.33 hectares or more in Alnwick and Amble. The policy had stated a need for 35% however this is not up-to-date.*
- 7.20 *Paragraph 31 of the PPG sets out that there are specific circumstances where contributions for affordable housing and tariff style planning obligations on developments of more than 10 units; or where the combined gross floorspace is greater than 1,000 square metres (gross internal area). The way in which this is delivered is in consultation with Affordable Housing.*
- 7.21 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 31. This will be expected to be delivered on-site.

- 7.22 AH have set out that the provision put forward is considered acceptable but has also set out the context of other proposals in the area which would potentially bring forward a large number of affordable homes in Amble. Conversion clauses would be applied to allow flexibility of tenure and the potential for taking commuted sums in lieu of on site provision as part of a future legal agreement. This aspect would be addressed at the reserved matters stage with a condition set out in the recommendation to secure details of the tenure that could be addressed at a later date to allow flexibility in the approach.

#### *Coastal Mitigation*

- 7.23 When developers apply for planning permission for new residential or tourism development within the coastal zone of influence, the local planning authority, as competent authority, is required to fulfil its obligations under the Wildlife and Countryside Act (for SSSIs) and the Conservation of Habitats and Species Regulations (for SPAs, SACs and Ramsar Sites), by ensuring that the development will not have adverse impacts on designated sites, either alone or in combination with other projects. The County Ecologist has been consulted in conjunction with Natural England.

- 7.24 The internationally designated sites are;

- Northumberland Shore SSSI;
- Howick to Seaton Point SSSI;
- Alnmouth Saltmarsh and Dunes SSSI;
- Warkworth Dunes & Saltmarsh SSSI;
- Castle Point to Cullernose Point SSSI.

- 7.25 *S12 of the ACS provides an emphasis on the protection and enhancement of designated sites of international, national and local importance.*

- 7.26 *Paragraph 119 of the NPPF sets out that the presumption in favour of sustainable development does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.*

- 7.27 There is consideration of increasing levels of recreational disturbance such as off-lead dog-walking affecting bird species which are the interest features of the range of sites on the coast which are protected under national and international legislation. Recreational pressure is also adversely affected dune grasslands which are also protected under national and international legislation, especially through the spread of the non-native pirri-pirri bur. The Local Planning Authority has legal duties to ensure that the capacity of these protected areas to support features for which they were designated is not compromised.

- 7.28 The impact from new development cumulatively across the stretch of the Northumberland Coast is considered significant. To address this,

developments within 10km of protected sites along the coastal zone are required to demonstrate that adequate mitigation for increasing recreational pressure can be provided, either through their own schemes or by funding relevant coastal wardening activity by the Council.

- 7.29 The applicant has agreed to pay £111,000 toward the Council's coastal mitigation scheme based on £600 per dwelling to be secured by legal agreement. From this, the Council has completed a Habitats Regulations Assessment concluding that this proposal will not have a significant effect on any sites protected under international legislation, and has similarly concluded that there will be no significant harm to any SSSIs. Natural England has concurred with these conclusions, and therefore the Council is able to demonstrate compliance with its obligations under national and international nature conservation legislation. From this, the off-site ecological impacts of the development can be suitably addressed.

### *Education*

- 7.30 In respect of major housing applications, issues of school capacity and potential impacts of new development are considered through consultation with Education. Contributions where necessary, are sought for physical infrastructure improvements. Issues raised during consultation are addressed in this section.
- 7.31 *Paragraph 72 of the NPPF states that Local Planning Authorities should take a proactive, positive approach to ensure that a sufficient choice of school places is available to meet the needs of existing and new communities. This includes giving great weight to the need to create, expand or alter schools.*
- 7.32 Education has responded to consultation setting out that the primary catchment school is at present under capacity however due to a large number of committed development amounting to 1162 dwellings that are yet to be approved, a contribution for first school provision has been sought including 1 Special Education Needs place based on a housing figure of 165 due to 1-bedroom units being discounted from the calculation.
- 7.33 A contribution of £495,000 has been requested and agreed by the applicant which would be secured by s106 legal agreement.

### *Health*

- 7.34 Where major applications propose residential development of 30 units or above, the application is subject to consultation with the Northumberland Clinical Commissioning Group (NCCG). Contributions are based on the cost of space required from the total number of people that would accommodate the development taken in the context of GP availability in catchment practices.
- 7.35 *Paragraph 7 of the NPPF sets out, the social role of sustainable development is to support strong, vibrant and healthy communities with accessible local services that reflect the community's needs and supports its health, social and cultural well-being.*



- 7.36 NCCG have responded consultation requesting a figure of £112,800 based on a yield of 376 people based on the submitted schedule of accommodation, the space required being 37.6sqm (£3000/sqm). The applicant has agreed to the obligation which would be secured through S106 legal agreement.
- 7.37 The application would secure the following planning obligations;
- Affordable Housing provision of 28 dwellings on site.
  - Coastal mitigation contribution of £600 per dwelling (£111,000 total)
  - Education contribution of £495,000.
  - Health contribution of £112,800

### Visual Impact

#### *Community Engagement*

7.38 *Paragraph 66 of the NPPF promotes applicants to work with those directly affected by proposals to evolve designs that take into account the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably.*

7.39 The application has been submitted with a Statement of Community Engagement following a public exhibition held on 21/03/18-28/03/18, this was in conjunction with a consultation website, press release and neighbour notification. Northumberland County Council have been involved with the proposal at pre-application stage with Amble Town Council contacted prior to public exhibition. The main points relating to planning that have informed the development are as follows;

- New houses are welcome with the design praised.
- More young, elderly and social housing is needed.
- Lack of services to support new development.
- Concerns over flood risk.
- Restriction of properties to prevent holiday-lets.
- Footpath next to Gloster Park and Robsons Way should be completed.
- Increased traffic.

