



# Northumberland

## County Council

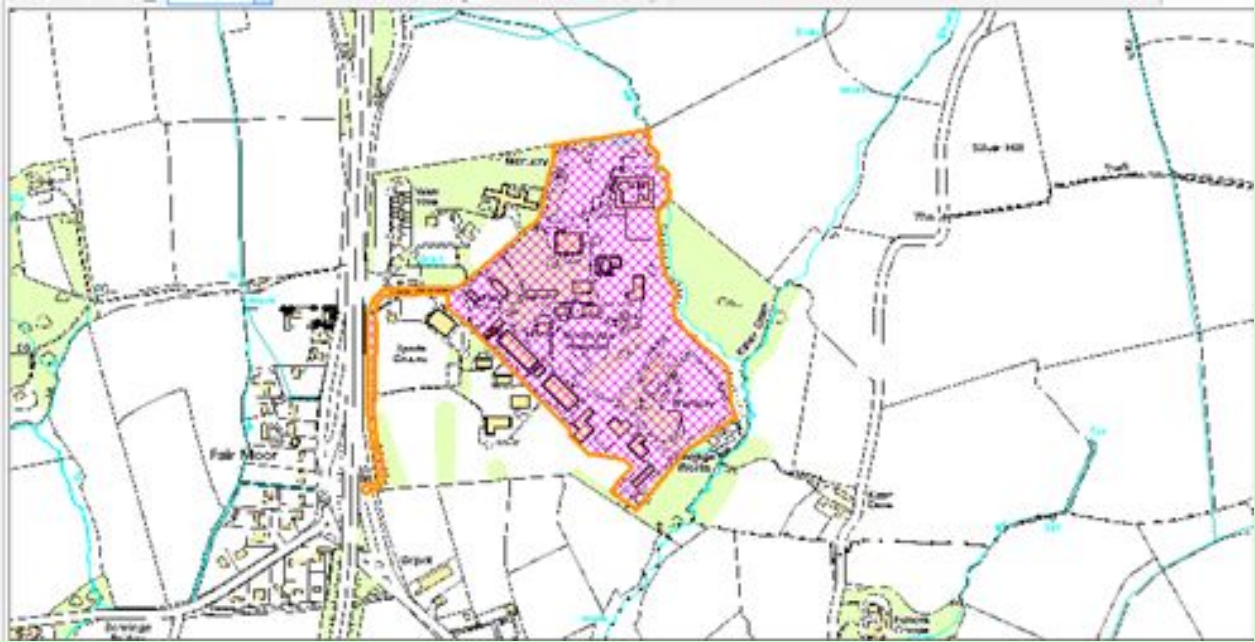
### STRATEGIC PLANNING COMMITTEE

#### 7 JANUARY 2020

<b>Application No:</b>	19/04025/FUL		
<b>Proposal:</b>	Hybrid Application incorporating: Detailed application for demolition of hospital buildings (excl medical directorate, Tweed, Tyne, Hebron, Hepscott, Mitford unit, Gees Club, Chapel (PMVA), Bothal, Cambo and Belsay Villas), Development of medium secure in-patient unit and ancillary facilities; Refurbishment of Gees club (Villa 34), Hebron, Medical directorate and Belsay, Bothal and Cambo villas and Hepscott 1-4; Associated parking and landscape works across masterplan area; and, Outline application for residential development.		
<b>Site Address</b>	Northgate Hospital, Northgate, Morpeth, Northumberland NE61 3BP		
<b>Applicant:</b>	Northumberland Tyne & Wear NHS Foundation Trust St Nicholas Hospital, Jubilee Road, Gosforth, Newcastle Upon Tyne NE3 3XT	<b>Agent:</b>	Charlotte Tucker Cushman And Wakefield, Central Square, Forth Street, Newcastle Upon Tyne NE1 3PJ
<b>Ward</b>	Pegswood	<b>Parish</b>	Hebron
<b>Valid Date:</b>	27 September 2019	<b>Expiry Date:</b>	27 December 2019
<b>Case Officer Details:</b>	Name:	Mrs Judith Murphy	
	Job Title:	Planning Officer	
	Tel No:	01670 622640	
	Email:	judith.murphy@northumberland.gov.uk	

**Recommendation:** That the Committee is minded to APPROVE this application:

- i) subject to the conditions set out below; ii) subject to referral to the National Planning Casework Unit for a determination on whether the Secretary of State wishes to call-in the application for his own determination (under CLG Circular 02/2009 - The Town and Country Planning (Consultation) (England) Direction 2009)
- iii) subject to no responses being received to outstanding site notice and press notice consultations that raise substantial matters not already addressed; and v) subject to the completion of a Section 106 Agreement securing contributions towards affordable housing, health care, education, a bus service and to the following:



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## **1. Introduction**

- 1.1 Due to the scale of this proposed development, under the scheme of delegation the proposal needs to be considered at Strategic Planning Committee.

## **2. Back ground**

- 2.1 The applicants agent has submitted a supporting statement and design and access statement which sets out the back ground and reasons behind this proposal, which elements have been taken from and set out below.
- 2.2 'Northumberland, Tyne and Wear NHS Foundation Trust (NTWFT) is one of the largest mental health and disability NHS Trusts in England, providing local services to 1.4 million people over 2,200 square miles, in addition to specialist services to a wider regional and national population. It has a regional and national prominence and its expertise in providing specialist mental health, and in more recent decades secure forensic as well as learning disability services, at Northgate has endured in various forms for almost 90 years.

- 2.3 The Trust are in the planning phase of three major capital developments which have been identified as strategic priorities over the next five years: the development of a single integrated secure service centre of excellence; the re-provision of Newcastle and Gateshead Adult Inpatient Services and the re-provision of Adolescent Medium Secure Inpatient Services. This re-provision will result in some services moving into Northumberland from other Local Authority areas.
- 2.4 All three major developments are linked to wider national and regional care model initiatives: NHSE New Care Models for Adult Secure Services (NCM); Transforming Care (TC); Newcastle and Gateshead Deciding Together, Delivering Together Programme (DT); NHSE National Adolescent Medium Secure Services review and implementation of the 5 Year Forward View for Mental Health.
- 2.5 The above are interdependent and revolve around the efficient use of the current estate at Northgate Hospital (Morpeth), St Nicholas Hospital (Gosforth) and Ferndene (Prudhoe). Due to the implications for NTWFT's overall estate strategy and the level of interdependency, these schemes cannot be delivered both efficiently and independently of each other, therefore they have been developed as a single overall scheme albeit separate applications have been submitted for each site. They are intrinsically linked to the NTWFT's financial delivery plan and the sustainability of national and regional specialist services. They support the delivery of the Five Year Forward View for Mental Health by enabling the repatriation of service users who are currently receiving services out of area, primarily within the private sector. Finally the schemes ensure the long term delivery of mental health inpatient services in line with the outcome of the DT Consultation as well as addressing recommendations from the CQC in relation to environmental shortfalls within the Children and Young People's Medium Secure Service.
- 2.6 The application development at Northgate is part of the Trust's Care Environment Development and Reprovision' (CEDAR) project which involves developments at each of the Trust's sites at Northgate, St Nicholas Hospital and Ferndene Hospital. The largest of development projects is the redevelopment of Northgate Hospital to provide 116 male inpatient beds provided in a combination of new and reconfigured existing buildings.
- 2.7 The new integrated single site model would involve the transfer of nationally and regionally commissioned secure service beds from the St Nicholas Hospital site in Newcastle to existing and new purpose-built facilities on the Northgate Hospital site in Morpeth. This would enable site rationalisation, attainment of required environmental standards, improved service productivity and expansion enabling repatriation in line with national strategy, the National Review of Secure Services and the Five Year Forward View for Mental Health.
- 2.8 The transfer of secure beds from St Nicholas Hospital, as outlined above, would then allow for the refurbishment of the vacated buildings in order to re-provide adult acute mental health assessment and treatment facilities

from two acute hospital sites in Gateshead and Newcastle, both of which have insurmountable environmental issues and risks that make the long term use of those sites unviable.

- 2.9 The changes would enable services to be delivered long term from facilities that meet expectations of public consultations, deliver site rationalisation, support financial efficiencies and enhance the patient - carer experience.
- 2.10 Key issues currently faced as a result of the existing model:
- 2.11 The standard of the current estate is deteriorating and increasingly there are issues linked to the age of the buildings, which is requiring greater financial investment to maintain. There is a great divergence in the quality and standard of NTWFT's estate, something that has been commented on through feedback from the Royal College of Psychiatry Quality Network. Buildings are not future-proof as there is limited flexibility within the current footprint. This has resulted in an inability to adapt care delivery to meet changes in patient demand. While NTWFT currently deliver Outstanding care (CQC, 2016/17), there are challenges which must be addressed to enable long term sustainability from environments that are fit for purpose.
- 2.12 The implementation of the Transforming Care Programme for People with Learning Disabilities has led to a significant reduction in site utilisation at the Northgate Hospital site. This gives the opportunity for retraction and consolidation of the overall site and offers the opportunity to redeploy the considerable expertise of staff to meet the needs of a different but related client group. This development enables NTWFT to support the Integrated Care System (ICS), becoming entirely self-sufficient in its management of secure inpatient services for its local population. and to attract national funding into the local NHS and into the ICS footprint. It will necessitate a further land sale at the Northgate site, through a hybrid planning application, which will part-fund this proposal.

### **3. Description of the Proposals**

- 3.1 The application consists of a Hybrid Application incorporating a detailed application for the demolition of hospital buildings, the development of medium secure in-patient unit and ancillary facilities, the refurbishment of the Gees club (consists of 2 activity spaces, kitchen toilet, store) and Hebron building, Medical directorate and Belsay, Bothal and Cambo villas and Hepscott 1-4; associated parking and landscape works across masterplan area; and it also includes an outline application for residential development with all matters reserved.
- 3.2 The hospital buildings that are proposed to be demolished lie mainly to the southern end of the site and along the south west facing boundary. The Ingram building (flat roofed single storey) and Kenneth Day Unit (pitched roof 1 and 2 storey) which lie further to the north of the site are also proposed to be demolished. The buildings that would be demolished include the boiler house (flat and slightly pitched roofed single storey with tower), estates buildings (flat roofed single storey), the Alnwick (flat roofed single storey), Longhirst (flat roofed single storey), Woodside (flat roof and

slightly pitched single storey), administration (2 story), kitchens (single storey), adult training centre (single storey), and day unit buildings (single storey). The Ingram building would be replaced with a car parking area, which would form an extension to an existing car park, and landscaping. The buildings to the south east would be replaced with new buildings and landscaping in the same area which would form the medium secure in-patient unit and ancillary facilities. The buildings along the south west facing boundary would be replaced with residential dwellings which is covered by the outline part of this application. In addition the Kenneth Day Unit building which lies to the very north of the site is would be replaced with residential dwellings. Horticultural buildings and a food bank will also be removed from this area.

- 3.3 The proposal also includes the creation of a main car park area consisting of 203 bays in total on an area of grassed land / car park area central to the site. Smaller car parks are proposed around the site including a 25 car park directly to the north of the Tweed Unit a 29 bay car park which will be the Cedar arrival car park, and a 31 bay overspill car park. Other car parking areas will be retained and 1 to 2 spaces provided around the site for maintenance/ service bay/ facilities management parking bays.
- 3.4 In further detail, to the north west corner of the site the proposed works would include the refurbishment of the existing Recreation Club which would entail the addition of timber cladding to its south west facing elevation, external ramp extended, new signage, new canopy, blocking up of window and door and extension of patio area. The garden area to this building would be retained. Next to this is the chapel which will not be altered. Directly to the north east of the chapel and so to the south west of the Tyne building a new woodwork building is proposed. This would be a single storey flat roofed red brick building which would measure approximately 15m by 28.5m by 5m in height. It is a new purpose built facility reproviding the service that exists within the land sale area and would provide space for large machinery. Next to the woodwork building and chapel poly tunnels and storage containers from else where in the site would be relocated here. Within an existing landscaped area between the chapel and Belsay building 2 new garage/ store buildings are also proposed within a new Facilities Management yard area. One building which would have its back facing the main estate road to the west of the site would be constructed in red brick and measure 34m by 9.5m and have a flat roof with a height of 5m. The other garage building in the FM yard would measure 14m by 6.7m and have a flat roof with a height of 5m. It would also be constructed with red brick. The FM Store –would be a new facility to reprove areas for storage of goods and vehicles needed for the operation of the whole site. It provides a central point for recycling and .waste collection
- 3.5 The Tyne and Tweed buildings would remain untouched as part of these proposals and the areas of landscaping around these. Landscaping works around the Belsay, Bothal, Cambo and Hepscott buildings are proposed however as the land will be cleared for the main car park which is proposed to the south of these buildings. The works would include the creation of a garden path link and new grassed and planted areas which

will extend to the eastern side of the Hepscott buildings. The Hebron building would be refurbished. This would include a canopy, metal framed and metal clad garage extension measuring approximately 7m in length and construction of a further garage/ store block to the north of this building measuring 20m by 7.25m by 3.5m in height. The Medical Directorate will only undergo an element of internal reconfiguration to accommodate expanding SOTT and SALT teams. Internal works only are also proposed to the Belsay, Bothal, Cambo and Hepscott buildings. These internal works would not require planning permission.

- 3.6 The main area of hospital building works are proposed to the south eastern side of the site, where part of the site will be cleared to enable the redevelopment and construction of new buildings, which will consist of the new build medium secure in-patient unit and ancillary facilities. Whilst a substantial amount of land will be cleared which will include part of some wooded areas, other areas of woodland will not be cleared which will help to maintain landscape buffers around the site and also an attractive sylvan environment for users of the proposed hospital buildings.
- 3.7 The new build medium secure in-patient unit and ancillary facilities will consist of 5 main blocks (known as blocks 57, 58, 59, 61 and 92) formed around a central landscaped and play/ activity space. Blocks 57, 58 and 59 which will be the ward blocks will be similar in foot print in that they will each have three court yard / activity areas with the wards built around them. Each of these blocks would measure approximately 70m in length with a depth of 38m. At ground floor the blocks would consist of bedrooms, offices, meeting rooms, day space/ chill out rooms, storage rooms, kitchens, gardens spaces, laundry, bathroom, treatment and seclusion rooms. In addition block 59 would have classrooms, an IT room and multi faith room. Blocks 57, 58 and 59 would be linked internally at ground floor level. Each block would also have stairs to a first floor which would only have plant machinery rooms and access doors to the roofed areas. So whilst there is a two storey element to these blocks the useable rooms would only be at ground floor level. These blocks which would be of a modern flat roofed design would each have elements which vary in height from 5m, 6.3m to 8m. A variety of external materials would also be used including metal cassette panels, brickwork and rendering. Windows would just be at ground floor.
- 3.8 Block 61 would also be single storey with only maintenance access at first floor level. It will have the main entrance lobby area with reception desk and café area. From this the café kitchen, Wc's, IT, meeting room, search and scanning rooms would be accessed. Further within the building would be a large unsecured open plan office with smaller offices accessed from this, secure open planned office, lockers, conference room, tribunal, visit group rooms, work shop, music and multi purpose room. Block 61 would also have a covered sports barn, lounge, fitness suite, kitchen and ancillary rooms. A vehicle air lock area would be provided to the southern side of this building with security office adjacent. An external kick about space and café seating area would be provided in front of the sports hall and café. The total length of this 'P' shaped building would be approximately 120m and it would be 35 m at its widest. It would have flat roof measuring 5m and 8.3m

in height. It would also be constructed of metal cassette panels, metal plank cladding and brickwork with glazed areas at ground floor level and dura composite cladding around the air lock area.

