

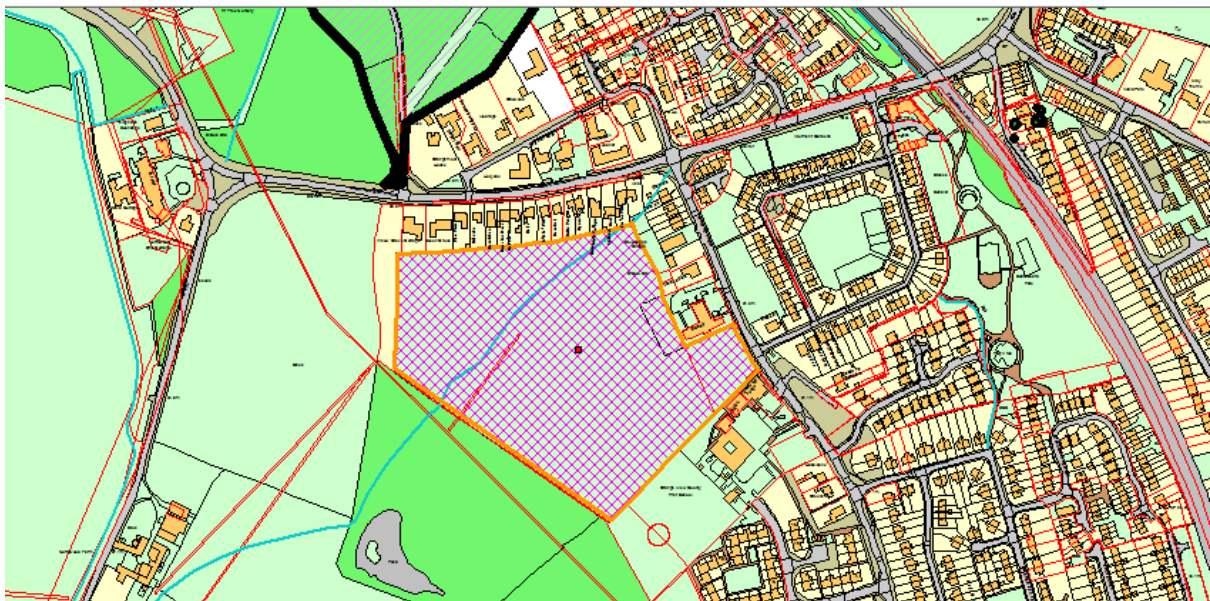


Northumberland County Council

STRATEGIC PLANNING COMMITTEE 4 FEBRUARY 2020

Application No:	18/04481/FUL		
Proposal:	Erection of 160 residential dwellings with associated landscaping and infrastructure, including the diversion of existing public footpath to alternative route. (as amended)		
Site Address	Land West Of Surgery, Grange Road, Widdrington Station, Northumberland		
Applicant:	Mr James Johnson First Floor, Ashington Workspace, Lintonville Parkway, Ashington Northumberland NE63 9JZ	Agent:	None
Ward	Druridge Bay	Parish	Widdrington Station And Stobswood
Valid Date:	11 January 2019	Expiry Date:	31 January 2020
Case Officer Details:	Name: Mr Euan Millar-McMeeken Job Title: Senior Planning Officer Tel No: 01670 622704 Email: Euan.Millar-McMeeken@northumberland.gov.uk		

Recommendation: That this application be GRANTED permission



1. Introduction

- 1.1 This application is being referred to Strategic Planning Committee due to the scale of the proposed development.