#### *Landscape*

7.40 The site comprises of agricultural land on a main route to the settlement set against a backdrop of established planting that screens housing at Robsons Way. The application has been submitted with a Design and Access Statement which sets out principles for the future design.

7.41 *S13 of the ACS seeks for all proposals for development and change to be considered against the need to protect and enhance the distinctive landscape character of the district.*

7.42 *Paragraph 17 of the NPPF sets out its core planning principles to be applied in plan-making and decision-taking, taking account of the different roles and character of different areas, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.*

- 7.43 The site is not readily visible upon the approach from the B6345 (Acklington Road) until passing the crossroads where the site is located at the corner, due to mature dense planting to the north side for an extensive length along the highway. The land is relatively flat with hedging and verge to its boundaries which partially limits the view into the site.
- 7.44 Whilst the imposition of new development would have a landscape impact there should be cognisance to the modern expansion of the settlement which has occurred incrementally to the west, involving the release of land for new development to which this would be consistent with.
- 7.45 In addition, the site to the south side of Acklington Road which is minded to be approved for 500 houses which is of a greater prominence due to the scale of the proposal, the site and its topography. Notwithstanding this, it has been established from Robsons Way that new development through boundary planting, can be screened at the gateway to the settlement which provides a strong landscape feature as a defensible limit.
- 7.46 This has however been compromised through the approval to the opposing side which would introduce development beyond this line disrupting the currently open vista to the west and south increasing the outer limit of the settlement extent.
- 7.47 Whilst it is acknowledged that development would again go beyond an overlap the site opposite, the north side of Acklington Road has served as a point of land release for residential development in the past and shown that a landscaped boundary can be used to strengthen edges. The development would extend to the existing road and would be spatially contained as a defensible limit. The site benefits from a limited level of long range prominence through dense planting to the north side of Acklington Road that eliminates visibility of the land until at the crossroads where the college site and the wider settlement emerges.
- 7.48 From the indicative site plan, there is proposed to be a landscape buffer to the western boundary which would preserve the setting of the town upon entry in a similar way to the treatment at Robsons Way. This aspect would be subject to consideration at the reserved matters but has demonstrated that it is capable of accommodation as part of the design, protecting and enhancing green corridors as part of a designed landscape that would have continuity with existing tree belts and buffers in the area.
- 7.49 *S5 of the ACS sets out the density required for new build housing, at 30 dwellings per hectare as a minimum. In rural areas and elsewhere where there is a need to preserve or enhance the character of the area, particularly on settlement edges, lower densities may be considered.*
- S16 of the ACS states that proposals should take full account of the need to protect and enhance the local environment.*
- 7.50 In considering the density of the proposal, the proposal would result in a density of 25 dwellings per hectare which is of a lower number than set out in

S5 but is appropriate given the edge of settlement location. The indicative site plan again shows how this could be accommodated alongside substantial green space proposals and landscaped boundaries.

- 7.51 In terms of character there is regard to the scale of development in terms of number and the size of site. Amble has been subject to a number of consents (albeit not all issued at the time of writing) that taken cumulatively would affect the character of a rural fishing town. However this should be taken in the context of Amble's role as a Main Rural Service Centre as set out in the ACS and that the development is capable of being accommodated on this site without adverse effect.
- 7.52 The landscape impact of the proposal is therefore considered acceptable and in accordance with S5, S13 and S16 of the ACS and the NPPF.

### *Design*

- 7.53 All Matters are reserved on this application including Appearance, Scale and Layout, however the application has been submitted with a Design & Access Statement which provides indicative imagery of the development. Design considers the appearance of the development independently and as part of the immediate streetscene.
- 7.54 *S16 of ACS sets out that all development will be expected to achieve a high standard of design reflecting local character and distinctiveness in traditional or contemporary design and materials.*
- 7.55 *BE8 of the ALP specifies the relevant appendix to assess proposals for new dwellings and extensions (in this case Appendix A). Appendix A covers criteria relating to layout, access, car parking, design, materials and landscaping. It is acknowledged that this policy in part is not fully compliant with the NPPF in terms of its prescriptive nature.*
- 7.56 *Paragraph 58 of the NPPF sets out the principles of design that planning policies and decisions should seek to ensure in developments.*
- 7.57 The principles set out in the Design & Access Statement set out that there would be an emphasis on pedestrian movement and connectivity throughout the development with landscape features such as sustainable drainage ponds and basins along with public open space and buffer planting. The design of the properties again indicative is to be of a contemporary appearance utilising traditional design features. Overall the approach adopted is considered positive in terms of design.
- 7.58 A detailed assessment of the visual impact for the outline element can only be carried out at the reserved matters stage. However based on the submitted indicative plan and associated documents, it is considered that a residential development could be accommodated on this part of the site without causing a significant adverse visual impact.