- 3.9 Building 92 which would link blocks 61 and 57 at the northern end of this cluster of buildings would be the energy centre which would consist of the energy centre, tank room, generator room, fuel room, IT hub and store and LV switchboard rooms. This would also be single storey with flat roofs and constructed of red brick with louvered panels. It would measure 45m in length by 12m in depth and reach 5m and 7m in height. It would also have a weld mesh airlock security area to its north eastern end.
- 3.10 Further planting, recreational areas and landscaped areas with SUDs pond would be provided around these buildings and access road around the edge of this site which would be accessed through the 2 airlocked areas next to blocks 61 and 92.
- 3.11 The proposal also includes an outline application for 134 dwellings which would be located along the south western side of the site and to the north of the site. All matters, namely access, appearance, landscaping, layout and scale, are reserved for the next application stage. However indicative site layout plans have been submitted. The applicant proposes that the housing development is considered integral to the overall hospital masterplan and the revenue generated from the land sale will facilitate and thus 'enable' the overall development and improvement of service provision. The role-out of the Transforming Care Programme for People with Learning Disabilities has resulted in a significant reduction in utilisation of that aspect of Northgate Hospital and has enabled the consolidation of the site; subsequently resulting in surplus land on the western and northern peripheries of the hospital.
- 3.12 Within the Masterplan for the Northgate Hospital site, three areas have been identified for housing development, the western edge, southern and north eastern residential development areas, although the western and southern site merge and appear as one whole development site. The Western residential site is a linear strip of land approximately 55m wide and 250m long, comprising a gross area of approximately 1.51Ha. The site is aligned on a north west - south east axis. There is a change in level of approximately 4m across the site, rising from the south.
- 3.13 The North-eastern residential area is an irregularly shaped portion of land approximately 200m wide and 200m long, comprising a gross area of approximately 3.21Ha. Current access to the site is provided via the existing hospital road network, with access from the south-west leading into the central part of the site. Existing land uses within the site include grassed open space with clusters of open space, a water tower to be retained, a small single storey ancillary building and forensic facilities building. All existing service buildings are proposed to be re-accommodated elsewhere within the masterplan. The site is bounded to the north and eastern edges by a mature tree belt, with agricultural land beyond. The southern boundary is set against the existing hospital facilities, with a range of buildings,

accesses and parking areas. The western boundary abuts the rear boundaries of the adjacent housing currently under construction. There is a change in level of approximately 8m across the site, rising from the south. A ridge of approximately 3m runs north-south centrally to the site, looping towards the site access in the southwest.

- 3.14 The Southern residential area is an irregularly shaped portion of land typically 65m wide, widening to 118m towards the south, and 195m long, comprising a gross area of approximately 1.58Ha. Current access to the site is provided via the existing hospital road network, and through the proposed western residential area, leading to the north of this site. There is a wooded area beyond the south eastern boundary and mature tree planting around the boundary of the southern 'leg' of the site. There is a gradual slope running southwards of approximately 4m across the site.
- 3.15 As detailed above the Alnwick, Longhirst, Woodside, administration, kitchens, adult training centre and day unit buildings and Kenneth Day unit, Horticultural buildings and a food bank to the north of the site are proposed to be demolished to enable this part of the site to be redeveloped for residential purposes. The services provided in these buildings will also be re-provided elsewhere such as facilities management; administration; sport and recreation. The masterplan allows re-provision of these services.
- 3.16 Additionally the proposal includes various boundary treatments.
- 3.17 A number of supporting reports and documents have been submitted with the application including arboricultural impact assessment plans and reports, an ecological impact assessment, ecological surveys, flood risk assessments, ground investigation studies, travel plans, noise assessments, archaeological assessments, contamination and gas risk assessments.
- 3.18 Northgate Hospital is located 2 miles north of Morpeth on a site of approximately 55 acres (22.3Ha). The site is bounded by farmland to the North, South and East, and by the housing developments and A1 immediately to the West. Across the A1 to the West lies the small residential community of Fairmoor, and to the South is the Farmway store. A small number of private residences are located along West View, bounded by land once owned by the Trust. The hospital is accessed via the new St Leonard's A1 junction to the South-West. The eastern part of the site is covered by a broad area of mature woodland, which is owned and managed by the Trust. A small burn runs through this woodland and along the southern boundary of the site. The site gradually slopes down from the northern end to southern with a difference of 20m in height.
- 3.19 The application site lies in the open countryside and the Green Belt.

#### **4. Planning History**

<b>Reference Number:</b> 11/01439/FUL
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<p><b>Description:</b> Full planning application for demolition of hospital buildings and for the construction of hospital long stay low secure male forensic mental health unit (Villa 19) and ancillary landscaping and parking; Outline application (reserving matters of access, appearance, landscaping, layout and scale) for hospital severe autism unit and residential dwellings and respective associated landscaping, parking, amenity space and waste recycling</p> <p><b>Status:</b> PER</p>
<p><b>Reference Number:</b> 11/02661/FUL</p> <p><b>Description:</b> Replacement of existing windows with new to fit existing structural openings - colour of new windows to match existing (RAL 3003 Ruby Red)</p> <p><b>Status:</b> PER</p>
<p><b>Reference Number:</b> 12/00520/VARYCO</p> <p><b>Description:</b> Variation of condition 26 attached to application 11/01439/FUL: Minor material amendment to install photovoltaic cells to the south facing roof pitches and to amend the layout of Villa 19.</p> <p><b>Status:</b> PER</p>
<p><b>Reference Number:</b> 12/01910/FUL</p> <p><b>Description:</b> Replacement of existing windows with new to fit existing structural openings. Modification of 2 No Window Locations.</p> <p><b>Status:</b> PER</p>
<p><b>Reference Number:</b> 12/02400/FUL</p> <p><b>Description:</b> Replacement of existing windows with new to fit existing structural openings. Colour of new windows to match existing</p> <p><b>Status:</b> PER</p>
<p><b>Reference Number:</b> 12/03192/FUL</p> <p><b>Description:</b> Replacement of existing windows with new to fit existing structural openings. Colour of new windows to match existing (RAL 9010 White)</p> <p><b>Status:</b> PER</p>
<p><b>Reference Number:</b> 13/00964/DISCON</p> <p><b>Description:</b> Discharge of conditions 22 (parking) and 34 (foul drainage) relating to planning application 11/01439/FUL</p> <p><b>Status:</b> PER</p>
<p><b>Reference Number:</b> 13/02740/VARYCO</p> <p><b>Description:</b> Variation of conditions 26 and 27 of planning permissions 12/00520/VARYCO (Variation of condition 26 attached to application 11/01439/FUL: Minor material amendment to install photovoltaic cells to the south facing roof pitches and to amend the layout of Villa 19) - Variation relates to the reconfiguration of car park and vehicular access to the building known as Villa 19</p>

**Status:** PER

**Reference Number:** 14/00179/DISCON

**Description:** Discharge of condition 28 relating to planning permission 13/02740/VARYCO (Variation of conditions 26 and 27 of planning permissions 12/00520/VARYCO (Variation of condition 26 attached to application 11/01439/FUL: Minor material amendment to install photovoltaic cells to the south facing roof pitches and to amend the layout of Villa 19) - Variation relates to the reconfiguration of car park and vehicular access to the building known as Villa 19)

**Status:** PER

**Reference Number:** 14/02318/REM

**Description:** Reserved matters application for outline application for planning permission 11/01439/FUL for the access, appearance, landscaping, layout and scale for residential dwellings and respective associated landscaping, parking, amenity space and waste recycling.

**Status:** PER

**Reference Number:** 14/03626/DISCON

**Description:** Discharge of condition 9 relating to planning permission 13/02740/VARYCO (Full planning application for demolition of hospital buildings and for the construction of hospital long stay low secure male forensic mental health unit (Villa 19) and ancillary landscaping and parking; Outline application (reserving matters of access, appearance, landscaping, layout and scale) for hospital severe autism unit and residential dwellings and respective associated landscaping, parking, amenity space and waste recycling)

**Status:** PER

**Reference Number:** 14/03627/DEMGDO

**Description:** Prior notification for proposed demolition of redundant water pumping station

**Status:** PER

**Reference Number:** 14/04151/REM

**Description:** Reserved matters application relating to planning permission 13/02740/VARYCO (Variation of conditions 26 and 27 of planning permissions 12/00520/VARYCO (Variation of condition 26 attached to application 11/01439/FUL: Minor material amendment to install photovoltaic cells to the south facing roof pitches and to amend the layout of Villa 19) - Variation relates to the reconfiguration of car park and vehicular access to the building known as Villa 19)

**Status:** PER

**Reference Number:** 15/00166/DISCON

**Description:** Discharge of conditions 2 (materials) and 4 (plans) - 14/02318/REM - Reserved matters application for outline application for planning permission 11/01439/FUL for the access, appearance, landscaping, layout and scale for residential dwellings and respective associated landscaping, parking, amenity space and waste recycling.

<p><b>Status:</b> PER</p>
<p><b>Reference Number:</b> 15/00809/DISCON  <b>Description:</b> Discharge of Conditions 7, 20 and 23 of planning application 13/02740/VARYCO: Variation of conditions 26 and 27 of planning permissions 12/00520/VARYCO (Variation of condition 26 attached to application 11/01439/FUL:  <b>Status:</b> PER</p>
<p><b>Reference Number:</b> 15/02651/DISCON  <b>Description:</b> Discharge of conditions 7 (material samples) and 16 (travel plan) from application 13/02740/VARYCO (Variation of conditions 26 and 27 of planning permissions 12/00520/VARYCO (Variation of condition 26 attached to application 11/01439/FUL: Minor material amendment to install photovoltaic cells to the south facing roof pitches and to amend the layout of Villa 19) - Variation relates to the reconfiguration of car park and vehicular access to the building known as Villa 19).  <b>Status:</b> PER</p>
<p><b>Reference Number:</b> 16/01475/CCM  <b>Description:</b> Proposal for soil from Autism Unit construction excavations to be redistributed in mounds within site  <b>Status:</b> PER</p>
<p><b>Reference Number:</b> CM/20090539  <b>Description:</b> Application for planning permission for extensions, alterations and improvements  <b>Status:</b> PER</p>
<p><b>Reference Number:</b> CM/05/D/153  <b>Description:</b> Work in association to create DDA compliant access throughout the site.  <b>Status:</b> PER</p>

## 5. Consultee Responses

Highways	No response received.
Lead Local Flood Authority (LLFA)	1)Object – require further information. 2)No objection subject to conditions
Northumbrian Water Ltd	No comments although request condition.
Public Protection	No response received.
County Ecologist	No objection subject to conditions.

Waste Management - South East	No response received.
Fire & Rescue Service	No objection.
Northumbria Ambulance Service	No response received.
Architectural Liaison Officer - Police	No objection.
County Archaeologist	No objections to the application on agricultural grounds and no archaeological work is recommended.
Environment Agency	No objection.
Highways England	No objection.
Hebron Parish Council	No response received.
Morpeth Town Council	No response received.
West Tree And Woodland Officer	No response received.
Strategic Estates	No response received.
Active Northumberland	No response received.
Education - Schools	Request a contribution towards mitigating the impact of the proposed development on the schools.
South SE Tree And Woodland Officer	No response received.
Health Care CG	Request a contribution towards healthcare facilities.
Affordable Housing	There is a requirement for affordable housing.

**6. Public Responses**  
Neighbour Notification

Number of Neighbours Notified	134
Number of Objections	1
Number of Support	0
Number of General Comments	0

## Notices

General site notice, 4th October 2019

Morpeth Herald 10th October 2019

## Summary of Responses:

2 Letters of objection have been received which in summary make the following points:

- No need for any more housing as town is struggling to cope.
- More schools needed.
- Don't want to bring children up on a construction site.
- Want more information on security arrangements.
- Medium secure services provide care and treatment to those adults who present a serious risk of harm to others and whose escape from hospital must be prevented.
- This is a new estate (and if these plans are approved it will grow considerably) with a lot of young children who should be free to play out without parents having the worry of escaped patients.

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=PYN01MQS0CI00>

## **7. Planning Policy**

### **7.1 Development Plan Policy**

Morpeth Neighbourhood Plan- Made 2011-2031

Policy Sus 1 – Sustainable Development Principles

Policy Des 1- Design Principles

Policy Set 1- Settlement Boundaries

Policy ENV1- Landscape and Wildlife Corridors

Policy ENV5- Local Wildlife Site

Policy HOU1- Housing Development

Policy HOU3- Housing Mix

Policy HOU4- Delivering Affordable Housing Mix

Policy HOU5- Infrastructure to serve new Housing Development

Policy Tra 2- Traffic Congestion

Policy Tra 3- Transport Requirements for New Developments

Policy Tra 4- Development of Footpath and Cycleway Networks

Policy Inf1- Flooding and Sustainable Drainage

Castle Morpeth Local Plan

C1 Settlement boundaries

MC 1 Settlement boundaries

H15 New housing developments

H16 Housing in the countryside  
RE5 Surface water run-off and flood defences  
RE6 Service Infrastructure  
RE8 Contaminated Land  
RE9 Land Stability  
C11 Protected Species  
C15 Trees in the Countryside and Urban Areas  
C5 Landscape Corridors  
C12 Wildlife Corridors  
C15 Trees in the countryside and urban areas  
H9 Affordable Housing in rural areas  
H8 Affordable Housing  
H16 Housing in the Countryside  
R4 Childrens Play  
R8 Public Footpaths and Bridleways  
MC1 Settlement Boundary  
MH1 Housing: Land Supply  
T5 Public Transport

## 7.2 National Planning Policy

National Planning Policy Framework 2019 (NPPF)  
National Planning Practice Guidance (amended, 2018)

## 7.3 Other Documents

Northumberland Local Plan Publication Draft Plan (Regulation 19)  
Policy STP 1 Spatial strategy (Strategic Policy)  
Policy STP 2 Presumption in favour of sustainable development (Strategic Policy)  
Policy STP 3 Principles of sustainable development (Strategic Policy)  
Policy STP 5.  
Policy STP 6 Green Infrastructure  
Policy STP 7 Strategic approach to the Green Belt (Strategic Policy)  
Policy STP 8 Development in the Green Belt (Strategic Policy)  
Policy HOU 1 Making the best use of existing buildings (Strategic Policy)  
Policy HOU 2 Provision of new residential development (Strategic Policy)  
Policy HOU 3 Housing requirements for neighbourhood plan areas  
(Strategic  
Policy HOU4 Housing development site allocations  
Policy HOU 5 Housing types and mix  
Policy HOU 6 Affordable Housing provision  
Policy HOU 8 Residential Development in the open countryside  
Policy HOU 9 Residential development management  
Policy QOP 1 Design principles (Strategic Policy)  
Policy QOP 2 Good design and amenity  
Policy QOP 4 Landscaping and trees  
Policy QOP 5 Sustainable design and construction  
Policy QOP 6 Delivering well-designed places  
Policy TRA 1 Promoting sustainable connections (Strategic Policy)  
Policy TRA 2 The effects of development on the transport network  
Policy TRA 4 Parking provision in new development

Policy ICT 2 New developments and infrastructure alignment  
 Policy ENV 1 Approaches to assessing the impact of development on the natural, historic and built environment (Strategic Policy)  
 Policy ENV 2 Biodiversity and geodiversity  
 Policy ENV 3 Landscape  
 Policy WAT 1 Water quality  
 Policy WAT 2 Water supply and sewerage  
 Policy WAT 3 Flooding  
 Policy WAT 4 Sustainable Drainage Systems  
 Policy POL 1 Unstable and contaminated land  
 Policy POL 2 Pollution and air, soil and water quality  
 Policy INF1 Delivering development related infrastructure (Strategic Policy)  
 Policy INF6 Planning Obligations

Policy S5 of the Northumberland County and National Park Joint Structure Plan First Alteration (February 2005)

## **8. Appraisal**

- 8.1 Section 38(6) of the Planning & Compulsory Purchase Act 2004 states that: If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise. Therefore the starting point from a planning perspective in considering the acceptability or otherwise of the proposals is the development plan. The development plan in respect of the application site comprises the Morpeth Neighbourhood Plan (2016) and the saved Policies of the Castle Morpeth District Local Plan 2003. The NPPF advises at paragraph 213 that, in respect of Development Plans adopted prior to publication of the NPPF, local planning authorities (LPAs) should afford due weight to relevant Policies according to their degree of consistency with the NPPF (the closer the Policies in the Plan to the policies in the NPPF, the greater the weight that may be given).
- 8.2 In accordance with paragraph 48 of the NPPF weight may also be given to the policies in emerging plans, depending on the stage of preparation of the plan, the extent to which emerging policy aligns with the NPPF and the extent of unresolved objections to the emerging plan. The latest version of the NLP was submitted to the Secretary of State for examination in May 2019 and is currently at examination. Relevant policies in this document are a material consideration in determining this application and it is considered that such policies can be afforded some weight at this time.
- 8.3 Paragraph 11 of the NPPF provides definitive guidance on how applications should be determined by stating:

Plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means:  
 approving development proposals that accord with an up-to-date development

plan without delay; or where there are no relevant development plan policies,  
or the policies which are most important for determining the application are out-of-date, granting permission unless:  
i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or  
ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

8.4 NPPF Paragraph 8 provides the key starting point against which the sustainability of a development proposal should be assessed. This identifies three objectives in respect of sustainable development, an economic objective, a social objective and an environmental objective. Paragraph 8 further advises that these three objectives of sustainable development are interdependent and should not be considered in isolation.