2. Description of Proposals

- 2.1 The application site comprises agricultural land currently used for the grazing of livestock and is sited to the immediate west of Widdrington Station village. The site covers an area of 5.6 hectares. The site is bounded to the north and east by the rear gardens of dwellings on Grangemoor Road and Grange Road. The village surgery and a Roman Catholic church also adjoin the site to the east. To the south of the site lie the village community centre and primary school. There is open countryside to the south and west. Access to the site is via a field gate on Grange Road which lies between the community centre and surgery. A public footpath and above ground electricity cable cross the site.
- 2.2 The site lies outside of the Widdrington Village settlement boundary as defined in the Castle Morpeth District Local Plan 2003.
- 2.3 Outline planning permission for up to 121 dwellings with associated infrastructure and public open space was granted in August 2016. The decision was issued on 24th February 2017 and, as such, the outline application is extant and a material consideration in the determination of this application.
- 2.4 The current application seeks full planning permission for 160 residential dwellings with associated infrastructure providing a mix of 2, 3 and 4 bedroom homes across the site.
- 2.5 The layout proposed seeks to safeguard living conditions in the development and all of the properties within the development benefiting from private rear gardens to provide personal outdoor living space. The layout seeks to maximise the use of the site offering a large central green space that runs through the development offering a green corridor of public open space, as well as a new route for the existing public right of way.
- 2.6 The principal access for vehicular traffic and pedestrians would be off Grange Road with an outer circular primary route around the site and secondary streets located off this.
- 2.7 In terms of materials, these are proposed to blend and reflect the local vernacular comprising a range of different finishes from full render to textured red brick with flat tiled concrete roof tiles. A two-tone approach would be adopted using plain profile concrete roof tiles and two brick colours of a different texture selected to blend with local surrounding buildings.
- 2.8 In more general terms, the applicant (Gleeson) cites the location for this development as being a long established residential neighbourhood that is within easy reach of a broad range of community facilities. They point out that the site is easily accessible both by public and private modes of transport.

3. Planning History

Reference Number: 15/03249/SCREEN

Description: Screening request for the construction of approximately 100 residential dwellings with associated infrastructure

Status: SCREEN

Reference Number: 15/04270/OUT

Description: Outline application for erection of up to 121 dwellings with associated infrastructure and areas of public open space (All matters reserved)

Status: PER

4. Consultee Responses

Building Conservation	<p>There are no designated heritage assets within the site . There are no designated heritage assets the settings of which are likely to be affected by the proposals.</p>
County Ecologist	<p>As this is a proposed residential development within 10km of the coast, consideration will need to be given to the impact of increased recreational disturbance to bird species that are interest features of the coastal SSSIs and European sites, and increased recreational pressure on dune grasslands which are similarly protected.</p> <p>I am concerned of the potential impacts upon the adjacent deciduous woodland to the south west of the site. Impact to woodlands directly adjacent to housing development can include trampling, increased disturbance and predation by pets, introduction of non-native invasive plant species, vandalism and fire lighting and littering, including tipping of garden waste.</p> <p>Given the adjacent woodland is potentially priority habitat then the woodland is a material consideration when making a planning decision.</p>
Countryside/ Rights Of Way	<p>There is a public right of way, Parish of Widdrington Public Footpath No.11, as shown on attached definitive map extract, running across the proposed development site. The proposed development would obstruct the legally recorded line of the path.</p> <p>Would therefore object to the proposals in their current form unless a successful application is made to divert the Public Footpath under the Town and Country Planning Act 1990 Section 257, prior to work commencing on site. This should be conditioned in any planning consent.</p>
Health Care CG	<p>We would request that a single payment of £99,000 is required from the developer as a Section 106 contribution to allow a smooth implementation of the required surgery capacity</p>

	<p>expansion, and this should be on completion of the first dwelling to ensure the new health capacity is in place as the houses are occupied.</p>
Affordable Housing	<p>The site delivers 160 units of which 27 are recommended to be provided for affordable homes. This would mean 16 DMV's and 11 affordable rented units.</p> <p>The site does not provide the most appropriate units recommended so currently the Housing Enabling Team do not support the application.</p> <p>I would recommend that the site is changed to suit the evidence with 4x 2 bedroom bungalows and 4x2 bedroom houses and 3x3 bedroom houses recommended for affordable rent.</p> <p>As agreed in the previous outline permission 15/04270/OUT a commuted sum is negotiable for the DMV units if the affordable rented homes are provided. This can be calculated with Northumberland County Council Protocol.</p>
Planning Strategy	<p>Whilst the principle of development for this proposal was previously supported by the policy position at that time, the increased number of dwellings is not aligned with more up-to-date policy. The emerging NLP, informed by the SHLAA, identifies no need for any further significant housing development in South East Northumberland.</p>
Waste Management - South East	<p>No response received.</p>
Open Spaces South East Area	<p>No response received.</p>
Lead Local Flood Authority (LLFA)	<p>Previously the LLFA raised an objection to the proposed development on flood risk and drainage grounds. Following this objection, further information has been submitted in order to overcome this. Reviewing this information, we are now in a position where we remove our objection to the development as long as the following conditions are appended to any granted planning permission.</p>
Northumbrian Water Ltd	<p>No issues to raise as the submitted Flood Risk and Drainage Statement states that surface water will discharge directly to the watercourse.</p> <p>With regard to foul flows, an enquiry was received by Northumbrian Water from the applicant for allowable discharge rates and points into the public sewer for the proposed development. I note that our response to this enquiry has not been submitted with the planning application and the Flood Risk and Drainage Statement does not confirm the connection point for foul flows.</p>
Fire & Rescue Service	<p>Fire Service have no objection in principle to the above proposals.</p>