### Amenity

- 7.59 *Paragraph 17 of the NPPF sets out its core planning principles, to underpin both plan-making and decision-taking. One of these principles is to always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.*
- 7.60 The assessment of neighbour issues seeks to appraise whether a development would have an adverse impact on properties nearby in terms of appearing overbearing, impacting privacy or issues arising from a proposed use. Due to the scale of the proposal and its current use, there would be an introduction of new sensitive receptors to the site (ie. residential dwellings).
- 7.61 *Policy CD32 of the ALP states that permission will not be granted for development which would cause demonstrable harm to the amenity of residential areas or to the environment generally.*
- 7.62 As part of the consultation response from Highways Development Management (HDM), a construction method statement has been approved that secures details of on site operations during the construction period. This in turn would ensure good practise having regard to amenity issues for nearby occupants prior to completion of the development.
- 7.63 Public Health Protection (PHP) have also imposed conditions in respect of the construction phase to limit noisy working and hours of collections/deliveries to the site which has been set out in the recommendation.
- 7.64 Due to the extensive planting along Robsons Way and the size of the application site (to allow for a flexible arrangement of the properties), there are not considered to be neighbour issues arising from the proposal overall. Furthermore, properties minded to be approved to the southern side of Acklington way would be sufficiently separated so as not to be affected.
- 7.65 A detailed assessment of amenity for the outline element can only be done at the reserved matters stage. However given the proximity of neighbouring properties to the application site relative to the indicative layout, it is considered that the development could be accommodated without having a significant adverse impact on amenity in terms of privacy, mass and land use.
- 7.66 It is considered that impacts on amenity arising from the development would not have an adverse impact on neighbouring properties, proposed properties or the wider environment. The amenity impact of the proposal is therefore considered acceptable in accordance with CD32 of the ALP and the NPPF.

#### Archaeology

- 7.67 The site is beyond the historic core of Amble set on the outskirts of settlement but is considered to retain potential for significant unrecorded archaeology. The application has been submitted with an Archaeological Desk-based Assessment which has been reviewed by the County Archaeologist (CA).
- 7.68 *S15 of the ACS sets out that the District Council will conserve and enhance a strong sense of place by conserving the district's built and historic environment.*

7.69 *BE2 of the ALP sets out that planning permission will not be granted for development detrimental to sites of regional or local archaeological importance, unless there is an overriding need for the development and no alternative location can be found. Where the impact of the development is not clear, the developer will be required to provide an archaeological assessment.*

7.70 *Paragraph 126 of the NPPF requires Local planning authorities to adopt a positive strategy for the conservation and enjoyment of the historic environment, recognising that heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance.*

*Paragraph 128 of the NPPF sets out that local planning authorities should require applicants to describe the significant of any heritage assets affects. The level of details should be proportionate to the asset's importance. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

7.71 The submitted assessment sets out that there is no direct evidence for prehistoric or Roman activity within the site, however the presence of activity in the study area indicates that there is potential for unidentified resource within the site; recommending an evaluation of potential archaeological resource through geophysical and evaluation trenching if necessary. The CA concurs with the findings requesting the work to be undertaken prior to determination in accordance with Paragraph 128 of the NPPF.

7.72 The applicant has agreed a written scheme of investigation with the CA and has committed to undertaking the works as set out in the submitted Planning Statement. The recommendation of the application is that Members would be minded to approve the application subject to receipt of the additional work with any required subsequent conditions (if necessary) imposed accordingly prior to determination of the application. The CA has agreed it is acceptable to progress the application.

### Natural Environment

#### *Coal Legacy*

7.73 Parts of the application site falls within the defined Development High Risk Area; therefore within the application site and surrounding area, there are coal mining features and hazards which need to be considered. The application has been accompanied by a Phase 1 Land Quality Report which contains a Non-Residential Mining Report and has been subject to consultation with the Coal Authority as a statutory consultee.

7.74 *S3 of the ACS sets out within its sustainability criteria that any physical and environmental constraints on the development of the land as a result of contamination, or land stability can be mitigated.*

- 7.75 The Coal Authority has set in their response that records indicate that the site is in an area of likely historic unrecorded underground coal mining at shallow depth associated with a thick coal outcrop. From this, there is potential risk posed to the development by past coal mining activity, therefore the Coal Authority has raised no objection subject to a condition to secure intrusive site investigations prior to commencement of development
- 7.76 The coal legacy issues of the site have therefore been suitably addressed in accordance with S3 of the ACS and the NPPF.

#### *Contaminated Land*

- 7.77 The site is not previously developed but is located within the high risk coal referral area. The application has been submitted with a Phase 1 Land Quality Report which has been supplemented with a Phase 2 Geoenvironmental Site Investigation, subject to assessment by the Council's Public Health Protection team (PHP). Amble Town Council has raised concern on this issue.
- 7.78 *Paragraph 120 of the NPPF states that in order to prevent unacceptable risks from pollution and land instability, planning policies and decisions should ensure that new development is appropriate for its location. The effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution, should be taken into account. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the landowner.*
- 7.79 The Phase 1 report sets out that there is potential for there to have been shallow coal workings beneath or within the vicinity of the site, recommending that an intrusive investigation be undertaken. The Phase 2 report states that there is not a receptor pollutant linkage at the site and that the environmental risk arising from ground conditions at the site is low, concluding that the site is suitable for its usage.
- 7.80 PHP have reviewed the submitted information raising no objection subject to conditions to secure ground gas protection and for the protection's validation/verification.
- 7.81 It is therefore considered that contaminated land issues can be successfully mitigated in accordance with S3 of the ACS and the NPPF.