8.5 The main issues for consideration in respect of this application comprise:

- Principle of development
- Design and Impact on the character and appearance of the area
- Residential amenity
- Impact on Ecology
- Archaeology
- Highways issues
- Foul and surface water
- Ground Contamination
- Planning obligations

#### Housing Land Supply

8.6 The NPPF seeks to implement the Government's growth agenda by significantly boosting the supply of housing. The NPPF requires Local Planning Authorities to provide a five year supply of deliverable housing land and, where this cannot be demonstrated, relevant policies for the supply of housing should be considered out of date.

8.7 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 requirement. The five year housing land supply position, as well as the Housing Delivery Test, is pertinent to proposals for housing in that paragraph 11(d) and corresponding footnote 7 of the NPPF indicates that the presumption in favour of sustainable development applies where a Local Planning Authority cannot demonstrate a five-year supply of deliverable housing sites or where recent housing delivery is below a 75% threshold. This situation



is the principal means (albeit not the only way) by which existing policies relevant to housing can be deemed out-of-date.

- 8.8 In terms of Housing supply currently, Northumberland has a 224% 5-year housing land supply, equivalent to about 11.2 years supply of potentially 'deliverable' sites. Northumberland's identified supply of potentially 'deliverable' housing development sites is therefore evidenced to be significantly in excess of its current 5-year housing land supply requirement, by about three times the minimum requirement. Therefore, in the context of Footnote 7 of the NPPF, the presumption in favour of sustainable development would not apply. At a more local level, the Morpeth Neighbourhood area has more than sufficient dwellings committed to meet the requirement of 1,700 dwellings as set out the Morpeth Neighbourhood Plan Policy Hou1, and the emerging Northumberland Local Plan. As such there would be no benefit of having additional housing which should be given significant weight.

#### Principle of development

- 8.9 There are two distinct elements to this proposal which firstly is for the full application for the refurbishment of existing hospital buildings, the demolition of some hospital buildings and the construction of new hospital buildings. The second element is the proposed outline application for residential development. Each element will be taken in turn.

#### Open Countryside

##### *Refurbishment, demolition and construction of new hospital buildings*

- 8.10 The application site is located beyond the defined settlement boundary of Morpeth in the open countryside, where under the Castle Morpeth Local Plan development is strictly controlled and is not allowed unless it is for agriculture or forestry or it covered by any other policies. The development is not covered by any other local plan policies. However the Morpeth Neighbourhood Plan (MNP) is also relevant and is the most up to date development plan. As such this should be given more weight. In terms of the MNP the site is also outside the settlement boundary of Morpeth where Policy Set 1 sets out that development will only be supported where it serves or supports certain following purposes or activities. One of these is where it serves or supports existing businesses and enterprises. The existing lawful use of the site is for hospital uses (use Class C2) and the development would ensure the continuity of health provision close to the town of Morpeth with the related economic benefits. It is considered the proposals which involves the refurbishment of existing buildings, demolition and construction of new hospital buildings would support the existing NHS Trust facilities at the site and thus would be acceptable under this Policy. The proposal would also accord with the NPPF as the development would support the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings.

- 8.11 The emerging Local Plan has been submitted to the Secretary of State and will be examined in the autumn of 2019. The Local Plan strategy is jobs-led. Keeping existing sources of employment within the County is a key strand of this. It is clear that Northgate Hospital is a regional (or at least sub-regional) facility, catering for the medical and care needs of people, some of whom come from across the County boundary. Whilst limited weight can be given to this plan the proposal would accord with STP1 in that the development supports the sustainable growth and expansion of an existing business in a rural area. The proposals also clearly sits well within the overall health and well being objectives of the Local Plan. Part 1 of draft Policy STP5 states that 'development which promotes, supports and enhances the health and wellbeing of communities, residents, workers and visitors will be supported'.
- 8.12 Overall the principle of the refurbishment of existing buildings, demolition and proposed new hospitals buildings in the open countryside is considered to be acceptable.

#### *Residential Use*

- 8.13 The outline proposal is for the residential development of 134 dwellings along the south western boundary of the site and to the north of the site. There are buildings on the site to the south west and as such this site is considered to be previously developed land. These buildings, which include the Alnwick, Longhirst, Woodside, administration, kitchens, adult training centre, day unit and Kenneth Day unit building, would be demolished to allow the development of this site. The site to the north of the site where residential development is also proposed has one larger building and two smaller ones which would be demolished to allow the full redevelopment of this site. Whilst part of this northern site is considered to be previously developed, most of it is considered to be green field land.
- 8.14 The proposal is for the redevelopment of part of the Northgate Hospital site which lies to the north east of Morpeth and outside the settlement boundary of Morpeth defined in the Local Plan. Policy C1 of the Local Plan does not permit development in this location unless the proposals can be justified as essential to the needs of agriculture or forestry or permitted by other specified policies of the plan. Policy H16 of the Local Plan permits new houses in the open countryside where specific criteria are met. The proposal would not fall under any of this criteria. As such although the proposals would not result in encroachment into open countryside as the application site is currently a developed site in commercial use, the principle of the proposed development in this open countryside location is not considered to accord with the Local Plan and is contrary to Local Plan Policies C1, MC1 and H16. Paragraph 213 of the Framework states that existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of the Framework. Due weight should be given to them, according to their degree of consistency with the Framework. Whilst the above Local Plan policies are of some age, they are broadly consistent with the aims of the Framework which states patterns of growth should be actively managed to promote walking, cycling and public transport, and therefore significant weight can be given to them.

- 8.15 The site also lies in the Morpeth Neighbourhood Plan area and is shown to be outside the settlement boundary of Morpeth. In the neighbourhood plan the site is allocated as a committed housing site for 225 dwellings which was approved under 14/02316/REM. Under its Policy Set1, areas outside the settlement boundaries are to be treated as open countryside where development will only be supported where it serves or supports any of a range of purposes or activities. These include housing that meets the criteria in paragraph 55 of the NPPF. The NPPF has since been revised. Paragraph 79 seeks to resist the development of isolated homes in the countryside unless certain criteria are satisfied. None of the criteria referred to in NPPF paragraph 79 are satisfied. It is considered that the proposal would therefore not accord with Policy SET 1 and as such the principle of the proposal in this open countryside location would also not accord with the Morpeth Neighbourhood Plan.
- 8.16 NLP Policy HOU8 regarding residential development in the open countryside does not support the principle of new dwellings in such locations unless these are through the conversion of existing buildings, replacement dwellings or agricultural workers dwellings. This is in line with the spatial strategy of Policy STP1 which seeks to direct most new development to existing towns within the County.
- 8.17 Although the proposal does not accord with the above policies it is important to consider any other material planning considerations that could justify the proposal. In terms of Housing supply as set out above Northumberland currently has the equivalent of about 11.2 years supply of potentially 'deliverable' sites and locally the Morpeth Neighbourhood area has more than sufficient dwellings committed to meet the requirement of 1,700 dwellings as set out the Morpeth Neighbourhood Plan Policy Hou1. Therefore, in the context of Footnote 7 of the NPPF, the presumption in favour of sustainable development would not apply. Housing land supply can not therefore be used as a material reason for allowing for approving the residential element.
- 8.18 As such in summary the principle of housing in this open countryside location is not considered to be acceptable. However consideration will be given later in the report as to whether there are any other material considerations which exist that would justify a departure from policy.

### Green Belt

#### *Refurbishment, demolition and construction of new hospital buildings*

- 8.19 Policy S5 of the Northumberland County and National Park Joint Structure Plan 2005 describes the general extent of a Green Belt extension around Morpeth. The description provided indicates the site is within the Green Belt and the Policy states that precise boundaries, including those around settlements, should be defined in Local Plans. The site is clearly within this extent however and therefore will be assessed against Green Belt policies. The draft Northumberland Local Plan defines a proposed Green Belt inset boundary for Morpeth. The whole of the Northgate site falls within the

proposed inset area. As the Northumberland Local Plan is still an emerging plan, the exact final line of the inset boundary could yet be subject to change. Hospital sites (e.g. Prudhoe Hospital and St Mary's) have, in the past been washed over by the Green Belt with an assumption that building or rebuilding could take place on the footprint of the buildings. As this plan is emerging therefore at this stage the application would be assessed in terms of the site being within the Green Belt.

- 8.20 Considering the proposal against Local Plan Policy C17 the proposal would not fall under any of the developments which are considered to be acceptable. The NPPF, at para 145, lists exceptions to the general policy of Green Belt restraint, setting out forms of development that are considered to be appropriate in the Green Belt. This does however differ slightly to the exceptions listed under Local Plan Policy C17 and so greater weight should be given to the NPPF. In terms of new buildings in the Green Belt the NPPF, under para 145, allows

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
  - not have a greater impact on the openness of the Green Belt than the existing development; or
  - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

- 8.21 Paragraph 146 of the NPPF also sets out that 'Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:
- a) mineral extraction;
  - b) engineering operations;
  - c) local transport infrastructure which can demonstrate a requirement for a Green Belt location;
  - d) the re-use of buildings provided that the buildings are of permanent and

substantial construction;  
e) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and  
f) development brought forward under a Community Right to Build Order or Neighbourhood Development Order.'

- 8.22 In terms of the above it is considered that works which includes the refurbishment of the existing buildings such as the recreation club, and Hebron building which includes cladding works to their exterior and small extension to the Hebron; the landscaping works; new car parks areas and road layouts and replacement of the poly tunnels would all accord in principle with the NPPF. In particular these elements would accord with Para 145, part c, which allows for the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building; Paragraph 145, part d, which allows for the replacement of buildings, provided the new building is in the same use and not materially larger than the one it replaces and Paragraph 146 b) and which allows engineering works where the development would preserve the openness.
- 8.23 In terms of the new buildings proposed which includes the new woodwork building, new buildings in the FM yard and new garage block above the Hebron building, these do not fall within any of the exceptions allowed under the NPPF. The Framework states that this is, by definition, harmful to the Green Belt and should not be approved, except in very special circumstances.
- 8.24 In terms of the replacement of the hospital buildings to the south of the site with blocks 57, 58, 59, 61 and 92, this part of the proposal could not accord with Paragraph 145 d) as whilst the buildings would be in the same use (Class C2) the new buildings would clearly be materially larger than the ones they replace. The existing buildings are all single storey with flat relatively low roof heights. The replacement buildings would be much taller and have the appearance of two storeys in height in part. The scale is much larger.
- 8.25 Part g of para. 145 however gives scope for limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt than the existing development. The site benefits from screening from wooded areas to the south and west of the site but the extent to which the development would or would not be visible from the road and surrounding area is not the only determinant of its effect on the openness of the Green Belt. The Courts have held that the assessment of openness should be based on both visual and spatial considerations. In respect of the latter, the fact that a building may not be very visible from surrounding areas does not mean that there would be no impact on the openness of the Green Belt in spatial terms. In view of this, whilst part of the site where the replacement hospital buildings are proposed is considered to be a previously developed site, when comparing the scale of the development to the existing and assessing the

cross sections of the site it is considered that the new buildings would spatially have a greater impact on the openness of the Green Belt, when compared to the existing circumstances. Consequently, the proposal would not fall within any of the other exceptions detailed in paragraphs 145 and 146 of the Framework.

- 8.26 Therefore the refurbishment works, new hospital buildings and replacement buildings, along side the new landscaping etc development being proposed, taken as a whole, can not be said to fully satisfy the Green Belt exceptions. The Framework states that this is, by definition, harmful to the Green Belt and should not be approved, except in very special circumstances.

#### *Residential development*

- 8.27 Considering the proposed residential development use against Local Plan Policy C17 the proposal would not fall under any of the developments which are considered to be acceptable. One of the most notable changes that the Government has made to the NPPF however is the greater support for the housing redevelopment of brownfield land in the Green Belt. Criterion g) of Paragraph 145 means that housing proposals involving the redevelopment of brownfield land in the Green Belt which contribute towards affordable housing provision and which do not result in “substantial harm” to openness will not be regarded as inappropriate development. A less stringent test is applied to assessing the impact to the openness of the Green Belt. The measurement is a matter of judgment on whether the impact would result in ‘substantial harm’, rather than identifying if a proposal has a ‘greater impact’. In addition, the recently updated NPPG advises that “assessing the impact of a proposal on the openness of the Green Belt, where it is relevant to do so, requires a judgment based on the circumstances of the case. By way of example, the courts have identified a number of matters which may need to be taken into account in making this assessment. This includes “openness is capable of having both spatial and visual aspects – in other words, the visual impact of the proposal may be relevant, as could its volume”
- 8.28 In terms of the NPPF, the site which would be developed along the south western boundary is previously developed land. It has two storey and single storey buildings on the site which would be removed. Whilst the proposal is an outline application with all matters reserved indicative plans have been submitted which show quite a dense layout in this area. The design and access statement also shows that generally the development would consist of 2 storey, with 2.5 storey dwellings utilised at key and appropriate locations.
- In terms of the acceptability of the development of this site (identified as the western and southern by the applicant) para 145 g) allows the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
- not have a greater impact on the openness of the Green Belt than the existing development; or
  - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local

planning authority.