	It should be ensured access is provided for Fire Service vehicles in accordance with Approved Document B, Section 16 Vehicle Access.
Northumbria Ambulance Service	No response received.
Natural England	The Ecological Appraisal produced by E3 Ecology – (December 2018 'Final') recognises the potential for indirect impacts on the SSSI and SPA from an increase in recreational activity. However, the report does not provide details of proposed mitigation. Consideration should therefore be given to potential mitigation measures, including a financial contribution to the Coastal Mitigation Service operated by Northumberland County Council.
Parish Council	<p>There is no formal objection to the development other than the support to the comments expressed at the meeting held on the 4th February, 2019.</p> <p>There was also a number of residents from the nearby properties located in Grangemoor Road and Grange Road and other areas who would be affected by the proposed development in terms of encroachment, loss of light and privacy as well as the considerable increase in vehicular traffic onto highways which are currently considered to be at times. too busy not withstanding the traffic jams caused by the Railway Crossing when operating in the closed position. The County Council being the Highways Authority have been requested on many occasions to increase road safety in the area especially the crossing located for the school on Grange Road with the provision of a pelican crossing.</p> <p>Some residents were concerned at the House types proposed especially when a previous planning application for 129 dwellings had been given Outline Planning Permission on the site. Some single story accommodation (Bungalows) would have been welcomed especially as the siting of two storey dwellings was considered by some would infringe on the privacy currently enjoyed by residents. Apparently,</p> <p>Gleeson's policy is not to provide Bungalows.</p> <p>In the village there was a lack of amenities especially with an inadequately sized Co-op being the main supply shop. The G P Surgery will experience more demand for services and the Grange View Church Of England First School will need to expand in both building and staffing resources. Reference was made to the presence of hazardous ground gases and vapours together with considerable water with inadequate drainage on the site. Gleeson's confirmed they were aware of the Gas and the monitoring procedures as well as the provisions of membranes in the foundations and house building process. A</p>

	<p>pond was to be used for the drainage to run into off the site as well as other drainage measures.</p> <p>The Parish Council resolved to support the concerns expressed by some residents at the meeting. Reference was made to the Draft Section 106 proposals to be included with the application and agreed with Gleesons by the Parish Council as follows:-</p> <p>The developer will gift an area of land to enable the construction of a 20 space car park for the Widdrington Station Community Centre together with an extension to the Community Centre as well as a contribution of £89,500 towards the cost of the extension (based on a Community Benefit of £500.00 per dwelling).</p> <p>Some attending the meeting considered that there should be an allocation of Section 106 funding to the Grange View First School to help with the increase in demand of resources required at the school should the development proceed.</p>
The Coal Authority	<p>The Coal Authority is satisfied with the broad conclusions of the Phase II Geo-Environmental Report (Roberts Environmental, August 2018) comprising of a Coal Mining Risk Assessment; informed by the site investigation works; that coal mining legacy issues are not significant within the application site and do not pose a risk to the proposed development. Accordingly, The Coal Authority withdraws its objection to the proposed development and no specific mitigation measures are required as part of this development proposal to address coal mining legacy issues.</p>
County Archaeologist	<p>The proposed development is located in a wider archaeological landscape containing known sites from the prehistoric period onwards. The site was the subject of a staged programme of archaeological working connection with planning application on site (planning ref: 15/04270/OUT).</p>