#### *Ecology*

- 7.82 The site comprises of agricultural land mainly bordered by boundary hedgerow and grass verge with a well established tree belt to the east and to the west (that is separated by road). The application has been submitted with a Preliminary Ecological Appraisal subject to review by the County Ecologist. An objection received on ecological grounds has been considered in this section.
- 7.83 *S3 of the ACS sets out within its sustainability criteria that there should be no significant adverse effects on the environment, biodiversity and geodiversity.*

*S12 of the ACS stipulates that all development proposals will be considered against the need to protect and enhance the biodiversity and geodiversity of the district.*

- 7.84 The County Ecologist has provided a response in respect of the ecological opportunity and features of the site, setting out the land as arable field of a low value to roosting bat and great crested newts.
- 7.85 A summary of the County Ecologist's points raised regarding on-site impacts are as follows;
- There would be loss of ecological habitats but that they only amount to low ecological value.
  - Increased disturbance to commuting/foraging bats through new development.
  - Potential to damage to off-site trees as a result of development and risk to nesting birds.
  - Harm to mammals during construction works.
- 7.86 The conclusion from the County Ecologist is in accordance with the submission insofar as further updated information is required at the Reserved Matters stage to allow for the completion of a detailed impact assessment and design of appropriate mitigation.
- 7.87 Notwithstanding this, conditions have been recommended to secure a landscape biodiversity management plan over a ten year period, bat/bird box provision on new properties, mitigation measures during the construction phase and restrictions in the interests of ecological protection.
- 7.88 Issues relating to off-site impacts of the proposal have been addressed in *Coastal Mitigation*, an undertaking to enter into a S106 legal agreement to secure funds has allowed the completion of a habitat regulations assessment which has been checked and signed by Natural England.
- 7.89 From this it is considered that the ecological impacts of the proposal can be mitigated acceptably in accordance with of the ADNP; S3 and S12 of the ACS and the NPPF.

### Transport

- 7.90 The application has been submitted with Access as a Reserved Matter, the site would be served from a new access onto Acklington Road. There are on-site issues in terms of the highways requirements for the development and off-site impacts through the provision of a safe means of access for vehicles, pedestrians and the delivery of appropriate off-site works. In addressing highway safety, on and off-site issues are considered in consultation with Highways Development Management (HDM). As the development is in close proximity to a right of way (north of site), the Council's Public Rights of Way (PRW) team has been consulted. The application has been submitted with a Transport Assessment (TA) and has been supplemented with junction modelling and a Stage 1 Road Safety Audit (RSA). An objection has been

made along with concern from Amble Town Council in respect of highway capacity has been considered in this section.

- 7.91 *S11 of the ACS sets out criteria to which the location of development is likely to maximise accessibility and minimise the impacts of traffic generated.*

*Paragraph 32 of the NPPF sets out the considerations of decisions with regard to highways impacts, stating that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.*

#### *Highway Safety*

- 7.92 HDM has reviewed the submitted TA with no dispute regarding the scoping and methodology. The TA takes into account applications that are minded to approve in the area. The level of trip generation is based on survey of Gloster Park which is an agreed methodology resulting in;

- 100 two-way trips at AM peak time; and
- 109 two-way trips at PM peak time

- 7.93 The analysis of the modelling shows that there are no operational issues with potential limit capacity at the A1068/Woodbine Street. However there are concerns that should additional units be added to the site, that assessment/mitigation may be required which has been set out as an informative.

- 7.94 In terms of necessary highway works, there would be the new junction along with localised widening of Acklington Road to provide a designated right turn lane at the junction taking into account the approved access to the site to the south. In addition, there would be a new gateway feature with an extension of the 30mph beyond the development to the west. For pedestrian connectivity in the immediate vicinity a footway along the site frontage to connect to the existing footpath along Acklington Road would be provided.

- 7.95 Details of the internal layout and individual dwellings would be subject to consideration at the Reserved Matters stage.

#### *Sustainable Transport*

- 7.96 Sustainable transport looks at issues around pedestrian, cyclist and public transport connectivity with the site along with infrastructure.

- 7.97 In terms of public transport, the proposal would provide two bus stops including shelters and layby (where possible) to be provided on Acklington Road within the vicinity of the access.

- 7.98 For pedestrians and cyclists, there would be;
- Provision of new bus stops.
  - A central refuge to assist with crossing.
  - Provision of a 3m shared cycle/footway route along the frontage extending eastward to connect with the school.



- Connection to existing public right of way.

7.99 The benefits delivered from the works are considered to improve connectivity to the site as well as improving pedestrian/cycle access for other developments to access the town centre and James Calvert Spence College.

#### *Public Rights of Way*

7.100 There is an existing public right of way running along the northern edge of the site as No.2 which links into West Drive/West Street toward the Town Centre. There are no works proposed to the right of way but indicatively a connection would be made to the north-east corner of the site. Proposals that affect rights of way are subject to consultation with the Council's Public Rights of Way team. (PRW)

7.101 PRW have not objected to the proposal but have raised concerns over a number of points which would be subject to assessment at the Reserved Matters stage. As part of the consultation response there has been a request made to upgrade the right of way to resurface the entire length with associated drainage which would provide connectivity benefits to the site, Robsons Way and Gloster Park developments. This has been put to the applicant who has declined, however the resurfacing of the route is not considered necessary to make the development acceptable given that there would be a footway along the frontage of the development and a connection to the existing bridleway.