- 8.29 It is considered that as the proposal would consist of 2 to 2.5 storey dwellings across all the site compared to the 2 and 1 storey buildings that now exist the proposal is likely to have a greater impact on the openness of the Green Belt however the built form would not go beyond the existing boundaries of the site and the existing single storey buildings are not so low. Whilst the increased height of the two storey dwellings may also have more prominence, the illustrative layout also includes residential gardens, open space, Suds storage and landscaping within and surrounding the site. This would help offset the impact of the height of proposed dwellings. It is therefore considered that whilst there could be some harm to the openness of the Green Belt it would not be substantial. The applicant would also provide affordable housing which meets an identified need. As such it is considered this element of the residential proposal would accord in principle with para 145 g) of the NPPF.
- 8.30 In terms of the northern end of the site where residential development is proposed approximately 1/3 of this site would be considered to be previously developed, where the building and ancillary parking and hard surfaces are around it. The rest is considered to be green field land. As such the development of this site for residential purposes would not strictly meet any of the criteria set out in the NPPF. It is also considered that the development of the dwellings to the north of the site would have a greater impact on the openness of the green belt than the existing situation.
- 8.31 Overall, taking the development as a whole there are some elements of the proposal which are considered to be acceptable in the Green Belt. However not all and as such the Framework states that this is, by definition, harmful to the Green Belt and should not be approved, except in very special circumstances. Therefore very special circumstances need to be addressed as set out below.

#### Consideration of very special circumstances/ material considerations

- 8.32 Northumberland, Tyne and Wear NHS Foundation Trust (NTWFT) is one of the largest mental health and disability NHS Trusts in England, providing local services to 1.4 million people over 2,200 square miles, in addition to specialist services to a wider regional and national population.
- 8.33 As set out in the back ground the Trust are in the planning phase of three major capital developments which have been identified as strategic priorities over the next five years.
- 8.34 All three major developments are linked to wider national and regional care model initiatives. The schemes cannot be delivered both efficiently and independently of each other, therefore they have been developed as a single overall scheme albeit with separate applications for each site..
- 8.35 The new integrated single site model would involve the transfer of nationally and regionally commissioned secure service beds from the St Nicholas Hospital site in Newcastle to existing and new purpose-built facilities on the

Northgate Hospital site in Morpeth. This would enable site rationalisation, attainment of required environmental standards, improved service productivity and expansion enabling repatriation in line with national strategy, the National Review of Secure Services and the Five Year Forward View for Mental Health.

- 8.36 In order to provide these facilities the applicant is therefore seeking planning permission for a new adult Medium Secure Mental Health Unit, for the refurbishment works to various buildings, a new external storage/workshop, provision of Garpro Area (horticulture) and new Woodwork Shop and Facilities Management Yard and car parking and associated landscaping/ recreation areas.
- 8.37 From a review of the information submitted by the applicant it is clear that the development works are of critical importance in order to achieve national and regional care model initiatives and in helping services to be delivered long term from the site from updated facilities that deliver site rationalisation, support financial efficiencies and enhance the patient - carer experience, especially as the standard of the current estate is deteriorating and there are issues linked to the age of the buildings. There is also limited flexibility within the current footprint for future needs and the proposal also gives the opportunity for the consolidation of the overall site and offers the opportunity to redeploy the considerable expertise of staff to meet the needs of a different but related client group. This development also enables NTWFT to support the Integrated Care System (ICS), becoming entirely self-sufficient in its management of secure inpatient services for its local population.
- 8.38 It is considered that the proposed hospital developments which are of regional and national importance are then critical to the continued success of the services provided at the site. It will ensure retention and investment and the continued success of Northgate Hospital which will bring about many benefits to the local community and economy . The number of people employed at the site would also increase from 654 to 820. As such for these reasons set out it is considered in this instance these amount to very special circumstances which are required to justify a departure from development plan policy, which considers that partial i hospital redevelopment works and a small element of the residential use in the Green Belt location is unacceptable. However as explained above it is officer's opinion that the overall public benefit derived from this application outweighs the harm in this instance.

#### *Enabling Residential Development*

- 8.39 In 2011, an application was submitted for the development of a low secure forensic unit and a state of-the-art severe autism unit. That application was made in response to a requirement upon the Trust (by the CQC) to address issues of dilapidation, and a desire from the Trust to retain its status of excellence for delivering both forensic and severe autism services. That application had an associated and well defined and evidenced funding gap, which was addressed through land sale for residential development. The receipt for the residential land sale funded the cost of developing



the severe autism unit (the Mitford Unit). Both the forensic unit (the Tyne Unit) and the Mitford Unit remain relevant and fully functional assets, and are proposed to be retained on the Northgate site.

- 8.40 This current hybrid planning application is also required in order for the Trust to deliver on its Estates Strategy. The applicant has made it clear that the disposal of surplus land which is that proposed for residential purposes, under the outline element of this application, is also necessary to assist in funding the future hospital development as it can not fully be met through other funds. The hospital development will be enabled by the ability to raise funds against the value of the surplus land on the western and northern part of the site with the benefit of planning permission for housing development.
- 8.41 The Trust is dependent on realising the value of its surplus assets to address the funding gap between the Treasury funding and the estimated cost of the Hospital build. The Trust has submitted the outline business case which is currently being examined and assessed by the Treasury and Department of Health. A copy of the business case has been issued to Northumberland County Council on a confidential basis which evidences the Trust's requirements in seeking additional funding through the entire value of the land sale to assist with the project and the Trust's long-term sustainability as a provider of national and regional specialist services. The Business Case further clearly demonstrates how the proposals subject of this planning application is the most cost-effective way of delivering the necessary clinical facilities. This Outline Business Case bid has been developed from a Strategic Outline Case which was approved by NHS England / NHS Improvement Delivery, Quality and Performance Committee on Thursday 27 June 2019 and the Finance Director, Department of Health and Social Care on Friday 2 August 2019.
- 8.42 In arriving at the application proposal, the Trust's clinical and professional teams have exhaustively examined the most cost-effective way of delivering the necessary clinical facilities, incorporating reviews of all of its assets across Northumberland, and Tyne and Wear. This has ensured the refinement of costs to a minimum through identifying various ways in which existing assets can be adapted and extended to include the necessary clinical services. This process has arrived at the application scheme at Northgate, and the provision of an integrated Children's and Young Persons Inpatient Unit at Ferndene Hospital in Prudhoe (the subject of a separate future. planning application).
- 8.43 In conclusion, in order to bridge the financial gap between the Hospital development proposals and availability of Treasury funding, additional capital is critical to assist in making the proposals financially viable. The surplus land at Northgate Hospital is proposed to be sold to provide a critical financial contribution towards the funding of the programme. The full value of the land sale will be reinvested at Northgate Hospital. This is especially critical to the programme as the capital costs have increased in reflection of the increased scope of the programme and the reduction of land sale value as a result of market changes within the locality. As such it is considered that without this additional funding, the programme would not

be deliverable. The provision of proposed residential development is therefore entirely integral to the overall hospital masterplan and the revenue generated from the land scale will contribute towards the overall development and improvement of hospital service provision. As such it is considered whilst being a departure from policy the benefits of the 'residential' element which is to contribute towards the exceptionally high redevelopment costs of the hospital site and which in turn will result in a much improved service of regional/ national importance to the public and so for the patients requiring treatment from the Trust, are considered to outweigh any harm in this instance. The proposal is therefore acceptable as a departure from planning policy which is that the principle of residential use in this countryside location is unacceptable and that the principle of only a small element of the residential use in the Green Belt location is unacceptable. The residential element will help the NHS achieve their objectives of ensuring the provision of an outstanding service which has an over riding public benefit of regional / national importance.

- 8.44 Whilst the 'residential' element has been considered to be acceptable as a departure to planning policy for the reasons set out above, and it is accepted that the application site and surrounding residential area is detached from the built-up form of Morpeth and is not located within the settlement boundary for Morpeth as defined by the Morpeth Neighbourhood Plan, there are other benefits / features of this part of this part of the proposal which weigh in its benefit. These include that whilst the site is outside the settlement boundary this the site is not isolated in the green belt and open countryside. It would not result in encroachment into open countryside as the application site is mainly a developed site in commercial use. Part 2 of the NPPF also states that the purpose of the planning system is to contribute to the achievement of sustainable development. There are three overarching principles – an economic, social and environmental objective. The economic benefits of the residential development would be it would enable the development of the Northgate site which would retain existing jobs and provide additional job creation. The creation of the 134 new homes would also support the employment during the construction phase of development and additional expenditure within the local area, to the benefit of local facilities and amenities, once the dwellings are occupied. A local convenience store is sited in close proximity to the site which forms part of the petrol filling station, on the western boundary. In summary, the proposed residential element of the planning application will assist in the sustaining the local convenience store and support the existing bus services. This would help build towards a strong, responsive and competitive economy, by ensuring that appropriate use of land is built upon to support growth in rural areas. The social benefits would include the delivery of new housing stock and a contribution towards new affordable homes, for future generations. The proposal would also provide environmental benefits through the confinement to develop on mainly brownfield land which preserves building upon the natural landscape and encroachment into the open countryside. The proposal would mainly be re-using a previously developed site that would avoid further development pressure on other greenfield land which is considered to be a more efficient and effective use of the land. Bus services pass the site too and as a result, would promote legitimate opportunities for easy access of

future occupants to the services in Morpeth and beyond without reliance on private car travel.

#### Design and Impact on the character and appearance of the area

- 8.45 The NPPF recognises that good design is a key aspect of sustainable development which is indivisible from good planning and should contribute positively to making places better for people. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. Policy H15 of the Castle Morpeth District Local Plan and NLP Policies QOP1 and QOP2 identify a criteria to provide a high quality design that should relate well with the surrounding environment. NLP Policies QOP4 and ENV3 also seek to safeguard/enhance wider landscape character.

#### *Hospital Site*

- 8.46 The current Northgate site is an open campus containing a mix of buildings of varied and contrasting architectural styles, materials, quality and function. In designing the new layout and buildings the applicants aim is to deliver a new homogeneous site of the highest quality and function from a consistent and controlled palette of materials and architectural styles. The key project design criteria, that has been established by NTWFT for the design of the buildings, whether new or refurbished are; Heal; Stimulus; Calm/reflective; Access/connectivity; Screen/protect/shelter ; Bio diversity/reinforcement ; Quality; Sustainable (supports BREEAM) ; Outlook; Flexibility. The overarching architectural vision and design objective is to provide modern health facilities for Northgate Hospital as a place of refuge, safety, security and healing by enabling Demystification, De-stigmatisation, Autonomy and Integration. The overall strategy for meeting this objective is the achievement of a high standard of aesthetic quality in the buildings and creation of a village-like setting and in order to achieve therapeutic effectiveness, the design team is seeking to create an environment that is: Protective, Homely, Secure. The vision for the site is also to provide a 'village campus' with a more public-facing building at the entrance to the site that contains the facilities that can be shared with the public which by opening itself up to neighbours this helps mitigate stigma associated with mental health and strengthens its position in the local community. The landscape design will join buildings together through by creating space, recreation, large activity gardens or courtyards.
- 8.47 The development proposed within the northern portion of the site includes the refurbishment of a number of hospital buildings described above and a new horticultural area. This area will contain relocated polytunnels, raised beds and an area to develop forestry skills. A new purpose-built woodwork facility is also proposed and a Facilities Management Store is proposed which will provide a new facility to reprovide areas for the storage of goods and vehicles needed for the operation of the whole site and which will provide a central point for recycling and waste collection. These new buildings would be constructed of red brick to match the existing buildings and whilst relatively simple in design have been designed to suite their purposes.

- 8.48 The new Medium Secure Hospital buildings are proposed to the south of the site, where they will replace some existing buildings. The details of this are described in the description of the proposal. In addition the proposal includes new landscaped areas around the new and existing buildings with new parking areas and new recreational lawned and kickabout areas. Amendments to the road layouts and new boundary treatments which include a 5.2m high boundary fence are also proposed.
- 8.49 Overall, taking into account the specific design criteria that has been used by the NTWFT and having viewed the design and access statement which shows different sites have been assessed site in terms of their suitability, it is considered that the site chosen for the medium secure hospital buildings whilst it would involve the removal of a number of trees would be quite unobtrusive when viewed from outside the site in that there is a significant amount of other trees around the north, east and south western boundaries. Further landscaping is also proposed. All the new buildings around the site are also not significant in height either which further helps to reduce any impact. The layout and scale are obviously dictated by the end use of the buildings. It is considered however that the design of the Medium Secure Hospital is of a high quality and provides a much more welcoming appearance than the existing buildings on that site which appear outdated and run down in appearance in comparison. The new building will appear much more modern and brighter and provide uniformity in appearance too. Attractive outdoor areas for seating and recreational purposes as well as soft landscaped areas, which link buildings, will also help to improve the visual appearance of the area and make good use of external space. This will all also very clearly provide a much more pleasant environment for people to work in and for the users of the site.
- 8.50 Overall the design, appearance layout and scale of the all the hospital site redevelopment works are considered to be acceptable and would not have any detrimental impact upon the visual appearance or character of the site. The development in this respect would therefore accord with the NPPF in terms of design and whilst limited weight can be given to the emerging local plan it would also accord with NLP Policies QOP1 and QOP2, QOP4 and ENV3.

#### *Residential*

- 8.51 The original masterplan incorporated residential development to the west, which reserved matters was approved under Reference 14/02318/REM. The south west parcel of the development is nearing completion and the north west parcel is currently under construction. The proposed residential areas of development subject to this planning application are proposed adjacent to these two residential areas, comprising of a strip of development backing onto the Taylor Wimpey south site and an area adjacent to the Taylor Wimpey north site completing the residential development along the northern section of Northgate Hospital.
- 8.52 Whilst an indicative layout plan has been submitted, details of the layout, scale, external appearance and landscaping of these residential areas,

have been reserved for subsequent approval. The indicative plan does however show that a density similar to that on the adjoining Taylor Wimpey residential sites to the west, can be achieved with areas of open space. The layout also shows that acceptable privacy distances could also be achieved to ensure residential amenity is protected for existing and proposed users of the development. The design and access statement also shows that 2-2.5 storey dwellings are proposed which would also be similar in height to the Taylor Wimpey site. As such it is considered that an appropriate form of development in terms of appearance, scale and layout could be achieved, which is generally compatible and in keeping with the surrounding area. Subject to appropriate details being submitted and agreed at the reserved matters stage it is considered that the development of the residential sites can be achieved in accordance with the NPPF, local plan Policy H15 and NLP Policies QOP1 and QOP2, QOP4 and ENV3.

#### Residential impact

- 8.53 Castle Morpeth District Local Plan Policy H15 and NLP Policy QOP2 make reference to the need for new development to safeguard the amenities of those occupiers of nearby property.
- 8.54 Whilst the impact of the proposed development on neighbouring residential amenity would be assessed in detail at the reserved matters stage as stated above it is considered from an assessment of the indicative layout that acceptable privacy distances could also be achieved to ensure residential amenity is protected for existing and proposed users of the development and neither would be impacted upon in terms of loss of light or outlook either. The new hospital buildings would also be located to the east of the residential site and located at distances where these developments would also have no impact on neighbouring residential properties in terms of loss of privacy, light, outlook and over bearing impact. In this respect the proposal would accord with the NPPF, Local Plan Policy H15 and QOP2.

#### Impact on Trees

- 8.55 There are significant wooded areas outside the site, to the east and to the south. Within the site also there are wooded areas and adhoc trees located around the buildings. The tree report indicates that approximately 156 trees and Group 31 which are of high tree category rating will need to be removed to facilitate the development. In addition 31 trees and groups 5 and 27 which are of moderate tree category rating will be removed and 14 trees, hedges 2-6 and groups 22, 30 and 36 which are of low tree category rating will need to be removed. It is considered that this is a significant number of trees which will need to be removed. However the trees are not covered by any constraints and the applicant is proposing new planting within the site which will help to mitigate against any loss. A condition can be attached to ensure that trees are planted with a scheme to be submitted first. In addition there will still be other wooded areas within the site which will still and as such the sylvan character of the site will still be maintained. As such it is considered the impact on the trees is acceptable and in accordance with Local Plan Policy C15 and NPPF and emerging plan Policy ENV2 . It is also considered that the public benefit of the proposal as

discussed earlier in very special circumstances also helps to justify the removal of any trees needed to facilitate the development .