	The desk-based assessment identified the archaeological potential of the site and was followed by a programme of evaluation comprising geophysical survey and trial trenching. The evaluation confirmed that while located in an area of potential, the site did not contain significant archaeological remains requiring further archaeological investigation.
Public Protection	In principle the Public Health Protection Unit does not object to this proposal subject to the measures detailed in the application documents being implemented as stated. We also recommend to the Local Planning Authority that the following conditions and observations be included in any decision notice.
Highways	No response received.
Education - Schools	A total contribution of £234,000 is requested in respect of this development, on the basis of pressures on first school places and SEN requirements.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	39
Number of Objections	16
Number of Support	1
Number of General Comments	1

Notices

Site Notice- Affecting Conservation, 25th February 2019

Morpeth Herald 24th January 2019

Summary of Responses:

18 letters of representation were received of which 16 were objections 1 was in support and 1 was a general comment. A letter was received from Widdrington and Stobswood Parish Council which did not formally object to the proposals but did make comments on specific issues.

The material points of objection are:

- Over development of the site;
- Increase in traffic and road safety issues;
- Impact on privacy of properties along Grangemoor Road;
- Additional pressure on existing community facilities; and
- Drainage and flooding issues.

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

6. Planning Policy

6.1 Development Plan Policy

Castle Morpeth District Local Plan 2003

RE6 – Service Infrastructure
RE8 – Contaminated Land
RE9 – Ground Stability
C1 – Settlement Boundaries
C3 – Areas of High Landscape Value
C10 – Sites of Local Conservation Interest
C11 – Protected Species
C15 – Trees in the Countryside and Urban Areas
H1 – Housing Land Supply
H9 – Affordable Housing in Rural Areas
H15 – New Housing Developments
R4 – Childrens Play
WSC1 – Widdrington Station Settlement Boundary

6.2 National Planning Policy

NPPF (2019)
NPPG (2019)

6.3 Other documents/Strategies

Northumberland Local Plan Publication Draft Plan (Regulation 19)

STP 1 – Spatial strategy (Strategic Policy)
STP 2 – Presumption in favour of sustainable development (Strategic Policy)
STP 3 – Principles of sustainable development (Strategic Policy)
HOU 2 – Provision of new residential development (Strategic Policy)
HOU 5 – Housing types and mix
HOU 6 – Affordable housing provision (Strategic Policy)
HOU 9 – Residential development management
QOP 1 – Design principles (Strategic Policy)
QOP 2 – Good design and amenity
QOP 4 – Landscaping and trees
QOP 5 – Sustainable design and construction
QOP 6 – Delivering well-designed places
TRA 1 – Promoting sustainable connections (Strategic Policy)
TRA 2 – The effects of development on the transport network
TRA 4 – Parking provision in new development
ENV 1 – Approaches to assessing the impact of development on the natural, historic and built environment (Strategic Policy)
ENV 2 – Biodiversity and geodiversity
ENV 3 – Landscape

WAT 3 – Flooding
WAT 4 – Sustainable Drainage Systems
POL 1 – Unstable and contaminated land
POL 2 – Pollution and air, soil and water quality
INF 6 – Planning obligations

7. Appraisal

7.1 Having regard to the requirements of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the relevant development plan policies, relevant guidance and all other material planning considerations, including representations received, it is considered that the main planning issues raised relate to:

Principle of development;
Housing Mix and Affordable Housing;
Design and Impact on the Character of the Area;
Impact on Residential Amenity;
Highways and Movement;
Ecological Impact;
Flooding and Drainage;
Pollution and Ground Conditions;
Planning obligations; and
Other matters

Principle of development

7.2 In assessing the acceptability of any proposal regard must be given to policies contained within the development plan, unless material considerations indicate otherwise.

7.3 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material consideration. The Castle Morpeth District Local Plan 2003 remains the development plan and the starting point for determining applications as set out in the NPPF.

7.4 However, the NPPF advises that local planning authorities (LPAs) are only to afford existing Local Plans material weight insofar as they accord with the NPPF. In accordance with the NPPF weight may 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 the examination in public into the Plan has now commenced. 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.