7.102 Overall the proposal would serve to enhance existing rights of way allowing for greater cycle/pedestrian connectivity.

7.103 The impacts on Public Rights of Way is therefore acceptable in accordance with the NPPF.

#### *Summary*

7.104 The application would deliver sustainable transport options, connect to an existing public right of way and deliver further off-site works. It is acknowledged that there would be an impact from the new junction to Acklington Road but has been demonstrated to be acceptable subject to provision of a right turn facility.

7.105 The transport impact of the development is therefore considered acceptable in accordance with S11 of the ACS and the NPPF.

#### Water Management

7.106 The application is for major development located in Flood Zone 1 which is subject to consultation with the Lead Local Flood Authority (LLFA). Northumbrian Water (NWL) has also been consulted as a mains connection is proposed. The application has been submitted with a Drainage Strategy which sets out details of drainage and flood risk.

7.107 *Paragraph 94 of the NPPF states that Local planning authorities should adopt proactive strategies to mitigate and adapt to climate change, taking full*

*account of flood risk, coastal change and water supply demand considerations.*

#### *Foul Water*

- 7.108 The application proposes to connect to the mains for foul drainage, to which Amble Town Council have raised concern.
- 7.109 NWL have raised no objection to the proposal but has recommended a condition due to further information being required to ascertain capacity to treat flows from the development.

#### *Surface Water*

- 7.110 There will be on-site impacts through the introduction of built form and off-site impacts in terms of water displacement. The proposal would dispose of surface water to an existing watercourses to the north and south of the site but would also propose Sustainable Drainage Systems in the future Reserved Matters.
- 7.111 The LLFA have set out that further information is required due to insufficient evidence being provided to show that water can be drained to the southern catchment of the site due to the LLFA not holding specific information on the watercourse. As a result the recommendation is subject to the resolution of this aspect of the proposal and is subject to relevant recommended conditions that the LLFA may impose.

#### Public Consultation Issues

- 7.112 In response to further issues raised through neighbour and Town Council consultation that has not been addressed in the main body of the appraisal;
- 7.113 Housing Layout has not been shown.  
A housing layout would be shown on a future Reserved Matters application which would be subject to public consultation issue.
- 7.114 Capacity issues at GP practice.  
The applicant has agreed to pay £112,800 toward healthcare improvements.
- 7.115 Shelterbelt should remain intact.  
No works are proposed to the shelterbelt which would be further assessed in a future Reserved Matters application. The County Ecologist has imposed a condition to secure a tree protection plan which is set out in the recommendation.
- 7.116 Poor surface to footpath/contribution toward cycle/walkways within the town.  
The site would connect to an existing right of way and provide a footway along the site frontage.
- 7.117 Affordable homes should be retained in perpetuity.  
As part of the legal agreement there would be clauses to secure the tenure of properties as affordable in perpetuity.

- 7.118 Consultation required on bus shelters and gateway feature.  
The provision of bus shelters and gateway feature would be subject to future assessment as a technical approval, the Town Council would be involved with future maintenance.
- 7.119 Coastal Mitigation money to be spent in the area.  
The contribution is for a county wide strategy and so would fund the service as a whole rather than be specific to Amble.

#### Procedural Matters

##### *Equality Duty*

- 7.120 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*

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

##### *Human Rights Act Implications*

- 7.122 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.
- 7.123 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.

## **8. Conclusion**

- 8.1 The main planning considerations in determining this application have been set out and considered above stating accordance with relevant Neighbourhood Plan and Local Plan Policy. The application has also been considered against the relevant sections within the National Planning Policy Framework (NPPF) and there is not considered to be any conflict between the local policies and the NPPF on the matters of relevance in this case.
- 8.2 The application is still required to address outstanding matters relating to archaeology and surface water drainage. This is required prior to a decision being issued. Otherwise, the has addressed the main considerations and would accord with relevant policy. The proposal is therefore supported.
- 8.3 A legal agreement pursuant to s106 of the Town & Country Planning Act 1990 (as amended) is to secure the obligations/contributions as set out in the recommendation.

## 9. Recommendation

That Members authorise the Head of Service to GRANT permission subject to resolution of outstanding matters and the imposition of additional conditions deemed necessary and relating to:-

- Archaeology
- Surface Water Drainage; and

A Legal Agreement pursuant to s106 of the Town & Country Planning Act 1990 (as amended) to secure the following contributions:

- Provision of 28 no. affordable dwellings to be provided on site;
- Coastal mitigation contribution of £600 per dwelling (£111,000 total);
- Education contribution of £495,000;
- Health contribution of £112,800; and

The following conditions:

### Conditions

#### 01. Time to Commence Development

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)

#### 02. Approved Outline Site

The development hereby permitted at outline stage shall be in complete accordance with the approved plan. The approved plan for this development is:-

##### 1. GPAM-PHS-XX-00-DR-A-90-001 Rev P5 - Site Location Plan

Reason: To provide the site extents of the outline permission.

#### 03. Approved Reserved Matter: Access

The development Access hereby permitted as a Reserved Matter shall be in complete accordance with the approved plan. The approved plan for this development is:-

##### 1. 002 Rev. P - Proposed General Arrangement

Reason: To provide the detailed access position and specification for the development.

#### 04. Reserved Matters

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. Notwithstanding details contained within the approved plans, approval of the details of;

- a) Appearance;
- b) Landscaping; and
- c) Scale

hereinafter called the reserved matters shall be obtained from the Local Planning Authority.