#### Impact on Ecology

- 8.56 Morpeth Neighbourhood Plan Policies ENV1- and ENV5- seek to protect and enhance Landscape and Wildlife Corridors and Local Wildlife Sites. Policy C11 further states that the Council will not permit development which would adversely affect protected species or their habitats unless it can be demonstrated that the reasons for the proposed development outweigh any adverse effect on the species or their habitat.
- 8.57 The NPPF seeks to conserve and enhance biodiversity and sets out that assessment of potential impacts from development should be undertaken. It states 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. Emerging Local Plan Policies ENV1 and ENV2 reflect these objectives.
- 8.58 The application site has a wildlife corridor that runs up close to the eastern boundary of the site. There are also large areas of landscaping and wooded areas within the site. Given this and that the proposal involves the removal of a number of buildings the proposal has the potential to impact upon wildlife and habitats. Various ecological assessments have been submitted as part of the proposal and as such the County Ecologist has been consulted. Subject to conditions regarding mitigation for bats, birds, and the requirement for a biodiversity enhancement plan and construction environmental management plan to be submitted the Council's ecologist has no objection to the development proposals themselves in respect of their ecological impact on the site and adjacent wooded areas. Overall, the proposals will provide for satisfactory mitigation on site and subject to the suggested conditions of the County Ecologist the proposal would accord with the above relevant policies in the MNP, Castle Morpeth District Local Plan, the NPPF and the Council's emerging Local Plan.

#### Archaeology

- 8.59 The proposed development site is located within a landscape which retains evidence of human activity spanning the prehistoric to post-medieval periods which therefore retains potential for significant unrecorded archaeological remains and as such the County Archaeologist has been consulted. He has confirmed taking account of the cumulative impact of successive phases of development, demolition and landscaping across the site, the potential for significant archaeological remains to survive within the present application area is considered to be low. As such the County Archaeologist has confirmed he has no objections to the application on agricultural grounds and that no archaeological work is recommended. The proposal is therefore considered to be acceptable in terms of impact upon archaeological remains, in accordance with the NPPF.

#### Highway issues

- 8.60 Morpeth Neighbourhood Plan Policy Tra 3 deals with Transport Requirements for New Developments and Policy Tra 4 deals with Development of Footpath and Cycleway Networks. Castle Morpeth District Local Plan Policy H15 in respect of new housing developments refers to the need for adequate off-street parking, for pedestrians and cyclists to be given priority through layouts that are not highways dominated and for traffic calming measures to be designed into layouts.
- 8.61 NPPF paragraph 109 advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe.
- 8.62 Policies TRA1 and TRA2 of the emerging Local Plan reflect the above planning policy.
- 8.63 The application is accompanied by a Transport Assessment and Hospital Travel Plan to cover the full application and Residential Travel Plan to cover the outline application.
- 8.64 The Highway Authority have been consulted who have assessed the submitted documentation and plans. This includes an assessment of matters such as the accessibility of the development; trip generation; highway safety; highways works necessary to facilitate the development ; parking; and if the proposed development will be satisfactorily accommodated on the local highway network without resulting in any severe impacts on the free flow of traffic.
- 8.65 The Highway Authority have sought further information from the applicant and clarification on some points. They have also requested that an additional bus stop and shelter is provided for buses leaving the development site at the Gee's Club to cater for demand from the northern residential site and from the northern part of the St Andrews Gardens development. A S106 contribution is also sought in respect to the continuing support of the T1 bus until such time it becomes commercially viable or within agreed timescales. Four installments of £60,000 is sought however the sec 106 will request that prior to commencement of the residential element a Bus Service Review of the T1 Bus Service, or it's successor/replacement service between Newgate Hospital and Morpeth Town Centre, is undertaken to determine the commercial operation of the service between the LA and the applicant and if it is agreed the Bus Service is self funding as a result of the revenue received by the Operator from facilitating the Bus Service then the Owner shall have no liability in respect of the Public Transport Contribution.
- 8.66 Overall the Highway Authority have raised no objection subject to conditions regarding phasing, drainage, parking, cycle parking, travel plans, electrical vehicle charging, boundary treatments, future management and maintenance of the proposed streets, estate completion plan, engineering details, fire hydrants, pedestrian link, refuse and construction method details which need to be approved and the completion of highway works and maintenance of estate streets. Subject to conditions it is therefore

considered the proposal is acceptable in terms of proposed access and other highways matters, in accordance with Local Plan Policies H15 and Morpeth Neighbourhood Plan Policies Tra 3- Transport Requirements for New Developments and Policy Tra 4- Development of Footpath and Cycleway Networks. Whilst only limited weight can be given to the emerging plan the proposal would also accord with Policies TRA1 and TRA2.

#### Foul and Surface Water

- 8.67 The NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. Morpeth Neighbourhood Plan Policy Inf1 which relates to flooding and sustainable drainage states that 'development proposals will be required to demonstrate how they will minimise flood risk to people, property and infrastructure from all potential sources'... and it then lists certain criteria that need to be accorded with. Local Plan Policy RE5 states that new development shall not be permitted in flood risk areas or where development may increase the risk of flooding elsewhere. Policy RE6 states that the Council will consider the implications of granting planning permission for new developments as they affect land drainage, water supply and sewerage. Policy H15 also advises that developers must, where proposals are at risk of flooding or may increase flooding elsewhere, demonstrate that the proposal will not cause an unacceptable risk of flooding.
- 8.68 The application site is located within Flood Zone 1, which is the lowest risk for Flooding. Given the scale of the development however a Flood Risk Assessment and drainage strategy have been submitted.
- 8.69 The Lead Local Flood Authority have been consulted and having requested further information to be submitted now have no objection subject to a number of conditions which request further details to be submitted. In addition Northumbrian Water have been consulted and have requested foul and surface water drainage layouts to be submitted.
- 8.70 As such subject to the suggested conditions/ informative this would ensure a suitable scheme for the disposal of foul and surface water would be achieved and would not potentially increase the risk of flooding to the site and adjacent site, in accordance with Local Plan Policy RE5 Surface water run-off and flood defences and RE6 Service Infrastructure and the flooding section of the NPPF. Whilst limited weight can be given to the Northumberland Local Plan (NLP) the proposal would also accord with NLP Policy WAT 3 and 4 which deal with Flooding and Sustainable Drainage Systems.

#### Ground contamination

- 8.71 Policy RE8 of the Castle Morpeth District Local Plan states that the Council will require proposals for the development of all land identified as being, or potentially being contaminated by previous developments or mineral



workings to be accompanied by a statement of site investigation outlining the tests undertaken and the evaluation of results, in order that the Council may assess any direct threat to health, safety or the environment and emerging Policy POL1 seeks to ensure that contaminated land and ground stability matters are satisfactorily addressed.

- 8.72 The applicant has submitted a ground investigation desk study for both the full and outline application. They have also submitted 4 Geo environmental appraisal reports. As such they have undertaken extensive investigation in respect of ground contamination including intrusive site investigation works. Such investigation has revealed some contamination on site and at the request of the Council's Public Protection team the applicant is producing a remediation statement to tackle such contamination. The Council's Public Protection team will be reconsulted on this and so their final comments will be reported to Members at committee. Subject to these being no objection the proposal would accord with the above policies.

#### Planning Obligations

- 8.73 When considering the use of planning obligations under Section 106 of the Town & Country Planning Act regard must be had to the tests set out in the Community Infrastructure Levy Regulations. By law, obligations can only constitute a reason for granting planning permission if they are necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development.
- 8.74 Policy Hou5 of the Morpeth Neighbourhood Plan states that infrastructure to serve new housing development should, subject to viability testing in accordance with paragraph 173 of the Framework, make provision for, or contributions towards, the infrastructure and community requirements arising from the development including, as appropriate, children's play areas, playing pitches and open space, allotments, landscaping, habitat enhancement, sports and community facilities, schools, roads, pedestrian and cycling routes and facilities, water, sewerage, sewage treatment capacity and public transport.
- 8.75 The NPPF sets out that Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.
- 8.76 Policy I2 of the Castle Morpeth District Local Plan states that "for major developments the council will, where necessary, seek through a planning obligation to make provision for related highway, infrastructure and community facilities. These may include: i) the provision of highway improvements, and facilities within the site, that are necessary in the interests of comprehensive planning and/or ii) the provision of off-site highway improvements and facilities where the development can be shown to put additional strain on existing resources".

- 8.77 Policy INF 6 of the Northumberland Local Plan - Publication Draft Plan (Regulation 19) equally seeks to secure planning obligations in relation to any physical, social, community and green infrastructure and/or any mitigation and/or compensatory measures reasonably necessary to make a development acceptable in planning terms.

*Housing Mix and Affordable Housing*

- 8.78 Policy Hou3 states that housing development shall be designed to include a range of property sizes, types and tenures including affordable housing and housing for younger and older people, so as to promote a balanced housing market. This proposal does provide for a range of sizes.
- 8.79 Policy Hou4 of the MNP discusses that the delivery of affordable housing proposals for developments resulting in a net gain of ten dwellings or more will be expected to provide affordable housing on the site, in accordance with the Development Plan or an up-to-date housing needs assessment. In exceptional circumstances, where it can be justified, affordable housing will be accepted off-site; this must be on a site that is agreed as being in a suitable location relative to the housing need to be met, ideally within the same town or village, or if this is not feasible, then within another village in the Neighbourhood Area.
- 8.80 Policy H9 of the CMDLP promotes the development of affordable housing to meet local needs, subject to all of the following criteria:
- i) the proposal accords with priorities identified in the Council's housing needs study;
  - ii) the housing provided is reserved for local needs, both initially and on subsequent change of occupant;
  - iii) the development is appropriate in location, scale and design to the settlement;
  - iv) the development is in keeping with local building styles and incorporates appropriate landscaping, and
  - v) notwithstanding the requirement for local needs, housing developments shall comply with Policy H15 (new housing developments).
- 8.81 The NPPF equally supports this objective in Chapter 5 stating that at least 10% of homes should be available for affordable home ownership on major Developments. It defines affordable housing in Annex 2. In addition the NPPF paragraph 50 seeks to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.
- 8.82 Policies HOU5 and HOU9 of the Northumberland Local Plan - Publication Draft Plan (Regulation 19) support social inclusion encouraging a range of good quality homes with a mix of tenures and housing types and sizes, and seeks development that contributes to a sense of place. It should, however, be reiterated that only some weight can be given to the Local Plan at this stage. Notwithstanding this, these policies demonstrate the direction of travel of the emerging plan in supporting affordable housing

options to members of the community looking for private ownership as well as those who have only rental options available to them.

- 8.83 Policy HOU6 of the Northumberland Local Plan - Publication Draft Plan (Regulation 19) is also clear in its objectives around affordable Housing.
- 8.84 The Northumberland Local Plan - Publication Draft Plan (Regulation 19) is the policy document for the coming years until 2036, which defines the direction of travel for Northumberland in general. Whilst the document carries some weight at this stage, the intentions behind how it envisages Northumberland will be shaped in that period are clearly set out. In respect of affordable housing, this is to ensure that the benefits are not only achieved on the first sale of the properties, but on subsequent sales thereafter, ensuring the longevity of benefits affordable housing provides for buyers/rent in the long term are sustained.
- 8.85 The affordable housing provision and/or contribution will be secured by a Section 106 planning obligation. For affordable housing for rent, discount market sales housing, or where public grant funding is provided towards other affordable routes to home ownership, the Section 106 agreement will ensure that the on-site provision remains affordable in perpetuity. Meeting affordable housing needs is central to the Council's approach on housing.
- 8.86 Evidence- Evidence prepared to inform the emerging Northumberland Local Plan is a material consideration in the determination of planning applications. In particular, the Northumberland Strategic Housing Market Assessment Update (SHMA, June 2018) indicates a residual countywide affordable housing need for the period 2017-22. In the context of the evidence based housing requirement in the emerging Northumberland Local Plan for the plan period 2016-2036, this equates to a residual need for 17% of homes on new permissions to be affordable.
- 8.87 Housing Need- The mix and tenure of affordable homes on development sites should reflect our current housing needs evidence base. Sources are:
1. The 2018 Strategic Housing Market Assessment Update
  2. Homefinder statistics
  3. Information from other registered affordable home providers
  4. Information from Neighbourhood Plans
  5. Information from Local Housing Need Assessments where applicable
- 8.88 Northumberland Strategic Housing Market Assessment- The Northumberland SHMA Update (June 2018) provides detailed market analysis of housing needs at the County level, and across local Housing market sub-areas. It also provides up-to-date evidence of affordable housing need in Northumberland. The SHMA identifies an annual net shortfall in affordable housing across Northumberland of 151 dwellings per annum over the period 2017 to 2022, and recommends that 50% of affordable homes are provided for rent, and 50% provided as affordable home ownership products.

- 8.89 The Site and the requirement for Affordable Housing -In order to meet the affordable housing identified in the SHMA, a minimum of 17% of homes on new permissions will be expected to be provided as affordable housing products .
- 8.90 The site is part of a larger development on the Northgate Hospital site which Taylor Wimpey have developed. The application is a hybrid application to redevelop the existing Northgate Hospital and the addition of 134 housing units on site. The application does not outline the affordable housing requirements with the current evidence base requiring a 17% contribution across Northumberland County Council with a 50/50 ratio split of DMV or shared ownership and affordable rents.
- 8.91 However the NPPF states that there is a requirement for 10% DMV contribution. For this site 10% DMV and 7% for other affordable tenure types will be provided. The site will therefore provide 13 shared ownership and 10 affordable rented units. The site does not have any affordable rented units highlighted on the plans or a planning statement to suggest any so the recommendation will be the above.
- 8.92 It is recommended that due to the out of town nature of the development with no public transport or limited local amenities within walking distance the units are a mix of 2,3 and a couple of 4 bedroom properties. There is a limited supply of larger properties for affordable rent in Morpeth. It is recommended that 5 x 2 , 5 x 3 bedroom houses and 3 x 2 bedroom bungalows for shared ownership and 4 x 2 bedroom houses, 5 x 3 bedroom houses and 1 x 4 bedroom houses for affordable rent.
- 8.93 The provision of this is to be secured through the sec106. The proposed amount and type of affordable housing now proposed is considered to be acceptable and in line with the NPPF and SHMA.

#### *Health*

- 8.94 The National Planning Practice Guidance sets out that the healthcare infrastructure implications of any relevant proposed local development can be considered in determining planning applications.
- 8.95 The NHS Northumberland Clinical Commissioning Group has advised that due to the large numbers of new homes and the current capacity pressure on the GP practice, an expansion of infrastructure will be needed. In this case, a contribution of £92,700 would be requested and secured via a S106 agreement.

#### *Children's play/ sport/ open space*

- 8.96 Policy Hou5 of the Morpeth Neighbourhood Plan, in accordance with paragraph 92 of the NPPF, makes provision for or contributions towards children's play areas. This is also supported by policy INF6 of the Northumberland Local Plan - Publication Draft Plan (Regulation 19).

- 8.97 The Castle Morpeth Local Plan Policy H15 states that open spaces and children's play area must be included in all residential of 10 or more dwellings. Local Plan Policy R4 also requires childrens play areas to be developed on sites where the development area is over 1 hectare in size.
- 8.98 A condition can be used to ensure a play park is provided on site, rather than the need for this to be sought through the section 106. In addition whilst consultation was made for any contributions towards sports requirements in the area none were requested by the Parish Council and others were discounted as not passing the CIL tests.