7.5 Planning permission has previously been granted for 121 dwellings on the site (15/04270/OUT) and remains extant. However, the principle of development was established by the proposal being in accordance with Policies 1 and 3 of the emerging Northumberland Local Plan Core Strategy and the guidance of

the National Planning Policy Framework, 2012. As the Core Strategy was withdrawn and the NPPF updated, it is necessary to reconsider the principle of development, particularly as it was noted in the decision for 15/04270/OUT that the development was not in accordance with policies within the Castle Morpeth District Local Plan, which remains the development plan. Further, the current proposal seeks permission for an additional 39 houses on site in comparison to the 2017 consent.

- 7.6 The proposal is not supported by Saved Policies C1 or WC1 in the CMDLP, which set a settlement boundary around Widdrington Station that does not include the proposed site. Development outside of these boundaries is not supported except in some circumstances, none of which apply to this proposal. The proposal is also contrary to Saved Policy H1, which allocates land for new housing and does not include the site.
- 7.7 However, the weight to be attached to these policies is dependent on the degree to which they are consistent with the NPPF. Paragraph 74 offers support for the proposal, stating the supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns. This is provided they are well located and designed, and supported by the necessary infrastructure and facilities.
- 7.8 In addition, though the emerging NLP currently only carries some weight, significantly, the emerging settlement boundary for Widdrington Station does include the proposed site. As the policies in the NLP are informed by more up to date evidence, it is considered that together with the NPPF, and the extant permission, there is sufficient weight to override policies in the CMDLP which have been shown to be only partly consistent with the Framework.
- 7.9 Paragraph 11 of the NPPF provides guidance on how applications should be determined by stating that 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: 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 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.
- 7.10 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.
- 7.11 Whether the presumption in favour of sustainable development is successful in this case is dependent on an assessment of whether the proposed development of the site would be sustainable in terms of its

economic, social and environmental roles. The following sections assess the key issues in relation to the economic, social and environmental roles of the scheme as well as identifying its potential impacts and benefits in planning terms.

Housing Land Supply

7.12 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.

7.13 As identified in the Northumberland Strategic Housing Land Availability Assessment (September 2019), the Council can demonstrate a plentiful five-year housing land supply from 'deliverable' sites against the County's minimum Local Housing Need figure. Using the 2014-based household projections for the 2019-2029 period, together with the latest 2018 affordability ratio, gives a minimum Local Housing Need of 676 dwellings per annum (Figure 3). Allowing for the 5% buffer therefore means that the SHLAA's identified 7,956 dwellings 'deliverable' supply would equate to a 11.2 years housing land supply (Figures 12-14).

7.14 The Housing Delivery Test result records that Northumberland achieved 197% delivery against its minimum housing need for the initial three years 2015-18, while delivery over the last three years 2016-19 means that the HDT result for 2016-19 is expected to be even higher at 238% (Figure 2).

7.15 Therefore, in the context of paragraph 11(d) and Footnote 7 of the NPPF, the presumption in favour of sustainable development does not apply.

7.16 Notwithstanding all of the above, outline planning permission was previously granted in respect of housing on this site and therefore the principle of residential development in this location has been established. The increased number of dwellings is not aligned with more up-to-date policy with the emerging NLP, informed by the SHLAA, identifying no need for any further significant housing development in South East Northumberland. However, the applicant has reduced the number of additional dwellings originally proposed and worked closely with NCC to ensure a high standard of residential development design. Due to this, in this instance, an increased number of residential dwellings is acceptable.

7.17 Overall, the principle of development on the site is therefore acceptable and the site would be a suitable location for new development, subject to other elements of the development being acceptable, to be discussed later in the report.

Housing Mix and Affordable Housing

- 7.18 The NPPF advises that to deliver a wide choice of high quality homes Local Planning Authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community. It goes on to state that Local Planning Authorities should identify the range of tenure and range of housing that is required and provide affordable housing in accordance with need.
- 7.19 The proposed housing mix is acceptable given the range of 2-4 bedroomed dwellings proposed.
- 7.20 Paragraphs 62 and 64 of the NPPF advise that where a need for affordable housing is identified, planning policies should specify the type of affordable housing required and expect it to be met on-site unless off-site provision or an appropriate financial contribution in lieu can be robustly justified; and the agreed approach contributes to the objective of creating mixed and balanced communities. Where major development is proposed, planning policies and decisions should normally expect at least 10% of the homes to be available for affordable home ownership.