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

#### **County Ecologist**

#### 05. Construction Environmental Management Plan (CEMP) to be Submitted

No development shall be undertaken until a construction environmental management plan (CEMP) to include the following;

- a) Measures to reduce the risk of pollution to watercourses;
- b) Measures to be taken in the event of a pollution incident; and
- c) Responsible persons and lines of communication

Has been submitted to and approved in writing by the Local Planning Authority. The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

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

#### 06. Landscape and Biodiversity Management Plan to be Submitted

Prior to the commencement of the development a landscape and biodiversity management plan (LBMP) to include the following:

- a) Aims and objectives for the plan;
- b) Detailed landscaping planting of the site, utilising only Northumberland native species and species beneficial to pollinators;
- c) A work schedule, including an annual work plan;
- d) Details of the body responsible for the implementation of the plan;
- e) Details of ongoing monitoring and remedial measures; and
- f) Programme of delivery

Shall be submitted to and be approved in writing by the local planning authority. Once approved in writing the LBMP shall be implemented in accordance with the

programme of delivery for a period of not less than 10 years unless agreed otherwise by the Local Planning Authority.

Reason: To maintain and protect the landscape value of the area and to enhance the biodiversity value of the site in accordance with the aims of the National Planning Policy Framework.

#### 07. Details of Species Mitigation to be Submitted

Prior to the commencement of development above damp proof course level, a scheme for the provision bird boxes (swift bricks preferred) and bat boxes to include;

- a) The location;
- b) Height;
- c) Orientation;
- d) Numbers;
- e) Specification of bird nesting provision; and
- f) Programme of delivery.

Shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in accordance with the programme of delivery which will be expected to be prior to occupation of respective dwellings.

Reason: to protect and enhance the biodiversity of the site in accordance with Policy S12 of the Alnwick LDF Core Strategy

#### 08. External Lighting Scheme to be Submitted

Prior to the commencement of the development, a lighting scheme to include;

- a) Details of any permanent lighting;
- b) Details of temporary external lighting; and
- c) Programme of delivery

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 accordance with the programme of delivery.

Reason: to prevent the risk of harm to protected species from the outset of the development.

#### 09. Tree Protection Plan to be Submitted

Prior to the commencement of development a Tree Protection Plan in accordance with the guidance set out in 'BS5837:2012 Trees in Relation to Design, Demolition and Construction: Recommendations' British Standards Institution, 2012' to include;

- a) Details of the trees to be protect; and
- b) Root protection zones

Shall be submitted to and approved in writing with the Local Planning Authority. The approved Tree Protection Plan shall be adhered to throughout the construction phase.

All hedgerows and trees that are to be retained shall be protected from root compaction during the course of the development works. This must include trees outwith the development site but within the zone of influence of the development including of the construction footprint.

Reason: To maintain and protect the existing landscape and biodiversity value of the site in accordance with the National Planning Policy Framework.

#### 10. Details of Badger Mitigation to be Submitted

Two months prior to the commencement of construction work a badger checking survey will be undertaken on the site and adjacent woodland. Should active setts be identified in locations that will be adversely affected by the works a mitigation strategy will be required.

No earlier than a week prior to the commencement of development, pre-commencement checks for badger shall be undertaken by the project ecologist. If any badgers are found that may be impacted then a mitigation strategy will be required.

A mitigation strategy should include;

- a) Obtaining a licence to undertake works (if appropriate).
- b) A mitigation strategy; and
- c) Programme of delivery

Which shall be submitted to and approved in writing by the Local Planning Authority. The mitigation strategy shall be implemented in accordance with the programme of delivery.

Reason: to reduce the risk of harm to a protected species.

#### 11. Works in Accordance with Approved Ecological Mitigation Strategy

Notwithstanding details contained with the approved documents the following measures shall be observed over the construction period;

- a) 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.
- b) 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; and
- c) All works on site will take place to a hedgehog method statement.

Reason: to prevent the risk of harm to protected species from the outset of the development.



## 12. Restrict Vegetation Clearance

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.

## **Coal Authority**

### 13. Details of Intrusive Site Investigations to be Submitted

Notwithstanding the submitted details, prior to the commencement of development a scheme for intrusive site investigations to include;

- a) Scope of assessment;
- b) Proposed methodology; and
- c) Programme of delivery.

Shall be submitted to and approved in writing by, the Local Planning Authority. Thereafter the approved scheme shall be undertaken in accordance with the programme of delivery.

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

### 14. Details of Site Investigation and/or Remedial Works to be Submitted

Following the completion of the approved scheme of intrusive site investigation, a report detailing;

- a) The findings of intrusive site investigations;
- b) Remedial works required;
- c) Program of delivery (if remedial works required)

Shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved remedial works shall be implemented in accordance with the programme of delivery..

Reason: In the interests of public safety in accordance with the National Planning Policy Framework

## **Public Health Protection**

### 15. Details of Ground Gas Protection to be Submitted

No buildings shall be constructed until a report detailing;

- a) the protective measures to prevent the ingress of ground gases, including depleted Oxygen (<19%), to the standard CS2 as required in BS8485:2015 (Code of Practice

for the design of protective measures for Methane and Carbon Dioxide ground gases for new buildings);

- b) 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); and
- c) Programme of delivery

Has been submitted to and approved in writing by the Local Planning Authority. The protected measures and validation shall be implemented in accordance with the approved programme of delivery.