#### *Education*

- 8.99 Education have confirmed that the financial implications arising from the likely additional pupils to be generated by this development include the requirement for a contribution of £305,154 towards Tritlington CE First School (18 pupils to be funded), £288,000 towards Chantry Middle Academy (12 pupils to be funded) and £216,000 towards King Edward VI High School (3 pupils to be funded). In relation to this planning application a SEN contribution of £99,000 (Section 4) would be required in light of the impact of the additional places proposed on SEND provision in the county.

In this case, the total contribution of £908,154 would be requested and secured via a S106 agreement.

#### *Highways*

- 8.100 A S106 contribution is also sought in respect to the continuing support of the T1 bus until such time it becomes commercially viable or within agreed timescales. Four installments of £60,000 is sought however the sec 106 will require a Bus Service Review to determine the commercial operation of the service between the LA and the applicant and if it is agreed the Bus Service is self funding as a result of the revenue received by the Operator from facilitating the Bus Service then the Owner shall have no liability in respect of the Public Transport Contribution.

#### Other

- 8.101 In terms of the objections raised whilst concern was raised with regard to the schools coping, a section 106 contribution towards Education facilities is sought. In addition in terms of security a 5.2m high secure fence is proposed around the medium secure unit.

#### *Equality Duty*

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

with protected characteristics. Accordingly, no changes to the proposal were required to make it acceptable in this regard.

#### Crime and Disorder Act Implications

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

#### Human Rights Act Implications

The Human Rights Act requires the County Council to take into account the rights of the public under the European Convention on Human Rights and prevents the Council from acting in a manner which is incompatible with those rights. Article 8 of the Convention provides that there shall be respect for an individual's private life and home save for that interference which is in accordance with the law and necessary in a democratic society in the interests of (inter alia) public safety and the economic wellbeing of the country. Article 1 of protocol 1 provides that an individual's peaceful enjoyment of their property shall not be interfered with save as is necessary in the public interest.

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

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

## **9. Recommendation**

That the Committee is minded to APPROVE this application: i) subject to the conditions set out below; ii) subject to referral to the National Planning Casework Unit for a determination on whether the Secretary of State wishes to call-in the application for his own determination (under CLG Circular 02/2009 - The Town and Country Planning (Consultation) (England) Direction 2009) iii) subject to no responses being received to outstanding site notice and press notice consultations that raise substantial matters not already

addressed; and v) subject to the completion of a Section 106 Agreement securing contributions towards affordable housing, health care, education, a bus service and to the following:

### Conditions

#### Outline Planning Permission Conditions

1. Approval of the details of the access, appearance, landscaping, layout and 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)

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

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

3. 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 ensure the development is commenced within a reasonable period of time from the date of this permission.

4. The plans and particulars of the reserved matters, relating to the external appearance, layout, scale and landscaping shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

Reason: To achieve a form of development that complies with the development plan and other material considerations.

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

NTWNH-MAA-SW-00-DR-A-0001- Rev P3- Site Location Plan

Buildings to be demolished: Elevation Photographic Survey; Document no.:

NTWNH-MAA-ZZ-ZZ-RP-A-0014, Date of issue: 06/12/19, Version type: P02

NTWNH-MAA-SW-00-DR-A-0003- Rev P3 Demolition Plan

Flood Risk Assessment - NTWNH-BGP-XX-XX-RP-C-003 Northgate Hospital Residential Morpeth

Reason: To ensure that the approved development is carried out in complete accordance with the approved plans and documents

6. Before construction above damp proof course level of any dwelling commences, details of all proposed means of enclosure, and boundary

walls and fences to the site, shall be submitted to, and approved in writing by, the Local Planning Authority, and shall thereafter be implemented in complete accordance with the approved details.

Reason: In the interests of visual amenity and in accordance with Policy H15 of the Castle Morpeth District Local Plan and the NPPF.

7. No development above damp proof course shall be commenced until precise details of the materials to be used in the construction of the external walls and roof(s) of the building(s) have been submitted to and approved by the Local Planning Authority. All roofing and external facing materials used in the construction of the development shall conform to the materials thereby approved.

Reason: To retain control over the external appearance of the development in the interests of amenity in accordance with Policy H15 of the Castle Morpeth District Local Plan and the NPPF.

8. The Reserved Matters to be submitted under Condition 1 shall include detailed plans showing the hard and soft landscaping of the site. It shall show where existing hedgerows and trees are to be retained and areas of new planting which shall comprise locally native trees, shrubs, grasses and wildflowers of local provenance. This shall include, where required, the planting of trees and shrubs, the provision of screen walls, retaining walls or fences, the mounding of earth, areas to be seeded with grass, areas of hard surfaces and proposed surface materials and other proposals for improving the appearance of the development. The scheme shall be carried out in accordance with the approved drawings before the end of the year in which the development starts, or within such other time as may be agreed with the Local Planning Authority in writing beforehand. The landscaped areas shall be subsequently maintained to ensure rapid and complete establishment of the agreed scheme, including watering, weeding and the replacement of any plants which fail.

Reason: In the interests of the appearance of the area. In accordance with the provisions of Local Plan Policy H15.

9. The reserved matters to be submitted under condition 1 shall include details regarding the location and specification of an on site play area and a timetable for its provision. Thereafter the play area shall be implemented in full accordance with the approved timetable and thereafter such play area provision shall be maintained.

Reason: To achieve a satisfactory form of development and to secure appropriate provision for on-site play provision in accordance Policy R4 of the Castle Morpeth Local Plan.

10. All garden boundary fences or walls will include a gap at the base measuring a minimum 13cm x 13cm to allow continued access through the site for hedgehog.



Reason: To maintain the population of a priority species. In accordance with Local Plan Policy C11.

11. No dwelling hereby approved shall be occupied unless and until a detailed Open Space Management and Maintenance Scheme for the maintenance and management of all areas of open space (excluding private gardens) within that phase has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full upon the substantial completion of the landscaping works approved under Condition 1 in respect of this phase. Details to be submitted shall include;
- i) Details of landscape management and maintenance plans
  - ii) Details of planting, grass cutting, weeding and pruning
  - iii) Inspection, repair and maintenance of all hard landscaping and structures
  - iv) Management, monitoring and operational restrictions
  - v) Maintenance and planting replacement programme for the establishment period of landscaping
  - vi) Establish a procedure that would be implemented in the event of any tree (or item of soft landscaping) being removed, uprooted/ destroyed or dying which shall ensure that any soft landscaping removed, dying or becoming seriously damaged, defective or diseased within 5 years from the substantial completion of development in that phase shall be replaced within the next planting season with soft landscaping of a similar size and species to that which it is replacing.

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

Reason: To ensure appropriate maintenance and management of open space having regard to the Local Plan and the National Planning Policy Framework.

12. Prior to commencement of development a scheme to dispose of surface water from the development shall be submitted to and approved by the Local Planning Authority in consultation with Northumbrian Water. This scheme shall
- i. Restrict discharge from the development to 14.5l/s for the northern area; and 7.5l/s & 6.5l/s (13l/s total) for the southern area, for all rainfall events up to and including the 1 in 100 year event, unless otherwise agreed by the LLFA and the local planning authority.
  - ii. Adhere to the principles as set out in the drainage strategy from BGP reference NTWNH-BGP-XX-XX-DR-C-150 Rev P02 "Proposed Housing Drainage Strategy".
  - iii. Provide attenuation on site for the 1 in 100 year plus climate change event.

iv. Incorporate vegetated sustainable drainage techniques, implementing the SuDS management train, throughout the development wherever possible and practicable, justification for alternatives should be by means of a viability assessment.

Reason: To ensure the risk of flooding does not increase elsewhere. In accordance with Morpeth Neighbourhood Plan Policy Inf1 and Local Plan Policy RE5.

13. Prior to the submission of any reserved matters, a detailed assessment of fluvial flood risk from the adjacent Cotting Burn / Kater Dean watercourse shall be submitted to the local planning authority. Any recommendations and measures as part of this assessment shall be implemented within any future development layout.

Reason: To prevent the risk of fluvial flooding to the development site. In accordance with Morpeth Neighbourhood Plan Policy Inf1 and Local Plan Policy RE5.

14. Trees identified to be retained shall be protected through out development in accordance with the tree protection plans, Arboricultural Impact Assessment For Trees at Northgate and guidance set out in BS5837:2012 Trees in Relation to Design, Demolition and Development: Recommendations British Standards Institution, 2012.

Reason: To maintain and protect the existing landscape and biodiversity value of the site. In accordance with Local Plan Policy C11.

15. Prior to construction above ground floor level, a detailed scheme for the disposal of foul water from the development hereby approved must be 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.

Reason: To prevent the increased risk of flooding from any sources in accordance with the NPPF. In accordance with Morpeth Neighbourhood Plan Policy Inf1 and Local Plan Policy RE5.

16. No development will commence until a biodiversity enhancement plan has been submitted to the LPA for approval in writing. The Plan shall be fully implemented as approved. The plan should include an amended single site plan (including all land within the blue line boundary, and outline application area) showing the mitigation recommendations in the report Ecological Impact Assessment, Land At Northgate Hospital, September 2019 Final (E3 Ecology) and Tree Protection Measures as detailed in the report Arboricultural Impact Assessment For Trees at Northgate Hospital Morpeth (All About Trees, October 2019). The plan will relate to the entire site including land within the Hospital's ownership and the future residential dwellings (where plans

may be annotated to include general principles prior to a full application for residential development being made).

The plan will include:

- Details of measures to retain Habitat of Principal Importance deciduous woodland.
- Details of how existing woodland to the west of the site will be protected from recreational disturbance, and management proposals for that woodland which ensure its future and habitat connectivity to the wider area.
- Details of biodiversity enhancement to the proposed SUDS.
- Identification of nest sites which will be lost, and replacement nest boxes and bat roost sites on buildings which are to be retained (construction level mitigation).
- In-built nesting provision and features suitable to support house sparrow, house martin and oystercatcher on new buildings.
- Detailed landscape/hedge planting plan including the planting of locally native trees and shrubs of local provenance, and plants suitable for pollinators. This plan will be fully implemented during the first full planting season (November – March inclusive) following the commencement of development.
- The applicant will incorporate permanent nesting sites for swifts and/or artificial roosts for bats in the new buildings where height allows.
- This should be at a ratio of one per unit on average with swift bricks in two groups of 4 to the north elevation of new buildings set into the top course of bricks away from first floor windows.
- All garden and site boundaries will include a gap at the base measuring 13cm x 13cm to allow continued access through the site for hedgehog.

Reason: To maintain and protect the landscape value of the area and to enhance the biodiversity value of the site in accordance with the provisions of the NPPF.

17. No development will take place unless in accordance with the report Bat Survey Northgate Hospital, Morpeth September 2019 Final by E3 Ecology and Ecological Impact Assessment, Land At Northgate Hospital, September 2019 Final (E3 Ecology) including;
  - Work to building 32 will not commence until a Natural England development licence has been obtained and all works to these buildings will adhere to the terms of the licence.
  - Prior to works commencing a site induction meeting will be held and detailed inspections by the project ecologist will take place in line with the Natural England licence method statement and work schedule.
  - In advance of the start of works, 10 bat boxes will be erected on retained buildings/trees, within the site owner's landholding, to provide alternative roost sites.
  - Roof stripping in areas where roosts have been proven or historic roosts recorded, will be undertaken under ecological supervision.
  - A detailed method statement and training in relation to the demolition of the remaining buildings will be provided to contractors as part of the induction process at the start of works.
  - No building demolition will be undertaken during the hibernation period (mid-November to mid-March) unless the building has been rendered unsuitable for use by hibernating bats prior to this period. In order to make

a building unsuitable for hibernation use it is likely that roof stripping to expose the wall tops will be required.

- If bats are found during works, works will stop in that area and the ecological consultant will be contacted immediately. If it is necessary to move the bats for their safety, this will be undertaken by a licensed bat handler.
- A badger checking survey of the development site and a 50m buffer will be undertaken within 3 months prior to the start of works.
- A red squirrel drey checking survey will be undertaken immediately prior to the felling of trees.
- Any excavations left open overnight will have a means of escape for mammals that may become trapped in the form of a ramp at least 300mm in width and angled no greater than 45°.
- The roots and crowns of retained trees will be protected throughout the development through the provision of adequate construction exclusion zones in accordance with the guidance given by BS5837:2012.

Reason: To maintain and enhance the biodiversity value of the site in accordance with the provisions of the NPPF, and to maintain the favourable conservation status of protected species.

18. Prior to the commencement of development a scheme for the installation of any permanent and temporary lighting on the site shall be submitted to and agreed in writing with the LPA. The lighting scheme should be designed so that lighting levels are minimised in accordance with Guidance Note 08/18 Bats and artificial lighting in the UK Bats and the Built Environment series Bat Conservation Trust/Institute of Lighting Professional 2018). External lighting that may reduce bat use of the buildings will be avoided. High intensity security lights will be avoided as far as practical, and any lighting in areas identified as being important for bats will be low level (2m) and low lumen. Light spillage to areas used by foraging or commuting bats should be less than 2 lux. No lighting will be installed along the flyways between existing roosts (where retained)/any newly created roosts and adjacent trees, woodland and foraging areas. Where security lights are required, these will be of minimum practicable brightness, be set on a short timer and will be motion sensitive only to larger objects. The approved scheme shall be implemented in full prior to the dwellings being occupied.

Reason: To prevent the risk of harm to protected species from the outset of the development. In accordance with Local Plan Policy C11.

19. No demolition, development, tree felling or vegetation clearance shall be undertaken between 1 March and 31 August unless a suitably qualified 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. Netting of hedgerows, trees or buildings is only permitted in exceptional circumstances in accordance with Chartered Institute of Ecology and Environmental Management/Royal Society for the Protection of Birds advice. A methodology and management plan for the installation and

maintenance of the netting will be agreed in writing with the Local Planning Authority prior to installation.

Reason: To protect nesting birds, all species of which are protected by law. In accordance with Local Plan Policy C11.

20. No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.
- a) Risk assessment of potentially damaging construction activities.
  - b) Identification of "biodiversity protection zones".
  - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
  - d) The location and timing of sensitive works to avoid harm to biodiversity features.
  - e) The times during construction when specialist ecologists need to be present on site to oversee works.
  - f) Responsible persons and lines of communication.
  - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
  - h) Use of protective fences, exclusion barriers and warning signs.
- The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To maintain the biodiversity value of the site during construction. In accordance with Local Plan Policy C11.

21. A tree planting scheme shall be submitted to and approved in writing by the local planning department. The scheme shall be carried out in accordance with the approved drawings before the end of the year in which the development starts, or within such other time as may be agreed with the Local Planning Authority in writing beforehand. The landscaped areas shall be subsequently maintained to ensure rapid and complete establishment of the agreed scheme, including watering, weeding and the replacement of any plants which fail.

Reason: To maintain and protect the existing landscape and biodiversity value of the site. In accordance with Local Plan Policy C11.

22. Prior to the commencement of the residential development, a phasing plan for the residential development shall be submitted to and agreed in writing by the Local Planning Authority. The residential development shall be implemented in accordance with the approved Residential Phasing Plan.

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

23. Prior to any phase of the residential development, as defined by the approved Residential Phasing Plan under Condition 22 being occupied, details of surface water drainage to manage run off from private land from that phase have been submitted to and approved by the Local Planning Authority. The approved surface water drainage scheme for that phase shall be implemented in accordance with the approved details before the phase is occupied or brought into use 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.

24. Development shall not commence on any phase, as defined by the approved Residential Phasing Plan under Condition 22, until a Demolition and Construction Method Statement for that phase, together with supporting plan has been submitted to and approved in writing by the Local Planning Authority. The approved Demolition and Construction Method Statement shall be adhered to throughout the demolition and construction period for that phase. The Demolition and Construction Method Statement and plan shall, where applicable, provide for:

- i. details of temporary traffic management measures, temporary access, routes and vehicles;
- ii. vehicle cleaning facilities;
- iii. the parking of vehicles of site operatives and visitors;
- iv. the loading and unloading of plant and materials;
- v. storage of plant and materials used in constructing the development

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

25. As part of the Reserved Matters application under Condition 1 for any phase of the residential development as defined by the approved Residential Phasing Plan under Condition 22, details of the proposed boundary treatment shall be submitted to the Local Planning Authority. The approved details for that phase shall be implemented before the phase is occupied.

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

26. As part of the Reserved Matters application under Condition 1 for any phase of the residential development as defined by the approved Residential Phasing Plan under Condition 22, details of the car parking area shall be submitted to the Local Planning Authority. The approved car parking areas for that phase shall be implemented in accordance with the

approved details and thereafter be retained in accordance with the approved details.

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

27. No residential development shall commence until details of proposed highway works to provide improved and enhanced pedestrian and cyclist connectivity between the A197 Morpeth Northern By-Pass and Aspen Way along with all associated works have been submitted to and approved in writing by the Local Planning Authority.

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

28. No development of any phase of the residential development, as defined by the approved Residential Phasing Plan under Condition 22, shall commence until an Estate Completion Plan for that phase has been submitted to and approved in writing by the Local Planning Authority. The Estate Street Completion Plan shall set out the development phases, completion sequence and construction standards that estate street serving that phase of the development will be completed. That phase of the development shall then be carried out in accordance with the approved Estate Street Completion Plan.

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

29. No development of any phase of the residential development, as defined by the approved Residential Phasing Plan under Condition 22, shall commence until details of proposed arrangements for future management and maintenance of the proposed streets within that phase have been submitted to and approved in writing by the Local Planning Authority. Following occupation of the first dwelling on that phase, the streets shall be maintained in accordance with the approved management and maintenance details.

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

30. No development of any phase of the residential development, as defined by the approved Residential Phasing Plan under Condition 22, shall commence until full engineering, drainage, street lighting and constructional details of the streets proposed for adoption within that phase have been submitted to and approved in writing by the Local Planning Authority. Thereafter, that phase shall be constructed in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved

development; and to safeguard the amenities of the locality and users of the highway in accordance with the National Planning Policy Framework.

31. No dwelling within any phase of the residential development, as defined by the approved Residential Phasing Plan under Condition 22, shall be occupied until details of cycle parking for that dwelling within that phase have been submitted to and approved in writing by the Local Planning Authority. The approved cycle parking shall be implemented before each dwelling in that phase is occupied. Thereafter, the cycle parking shall be retained in accordance with the approved details and shall be kept available for the parking of cycles at all times.

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

32. Notwithstanding details submitted, the residential development shall not be occupied until details of a Framework Residential Travel Plan in respect of each of the occupiers of any dwelling on any residential phase on the application site have been submitted to and approved in writing by the Local Planning Authority. At all times thereafter the approved Framework Residential Travel Plan shall be implemented in accordance with the approved details. This Framework Residential Travel Plan must include:

the contact details of a suitably qualified Travel Plan Co-ordinator;

an implementation programme;

an on-site assessment including details of transport links to the site, on-site facilities and any transport issues and problems;

clearly defined aims and objectives in relation to travel modes; and

clearly defined senior management and staff responsibilities and roles in the implementation of the Framework Residential Travel Plan.

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

33. Twelve months after first occupation of any phase of the residential development details of a Full Residential Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. At all times thereafter the approved Full Residential Travel Plan shall be implemented in accordance with the approved details. This Full Residential Travel Plan must include:

details of and results from an initial travel to work survey;

clearly specified ongoing targets for travel mode shares;

a plan for monitoring and reviewing the effectiveness of the Full Residential Travel Plan; and



a scheme providing for a biennial monitoring report to be submitted to the Local Planning Authority regarding the implementation of the Full Residential Travel Plan.

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

34. Prior to the installation of any services (i.e. water/electric/gas/telecommunication) within any phase of the residential development, as defined by the approved Residential Phasing Plan under Condition 22, details for the installation of a fire hydrant(s) to serve that phase shall be submitted to the Local Planning Authority, in consultation with Northumberland Fire and Rescue Service, for approval in writing. The details shall include the location and specification of the fire hydrant facilities to be installed in accordance with the requirements of BS 750:2012 "Specification for Underground Fire Hydrants and Surface Box Frames and Covers", National Guidance on the Provision of Water for Firefighting and/or to the satisfaction of the Northumberland Fire and Rescue Service. Thereafter, no dwelling within that phase shall be occupied until the approved scheme for fire hydrant provision has been implemented in full and the hydrant(s) is/are operational in accordance with the approved details.

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

35. No residential dwelling within any phase, as defined by the approved Residential Phasing Plan under Condition 22, shall be occupied until details of refuse storage facilities and a refuse storage strategy for that phase of the residential development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the location and design of the facilities and arrangements for the provision of the bins. The approved refuse storage facilities shall be implemented before that phase of the residential development is brought into use. Thereafter the refuse storage facilities and refuse storage plan shall operate in accordance with approved details.

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

36. As part of the Reserved Matters application under Condition 1 for the phase of the residential development, as defined by the approved Residential Phasing Plan under Condition 22 that is bound along its southern boundary by the existing residential development to the south, details of a Bus Stop and associated infrastructure around the Gee's Club and a pedestrian/cyclist link between this phase of the residential development and Orchid Crescent shall be submitted to the Local Planning Authority.

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

Conditions applying in respect of the full planning permission

37. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended)

38. The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans. The approved plans for this development are:-

NTWNH-COL-SW-EX-DR-L-1007-A Rev 3-Proposed Boundary Treatments Sheet1

NTWNH-COL-SW-EX-DR-L-1007-B Rev 3 –Proposed Boundary Treatments Sheet2

NTWNH-MAA-57-00-DR-A-0001Rev P2 -Building 57- Ground Floor Plan

NTWNH-MAA-57-EL-DR-A-0001Rev P3-Building 57- Proposed elevations

NTWNH-MAA-57-RF-DR-A-0001Rev P1-Building 57-Roof Plan

NTWNH-MAA-57-01-DR-A-0001 Rev P1- Building 57- Walkway Level Plan

NTWNH-MAA-58-EL-DR-A-0001Rev P3- Building 58 – Elevations

NTWNH-MAA-58-00-DR-A-0001Rev P2- Building 58 Ground Floor Plan

NTWNH-MAA-58-RF-DR-A-0001Rev P1- Building 58 Roof Plan

NTWNH-MAA-58-01-DR-A-0001Rev P1- Building 58 Walkway Level Plan

NTWNH-MAA-59-EL-DR-A-0001Rev P3- Building 59 – Elevations

NTWNH-MAA-59-00-DR-A-0001Rev P2- Building 59 Ground Floor Plan

NTWNH-MAA-59-RF-DR-A-0001Rev P1- Building 59 Roof Plan

NTWNH-MAA-59-01-DR-A-0001Rev P1- Building 59 Walkway Level Plan

NTWNH-MAA-61-01-DR-A-0001Rev P1- Building 61 - First Floor Plan

NTWNH-MAA-61-00-DR-A-0001 Rev P2- Building 61 - Ground Floor Plan

NTWNH-MAA-61-EL-DR-A-0002 Rev P2- Building 61 - Proposed North West Elevation

NTWNH-MAA-61-RF-DR-A-0001-Rev P3- Building 61 - Roof Plan

NTWNH-MAA-92-00-DR-A-0001- Rev P2- Building 92 - Ground Floor Plan

NTWNH-MAA-92-RF-DR-A-0001- Rev P3-Building 92- Roof Plan

NTWNH-MAA-93-00-DR-A-0001- Rev P2- Building 93 / 94 - Ground Floor Plan

NTWNH-MAA-93-EL-DR-A-0001-Rev P2- Building 93 / 94 - Proposed Elevations

NTWNH-MAA-93-RF-DR-A-0001- Rev P1- Building 93 / 94 - Roof Plan

NTWNH-MAA-61-EL-DR-A-0001- Rev P3- Building 61 / 92 - Proposed Elevations

NTWNH-COL-SW-EX-DR-L-1005- Rev 02- Car Parking Proposals

NTWNH-BGP-XX-XX-DR-C-107- Rev P02 -Proposed Vehicle Tracking for Fire Tender

NTWNH-COL-SW-EX-DR-L-1002 Rev 3- Proposed Site Masterplan Sheet 1 of 2

NTWNH-COL-SW-EX-DR-L-1003 Rev 3- Proposed Site Masterplan Sheet  
2 of 2

NTWNH-COL-SW-EX-DR-L-1004- Rev 02 -Tree Proposals Plan

NTWNH-MAA-SW-00-DR-A-0009- Rev P2- Zone 1 - Proposed Site Plan

NTWNH-MAA-SW-00-DR-A-0010- Rev P2- Zone 2 - Proposed Site Plan

NTWNH-MAA-SW-00-DR-A-0001- Rev P3- Site Location Plan

-Arboricultural Method Statement, Tree Protection Plan (TPP) Retained  
Trees Shown on Proposed Layout with Protective Measures Indicated –  
AMS TPP

-Arboricultural Impact Assessment Tree Protection Plan (TPP), Retained  
Trees Shown on Proposed Layout with Protective Measures Indicated –  
AIA TPP (Central)

-Arboricultural Impact Assessment Tree Protection Plan (TPP), Retained  
Trees Shown on Proposed Layout with Protective Measures Indicated –  
AIA TPP (Central North)

-Arboricultural Impact Assessment Tree Protection Plan (TPP), Retained  
Trees Shown on Proposed Layout with Protective Measures Indicated –  
AIA TPP (East)

-Arboricultural Impact Assessment Tree Protection Plan (TPP), Retained  
Trees Shown on Proposed Layout with Protective Measures Indicated –  
AIA TPP (North)

-Arboricultural Impact Assessment Tree Protection Plan (TPP), Retained  
Trees Shown on Proposed Layout with Protective Measures Indicated –  
AIA TPP (South)

-Arboricultural Impact Assessment Tree Protection Plan (TPP), Retained  
Trees Shown on Proposed Layout with Protective Measures Indicated –  
AIA TPP (South West)

-Arboricultural Impact Assessment Tree Protection Plan (TPP), Retained  
Trees Shown on Proposed Layout with Protective Measures Indicated –  
AIA TPP (West)

### Reports

Arboricultural Impact Assessment for Trees at Northgate Hospital, Morpeth

Arboricultural Method Statement for Trees at Northgate Hospital, Morpeth

125-10-01-204- Ground Floor External Area Proposed Estates & Facilities  
Accommodation

125-10-00-202- Ground Floor, Internal & External Proposed Estates &  
Facilities Accommodation

125-10-01-203- Ground Floor Internal Area Proposed Estates & Facilities  
Accommodation

125-10-01-205 -First Floor Proposed Estates & Facilities Accommodation

125-10-00-207- Villa 10 Proposed External Elevations

125-10-00-208- Villa 10 Proposed External Elevations

“Surface water culvert” - NTWNH-BGP-XX-DR-C-127 Rev P01

Flood Risk Assessment - NTWNH-BGP-XX-XX-RP-C-002 Northgate  
Hospital Morpeth

Buildings to be demolished: Elevation Photographic Survey; Document no.:

NTWNH-MAA-ZZ-ZZ-RP-A-0014, Date of issue: 06/12/19, Version type:  
P02

NTWNH-MAA-SW-00-DR-A-0003- Rev P3 Demolition Plan

Reason: To ensure that the approved development is carried out in complete accordance with the approved plans.

39. The facing materials, to be used in the construction of the development shall be in accordance with details contained in the application. The development shall not be constructed other than in accordance with these approved materials.

Reason: In the interests of the satisfactory appearance of the development upon completion and in accordance with the provisions of Local Plan Policy H15.

40. Before works commence on any landscaping works detailed plans showing the hard and soft landscaping of the site shall be submitted to and approved in writing before the works commence. It shall show where existing hedgerows and trees are to be retained and areas of new planting which shall comprise locally native trees, shrubs, grasses and wildflowers of local provenance. This shall include, where required, the planting of trees and shrubs, the provision of screen walls, retaining walls or fences, the mounding of earth, areas to be seeded with grass, areas of hard surfaces and proposed surface materials and other proposals for improving the appearance of the development. The scheme shall be carried out in accordance with the approved drawings before the end of the year in which the development starts, or within such other time as may be agreed with the Local Planning Authority in writing beforehand. The landscaped areas shall be subsequently maintained to ensure rapid and complete establishment of the agreed scheme, including watering, weeding and the replacement of any plants which fail.

Reason: In the interests of the appearance of the area. In accordance with the provisions of Local Plan Policy H15.

41. Prior to commencement of development a scheme to dispose surface water from the development shall be submitted to and approved by the Local Planning Authority in consultation with Northumbrian Water. This scheme shall be in accordance with drawing NTWNH-BGP-XX-XX-DR-C-126 Rev P01 'Surface Water Drainage Layout - Planning' and shall limit discharge to 32.5l/s. Supporting calculations and additional details of attenuation tanks, ponds, permeable paving, rain gardens and any other SuDS measures shall also be submitted to and approved by the Local Planning Authority.

Reason: To ensure the effective drainage of surface water from the development, not increasing the risk of flooding elsewhere. In accordance with Morpeth Neighbourhood Plan Policy Inf1 and Local Plan Policy RE5.

42. Prior to the first occupation of the development, a full comprehensive CCTV survey and long-sections of the existing culverted watercourse through the development shall be undertaken and submitted to the Local Planning Authority. All notified defects and required maintenance as agreed with the Local Planning Authority shall be made good before the first occupation of the development.

Reason: To ensure the culverted watercourse is operating at its full capacity, limiting the risk of flooding to the development. In accordance with Morpeth Neighbourhood Plan Policy Inf1 and Local Plan Policy RE5.

43. Prior to first occupation details of the adoption and maintenance of all SuDS features shall be submitted to and agreed by the Local Planning Authority. A maintenance schedule and log, which includes details for all SuDS features for the lifetime of development shall be comprised within and be implemented forthwith in perpetuity. This schedule shall also include details of the pumps, testing regime and required maintenance.

Reason: To ensure that the scheme to disposal of surface water operates at its full potential throughout the development's lifetime. In accordance with Morpeth Neighbourhood Plan Policy Inf1 and Local Plan Policy RE5.

44. Details of the disposal of surface water from the development through the construction phase shall be submitted to and agreed with the Local Planning Authority.

Reason: To ensure the risk of flooding does not increase during this phase and to limit the siltation of any on site surface water features. In accordance with Morpeth Neighbourhood Plan Policy Inf1 and Local Plan Policy RE5.

45. Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority, to demonstrate that all sustainable drainage systems have been constructed as per the agreed scheme. This verification report shall include:

- \* As built drawings for all SuDS components - including dimensions (base levels, inlet/outlet elevations, areas, depths, lengths, diameters, gradients etc);
- \* Construction details (component drawings, materials, vegetation);
- \* Health and Safety file;
- \* Details of ownership organisation/adoption details.