Reason: In order to prevent any accumulation of ground gas, which may potentially be prejudicial to the health & amenity of the occupants of the respective properties in accordance with the National Planning Policy Framework.

#### 16. Details of Contaminated Land to be Submitted

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

- a) A site investigation (Phase 2) shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/ or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle, in order that any potential risks are adequately assessed taking into account the sites existing status and proposed new use. Two full copies of the site investigation and findings shall be forwarded to the Local Planning Authority without delay upon completion.
- b) Thereafter, a written Method Statement (or Remediation Strategy) detailing the remediation requirements for the land contamination and/or pollution of controlled waters affecting the site shall be submitted and approved by the Local Planning Authority, and all requirements shall be implemented and completed to the satisfaction of the Local Planning Authority. No deviation shall be made from this scheme without express written agreement of the Local Planning Authority.
- c) Two full copies of a full closure (Verification Report) report shall be submitted to and approved by the Local Planning Authority. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the closure report to demonstrate that the required remediation has been fully met.

Reason: To ensure that risks from land contamination to the future users of the land and dwellings are minimised and to ensure that the development can be carried out safely without unacceptable risks to any future occupants in accordance with the National Planning Policy Framework.

#### 17. Validation and Verification of Ground Gas Protection to be Submitted

No building shall not be brought into use or occupied until the applicant has submitted a relevant validation and verification report to the approved methodology in the Condition titled 'Details of Ground Gas Protection to be Submitted' of permission 18/01529/OUT, to be 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 the National Planning Policy Framework.

#### 18. Restrict Construction Delivery/Collection Hours

Deliveries to and collections from the construction phase of the development shall only be permitted between the hours of:

Monday to Friday - 08:00 to 18:00

Saturday - 08:00 to 13:00

With no deliveries or collections on a Sunday or Bank Holiday, unless agreed otherwise in writing by the Local Planning Authority.

Reason: To protect residential amenity and provide a commensurate level of protection against noise in accordance with the National Planning Policy Framework.

#### 19. Noisy Working Hours

During the construction period, there should be no noisy activity, i.e. audible at the site boundary, on Sundays or Bank Holidays or outside the hours of:

Monday to Friday - 0800 to 1800

Saturday 0800 to 1300

Reason: To protect residential amenity and provide a commensurate level of protection against noise in accordance with the National Planning Policy Framework.

### **Highways Development Management**

#### 20. Construction Method Statement to be Submitted

Development shall not commence until a Construction Method Statement where applicable, to provide for:

- a) details of temporary traffic management measures, temporary access, routes and vehicles, accommodation works for layby and recycling facility adjacent to Denwick Lane;
- b) vehicle cleaning facilities;
- c) the parking of vehicles of site operatives and visitors;
- d) the loading and unloading of plant and materials;
- e) storage of plant and materials used in constructing the development
- f) measures to control the emission of dust and dirt;

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.

Reason: To prevent nuisance in the interests of residential amenity and highway safety, in accordance with the National Planning Policy Framework.

#### 21. Details of off-site Highway Works to be Submitted

Notwithstanding the details provided, no dwelling shall be occupied until schemes to provide:

- a) a ghost right turn lane, central refuge, together with associated works;
- b) a vehicular access/estate road junction to the site from Acklington Road, together with visibility splays and associated works;
- c) Removal of existing gateway feature on Acklington Road and replacement of new gateway/traffic calming feature, on the approach to the new estate road junction, together with associated works;
- d) the provision of new bus stops on Acklington Road, in the vicinity of the site access/estate road junction, including provision of laybys, bus shelters, Equality Act 2010 level access kerbing, dropped kerb pedestrian road crossings, clearway plates, poles, together with associated works;
- e) shared cycleway/footway route along the site frontage extending eastwards, to link with the existing network and school, including dropped kerb crossing points, together with associated works; and
- f) Programme of delivery

Have been submitted to and approved in writing by the Local Planning Authority. The approved schemes shall be delivered in accordance with the programme of delivery.

Reason (a-c): In the interests of highway safety and amenity, in accordance with the National Planning Policy Framework and saved Local Plan policies.

Reason (d): In the interests of encouraging sustainable transport modes of travel, in accordance with the National Planning Policy Framework and saved Local Plan policies.

Reason (e): In the interests of pedestrian/cyclist safety, amenity and encouraging sustainable modes of travel and connectivity to local facilities, in accordance with the National Planning Policy Framework and saved Local Plan policies.

#### 22. Details of Adoptable Streets to be Submitted

Prior to occupation of the development, details to include;

- a) Full engineering;
- b) Drainage;
- c) Street lighting; and
- d) Constructional details

For 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 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

#### 23. Details of Refuse Storage & Strategy to be Submitted

The development shall not be occupied until details of;

- a) Refuse storage facilities;
- b) Refuse storage strategy; and
- c) Programme of delivery.

Have been submitted to and approved in writing by the Local Planning Authority. The approved refuse storage facilities shall be implemented in accordance with the programme of delivery. 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 the National Planning Policy Framework.

#### 24. Details of Car Parking to be Submitted

No dwelling shall be occupied until details of;

- a) Car parking areas including garages, associated with each plot; and
- b) Programme of delivery

Have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in accordance with the programme of delivery.

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

#### 25. Details of Cycle Parking to be Submitted

No dwelling shall be occupied until details of cycle parking to include;

- a) Cycle parking provision; and
- b) Programme of delivery

Has been submitted to and approved in writing by the Local Planning Authority. The approved cycle parking shall be implemented in accordance with the programme of delivery.

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

#### 26. Details of Surface Water Drainage from Private Land to be Submitted

Prior to occupation of development, details of;

- a) Surface water drainage to manage run-off from private land to the adoptable highway elements of the estate;
- b) Maintenance details; and
- c) Programme of delivery

Shall be submitted to and approved in writing by the Local Planning Authority. The approved surface water drainage scheme shall be implemented in accordance with the programme of delivery 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.

#### 27. Full Travel Plan to be Submitted

Twelve months after first occupation of the development details of a Full Travel Plan to include:

- a) Details of and results from an initial travel to work survey;
- b) Clearly specified ongoing targets for travel mode shares;
- c) A plan for monitoring and reviewing the effectiveness of the Full Travel Plan; and
- d) A scheme providing for a biennial monitoring report to be submitted to the Local Planning Authority regarding the implementation of the Full Travel Plan; and
- e) Programme of delivery.

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 programme of delivery.

Reason: In the interests of Sustainable Development, in accordance with the National Planning Policy Framework.

#### 28. External Surface Materials to be Submitted

Prior to commencement of development samples of;

- a) The materials to be used in the construction of the external surfaces of the adoptable highway elements of the 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 materials.

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

## 29. Highway Site Levels to be Submitted

Development shall not commence until details of the existing and proposed site levels to include;

- a) Existing Ground Levels;
- b) Proposed Road levels; and
- c) Proposed verge/open space levels; and
- d) Proposed footway/cycleway levels.

Have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the development is brought into use.

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

## **Affordable Housing**

### 30. Details of Affordable Housing Provision to be Submitted

Notwithstanding details contained within the application, prior to commencement of development, an affordable housing strategy incorporating 15% of the dwellings within this permission to include;

- a) Details of the units to include size, number of bedrooms and location.
- b) The tenure of the affordable units proposed.
- c) Details of off-site affordable housing contributions (if applicable).

Shall be submitted to and approved in writing by the Local Planning Authority. The delivery of affordable housing shall then be carried out in accordance with the approved strategy and retained in accordance with the terms of the Legal Agreement alongside this permission.

The affordable housing provision will be expected to be delivered on site.

Reason: To allow for flexibility in the provision of affordable housing relative to market conditions.

## **Northumbrian Water**

### 31. Details of Foul & Surface Water Drainage to be Submitted

Development shall not commence until a detailed scheme for;

- a) The disposal of foul and surface water from the development; and
- b) Programme of delivery

Has been submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water and the Lead Local Flood Authority. Thereafter

the development shall take place in accordance with the approved details and implemented in accordance with the programme of delivery.

Reason: To prevent the increased risk of flooding from any sources in accordance with the National Planning Policy Framework.



## **Informatives**

### **1. Surface Water Drainage Information**

The developer should develop their surface water drainage solution by working through the Hierarchy of Preference contained within Revised Part H of the Building Regulations 2010. Namely:-

- o Soakaway
- o Watercourse, and finally
- o Sewer

If sewer is the only option the developer should contact Northumbrian Water to agree allowable discharge rates & points into the public sewer network. This can be done by submitting a point of connection enquiry directly to us. Full details and guidance can be found at <https://www.nwl.co.uk/developers/predevelopment-enquiries.aspx> or telephone 0191 419 6646.

### **2. Information to Developer Regarding Drainage**

Please note that the planning permission with the condition titled 'Details of Foul & Surface Water Drainage to be Submitted' is not considered implementable until the condition has been discharged. Application can then be made for a new sewer connection under Section 106 of the Water Industry Act 1991.

### **3. Pre-application discussions for site layout**

The applicant is advised to enter into pre-application discussions with the Local Planning and Highway Authority in respect of the internal layout of the development area in order to establish broad principles of the adoptable highway network.

### **4. 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 the relevant condition of this permission. You can contact the Highway Development Management at [highwaysplanning@northumberland.gov.uk](mailto:highwaysplanning@northumberland.gov.uk)

### **5. Statutory Nuisance**

The effectiveness of the development's design in ensuring that a nuisance is not created, is the responsibility of the applicant / developer and their professional advisors / consultants. Developers should, therefore, fully appreciate the importance of obtaining competent professional advice. In all cases, the Council retains its rights under the Section 79 of the Environment Protection Act 1990, in respect of the enforcement of Statutory Nuisance.

6. Section 278 Agreement and works in adopted highway

You are advised that off-site highway works required in connection with this permission are under the control of the Council's Technical Services Division and will require an agreement under section 278 of the Highway Act 1980. These works should be carried out before first occupation of the development. All such works will be undertaken by the Council at the applicant's expense. You should contact Highway Development Management at [highwaysplanning@northumberland.gov.uk](mailto:highwaysplanning@northumberland.gov.uk) to progress this matter.

7. Road Safety Audits

You should note that Road Safety Audits are required to be undertaken regarding the off-site highway works. Northumberland County Council offer this service. You should contact 01670 620295

8. 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](mailto:highwaysplanning@northumberland.gov.uk).

9. Contact Lighting Section

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

10. Section 38 Agreement and adoption of highways

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

**Date of Report:** 20.06.2018

**Background Papers:** Planning application file(s) 18/01529/OUT