Reason: To ensure that all sustainable drainage systems are designed to the DEFRA non technical standards. In accordance with Morpeth Neighbourhood Plan Policy Inf1 and Local Plan Policy RE5.

46. Trees identified to be retained shall be protected through out development in accordance with the tree protection plans, Arboricultural Impact Assessment

For Trees at Northgate and guidance set out in BS5837:2012 Trees in Relation to Design, Demolition and Development: Recommendations British Standards Institution, 2012.

Reason: To maintain and protect the existing landscape and biodiversity value of the site. In accordance with Local Plan Policy C11.

47. Prior to construction above ground floor level, a detailed scheme for the disposal of foul water from the development hereby approved must be 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.

Reason: To prevent the increased risk of flooding from any sources in accordance with the NPPF. In accordance with Morpeth Neighbourhood Plan Policy Inf1 and Local Plan Policy RE5.

48. No development will commence until a biodiversity enhancement plan has been submitted to the LPA for approval in writing.  
The Plan shall be fully implemented as approved.  
The plan should include an amended single site plan (including all land within the blue line boundary, and outline application area) showing the mitigation recommendations in the report Ecological Impact Assessment, Land At Northgate Hospital, September 2019 Final (E3 Ecology) and Tree Protection Measures as detailed in the report Arboricultural Impact Assessment For Trees at Northgate Hospital Morpeth (All About Trees, October 2019). The plan will relate to the entire site including land within the Hospital's ownership and the future residential dwellings (where plans may be annotated to include general principles prior to a full application for residential development being made).  
The plan will include:
- Details of measures to retain Habitat of Principal Importance deciduous woodland.
  - Details of how existing woodland to the west of the site will be protected from recreational disturbance, and management proposals for that woodland which ensure its future and habitat connectivity to the wider area.
  - Details of biodiversity enhancement to the proposed SUDS.
  - Identification of nest sites which will be lost, and replacement nest boxes and bat roost sites on buildings which are to be retained (construction level mitigation).
  - In-built nesting provision and features suitable to support house sparrow, house martin and oystercatcher on new buildings.
  - Detailed landscape/hedge planting plan including the planting of locally native trees and shrubs of local provenance, and plants suitable for pollinators. This plan will be fully implemented during the first full planting season (November – March inclusive) following the commencement of development.
  - The applicant will incorporate permanent nesting sites for swifts and/or artificial roosts for bats in the new buildings where height allows.

- This should be at a ratio of one per unit on average with swift bricks in two groups of 4 to the north elevation of new buildings set into the top course of bricks away from first floor windows.
- All garden and site boundaries will include a gap at the base measuring 13cm x 13cm to allow continued access through the site for hedgehog.

Reason: To maintain and protect the landscape value of the area and to enhance the biodiversity value of the site in accordance with the provisions of the NPPF. In accordance with Local Plan Policy C11.

49. No development will take place unless in accordance with the report Bat Survey Northgate Hospital, Morpeth September 2019 Final by E3 Ecology and Ecological Impact Assessment, Land At Northgate Hospital, September 2019 Final (E3 Ecology) including;
- Work to building 32 will not commence until a Natural England development licence has been obtained and all works to these buildings will adhere to the terms of the licence.
  - Prior to works commencing a site induction meeting will be held and detailed inspections by the project ecologist will take place in line with the Natural England licence method statement and work schedule.
  - In advance of the start of works, 10 bat boxes will be erected on retained buildings/trees, within the site owner's landholding, to provide alternative roost sites.
  - Roof stripping in areas where roosts have been proven or historic roosts recorded, will be undertaken under ecological supervision.
  - A detailed method statement and training in relation to the demolition of the remaining buildings will be provided to contractors as part of the induction process at the start of works.
  - No building demolition will be undertaken during the hibernation period (mid-November to mid-March) unless the building has been rendered unsuitable for use by hibernating bats prior to this period. In order to make a building unsuitable for hibernation use it is likely that roof stripping to expose the wall tops will be required.
  - If bats are found during works, works will stop in that area and the ecological consultant will be contacted immediately. If it is necessary to move the bats for their safety, this will be undertaken by a licensed bat handler.
  - A badger checking survey of the development site and a 50m buffer will be undertaken within 3 months prior to the start of works.
  - A red squirrel drey checking survey will be undertaken immediately prior to the felling of trees.
  - Any excavations left open overnight will have a means of escape for mammals that may become trapped in the form of a ramp at least 300mm in width and angled no greater than 45°.
  - The roots and crowns of retained trees will be protected throughout the development through the provision of adequate construction exclusion zones in accordance with the guidance given by BS5837:2012.

Reason: To maintain and enhance the biodiversity value of the site in accordance with the provisions of the NPPF, and to maintain the favourable conservation status of protected species. In accordance with Local Plan Policy C11.

50. Prior to the commencement of development a scheme for the installation of any permanent and temporary lighting on the site shall be submitted to and agreed in writing with the LPA. The lighting scheme should be designed so that lighting levels are minimised in accordance with Guidance Note 08/18 Bats and artificial lighting in the UK Bats and the Built Environment series Bat Conservation Trust/Institute of Lighting Professional 2018). External lighting that may reduce bat use of the buildings will be avoided. High intensity security lights will be avoided as far as practical, and any lighting in areas identified as being important for bats will be low level (2m) and low lumen. Light spillage to areas used by foraging or commuting bats should be less than 2 lux. No lighting will be installed along the flyways between existing roosts (where retained)/any newly created roosts and adjacent trees, woodland and foraging areas. Where security lights are required, these will be of minimum practicable brightness, be set on a short timer and will be motion sensitive only to larger objects. The approved scheme shall be implemented in full prior to the dwellings being occupied.

Reason: To prevent the risk of harm to protected species from the outset of the development. In accordance with Local Plan Policy C11.

51. No demolition, development, tree felling or vegetation clearance shall be undertaken between 1 March and 31 August unless a suitably qualified 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. Netting of hedgerows, trees or buildings is only permitted in exceptional circumstances in accordance with Chartered Institute of Ecology and Environmental Management/Royal Society for the Protection of Birds advice. A methodology and management plan for the installation and maintenance of the netting will be agreed in writing with the Local Planning Authority prior to installation.

Reason: To protect nesting birds, all species of which are protected by law. In accordance with Local Plan Policy C11.

52. No development shall take place (including demolition, ground works, egeatation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.
- a) Risk assessment of potentially damaging construction activities.
  - b) Identification of "biodiversity protection zones".
  - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
  - d) The location and timing of sensitive works to avoid harm to biodiversity features.
  - e) The times during construction when specialist ecologists need to be present on site to oversee works.
  - f) Responsible persons and lines of communication.
  - g) The role and responsibilities on site of an ecological clerk of works (ECow) or similarly competent person.



h) Use of protective fences, exclusion barriers and warning signs.  
The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To maintain the biodiversity value of the site during construction.  
In accordance with Local Plan Policy C11.

53. A tree planting scheme shall be submitted to and approved in writing by the local planning department . The scheme shall be carried out in accordance with the approved drawings before the end of the year in which the development starts, or within such other time as may be agreed with the Local Planning Authority in writing beforehand. The landscaped areas shall be subsequently maintained to ensure rapid and complete establishment of the agreed scheme, including watering, weeding and the replacement of any plants which fail.

Reason: To maintain and protect the existing landscape and biodiversity value of the site. In accordance with Local Plan Policy C11.

54. Prior to the commencement of the hospital development, a detailed phasing plan for the development shall be submitted to and agreed in writing by the Local Planning Authority. The hospital development shall then be implemented in accordance with the approved Hospital Phasing Plan.

Reason: In the interests of good planning, amenity and highways safety in accordance with the National Planning Policy Framework.

55. Prior to any phase of the hospital development, as defined by the approved Hospital Phasing Plan under Condition 54, being brought into use details of surface water drainage to manage run off from private land from that phase have been submitted to and approved by the Local Planning Authority. The approved surface water drainage scheme for that phase shall be implemented in accordance with the approved details before the phase is occupied or brought into use 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.

56. Development shall not commence on any phase, as defined by the approved Hospital Phasing Plan under Condition Hosp Phasing and approved Residential Phasing Plan under Condition 54, until a Demolition and Construction Method Statement for that phase, together with supporting plan has been submitted to and approved in writing by the Local Planning Authority. The approved Demolition and Construction Method Statement shall be adhered to throughout the demolition and construction period for that phase. The Demolition and Construction Method Statement and plan shall, where applicable, provide for:

- i. details of temporary traffic management measures, temporary access, routes and vehicles;
- ii. vehicle cleaning facilities;
- iii. the parking of vehicles of site operatives and visitors;
- iv. the loading and unloading of plant and materials;
- v. storage of plant and materials used in constructing the development

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

57. No part of any phase of the hospital development, as defined by the approved Hospital Phasing Plan under Condition 54 shall be brought into use until the car parking area for that phase indicated on the approved plans, including any disabled car parking, car share spaces and motorcycle parking spaces contained therein, have been hard surfaced, sealed and marked out in parking bays in accordance with the approved plans. Thereafter, the car parking area shall be retained in accordance with the approved plans and shall not be used for any purpose other than the parking of vehicles associated with the development.

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

58. No part of any phase of the hospital development, as defined by the approved Hospital Phasing Plan under Condition 54, shall be brought into use until details of cycle parking for that phase have been submitted to and approved in writing by the Local Planning Authority. The approved cycle parking shall be implemented before that phase is brought into use. Thereafter, the cycle parking shall be retained in accordance with the approved details and shall be kept available for the parking of cycles at all times.

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

59. Notwithstanding details submitted, the hospital development shall not be brought into use until details of a Framework Hospital Travel Plan in respect of each of the occupiers of any hospital building on the application site have been submitted to and approved in writing by the Local Planning Authority. At all times thereafter the approved Framework Hospital Travel Plan shall be implemented in accordance with the approved details. This Framework Hospital Travel Plan must include:

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

- v. clearly defined senior management and staff responsibilities and roles in the implementation of the Framework Hospital Travel Plan.

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

- 60. Twelve months after first occupation of the hospital development details of a Full Hospital Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. At all times thereafter the approved Full Hospital Travel Plan shall be implemented in accordance with the approved details. This Full Hospital Travel Plan must include:
  - i. details of and results from an initial staff travel to work survey;
  - ii. clearly specified ongoing targets for staff travel mode shares;
  - iii. a plan for monitoring and reviewing the effectiveness of the Full Hospital Travel Plan; and
  - iv. a scheme providing for a biennial monitoring report to be submitted to the Local Planning Authority regarding the implementation of the Full Hospital Travel Plan.

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

- 61. Prior to any phase of the hospital development, as defined by the approved Hospital Phasing Plan under Condition 54 the Electric Vehicle Charging points shown on the approved plans within that phase shall be implemented. Thereafter, the Electric Vehicle Charging Points shall be retained in accordance with the approved plans and shall be kept available for the parking of electric vehicles at all times.

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

- 62. No phase of the hospital development, as defined by the approved Hospital Phasing Plan under Condition 54, shall be brought into use until the servicing and refuse storage facilities and strategy for that phase have been provided in accordance with the approved plans. Thereafter, the servicing and refuse storage facilities and strategy for that phase shall be implemented and retained in accordance with the approved plans and shall be kept available for the parking of electric vehicles at all times.

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

Informatives:

- 1) Northumbrian Water  
To satisfy conditions 15 and 47- The developer should contact Northumbrian Water to agree allowable discharge rates and 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 6559.

Please note that the planning permission with the above condition is not considered implementable until the condition has been discharged. Only then can an application be made for a new sewer connection under Section 106 of the Water Industry Act 1991.

2) LLFA

The culverting of any watercourse or alternations of any existing culverted watercourse will require the prior written consent of Northumberland County Council, under the Land Drainage Act (1991). Please contact the FCERM team ([fcerm@northumberland.gov.uk](mailto:fcerm@northumberland.gov.uk)) for further information.

3) Highways

**a)** Your attention is drawn to the Agreement under Section 106 of the Town and Country Planning Act 1990 affecting this site.

**b)** 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.

**c)** You are advised that offsite 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.

**d)** You should note that a highway condition survey should be carried out before the commencement of demolition and construction vehicle movements from this site. To arrange a survey contact Highway Development Management at [highwaysplanning@northumberland.gov.uk](mailto:highwaysplanning@northumberland.gov.uk).

**e)** The following highway works will be agreed under the terms of Section 278 of the Highways Act 1980 and based upon the network at the point of determination of the application:

- Continuation of on-carriageway cycleways in both directions on the former A192 north of the junction with the A197 Morpeth Northern-ByPass to the roundabout with the development access road;
  - 3m wide shared cycle/footway to the north of the petrol filling station adjacent to the former A192 along the east side of the former A1 southbound off-slip road and site access road to connect with 3m route on Aspen Way
  - Provision of crossing facilities for northbound cyclists on the former A192 to access the 3m wide shared cycle/footway,
  - All associated highways works to facilitate these improvements
- If any part of these works are undertaken by others prior to the condition being discharged, then only the outstanding works will be required.

**f)** Building materials or equipment shall not be stored on the highway unless otherwise agreed. You are advised to contact the Streetworks team on 0345 600 6400 for Skips and Containers licences.

**g)** The applicant is advised to obtain the written approval of the Local Highway Authority for the details required under condition 28, prior to the submission of such details to the Local Planning Authority in seeking to discharge the said condition. Such details, as may be submitted to the Local Highway Authority, could be subject to technical and safety assessments / audits, which may result in changes to the layouts and alignments as shown on any indicative layout(s) approved by virtue of the planning permission. The applicant is advised that the Local Planning Authority may reject details submitted to them for the discharge of the condition without evidence of technical approval from the Local Highway Authority. You can contact the Highway Development Management at [highwaysplanning@northumberland.gov.uk](mailto:highwaysplanning@northumberland.gov.uk).

**h)** The applicant is advised that to discharge condition 29 the Local Planning Authority requires a copy of a completed agreement between the applicant and the Local Highway Authority under Section 38 of the Highways Act 1980 or the constitution and details of a Private Management and Maintenance Company confirming funding, management and maintenance regimes. You can contact Highway Development Management at [highwaysplanning@northumberland.gov.uk](mailto:highwaysplanning@northumberland.gov.uk).

**i)** The applicant is advised to obtain a technical approval for all estate street details from the Local Highway Authority prior to the submission of such approved details to the Local Planning Authority to discharge condition 30 of this permission. You can contact the Highway Development Management at [highwaysplanning@northumberland.gov.uk](mailto:highwaysplanning@northumberland.gov.uk).

**j)** In accordance with the Highways Act 1980 mud, debris or rubbish shall not be deposited on the highway.

**k)** You should note that Road Safety Audits are required to be undertaken. Northumberland County Council offer this service. You should contact [highwaysplanning@northumberland.gov.uk](mailto:highwaysplanning@northumberland.gov.uk) or 01670 622979.

**l)** For new individual residential properties the following will be required to be provided:

- 240 litre wheeled bin for residual refuse
- 240 litre wheeled bin for recycling

Developers should be aware that an additional 240 litre brown bin may also need to be accommodated for garden waste which is a subscription seasonal scheme.

**m)** The applicant is strongly recommended to enter into pre-application discussions with the Local Planning and Highway Authorities in respect of the internal layout of the residential element of the development in order to establish broad principles of the adoptable highway network prior to a Reserved Matters application being submitted.

m) Travel Plan monitoring should be reported through the Go Smarter Travel Plan database. You can contact the Travel Plan Officer at [gosmarter@northumberland.gov.uk](mailto:gosmarter@northumberland.gov.uk)

**Background Papers:** Planning application file(s) 19/04025/FUL