Northumberland Strategic Housing Market Assessment

- 7.21 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.
- 7.22 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, overall, 50% of affordable homes are provided for rent, and 50% provided as affordable home ownership products.
- 7.23 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.
- 7.24 The site has already had outline planning permission granted (15/04270/OUT) for 121 dwellings with associated infrastructure and areas of public open space (All matters reserved). The previous application has agreed affordable units to rent comprised of a minimum number of 8 two bedroomed bungalows and 4 one bedroom apartments. A commuted sum was also agreed for the DMV contribution.
- 7.25 The site would now deliver 160 units of which 27 are recommended to be provided for affordable homes. This would mean 16 DMV's and 11 affordable rented units.
- 7.26 At the time of writing this report, the site does not provide the most appropriate units recommended. However, the applicant has been working with the Housing Enabling Team to secure the 11 rented units on site and the

applicant is willing to meet the affordable housing provision required, to be secured through a S106 agreement.

7.27 As agreed in the previous outline permission 15/04270/OUT a commuted sum is negotiable for the DMV units if the affordable rented homes are provided. This can be calculated with Northumberland County Council Protocol.

7.28 The site would be required to provide affordable units for 16 DMV with 11 units for affordable rent. If members were minded to approve the application then it is recommended that the provision of 17% affordable housing is sought.

Design and the Impact on the Character of the Area

7.29 The Government attaches great importance to the design of the built environment with part 12 of the NPPF recognising that good design is a key aspect of sustainable development which is indivisible from good planning.

7.30 High quality design supports the creation of good places and has a positive impact on health and wellbeing. The highest standards of design can be achieved to create new vibrant places which are distinctive, safe and pleasant, easy to move around, welcoming, adaptable and sustainable. Good design should:

- demonstrate an understanding of the unique characteristics of a place and the context within which it is located;
- demonstrate an understanding of the historical development of the site;
- reinforce its surroundings by conserving and enhancing the character and appearance of the landscape and townscape;
- provide appropriate densities depending on their existing characteristics; and
- incorporate and use features worthy of retention, including natural features, buildings and views.

7.31 The recently published National Design Guide focuses on 10 characteristics set out detailed and measurable criteria for good design.

Context and Identity

7.32 Housing in the immediate area is predominantly two storeys in height, but varies in terms of design and materiality. The site is set against a backdrop of fields and open countryside to the south and west, which contributes to the character of the site and the area.

7.33 The layout has been designed to be in keeping with the existing residential make up of Widdrington Station with the new houses designed to match the material palette and scale of buildings in the locality as well as responding to the rural edge of the settlement with a detailed landscape plan providing clear consideration of the relationship between the site and the open countryside.

Public Spaces and Movement

- 7.34 A large green corridor running through the centre of the site is proposed. This would ensure a high standard of public open space is provided and help create linkages between the site and the countryside beyond. This corridor, and indeed the whole site, would be fully landscaped, the details of which would be controlled by condition. The amendments made to the proposals, reducing the number of houses to generate more appropriate and usable public open space is a significant benefit to the overall design of the proposals enhancing the residential environment for future residents.
- 7.35 Movement to, and through, the site is retained and enhanced by virtue of the new green corridor. This allows a safe and natural environment, and a new route for the existing public right of way, that runs from Grange Road to the countryside beyond. Movement around the site would be enhanced by areas of planting and soft landscaping to ensure that an overbearing, hard environment is not created.

Built Form

- 7.36 The proposed dwellings are all two storey units, which is characteristic of the area allowing the development to sit comfortably within the settlement and attempts to mitigate against any issues relating to overlooking or privacy, to be addressed further later in the report.
- 7.37 Overall the proposals are considered acceptable in terms of their impact on the character and appearance of the area. The proposals do not represent over development of the site providing an appropriate residential layout that would be in line with the policies contained within the Castle Morpeth District Local Plan, the Northumberland Local Plan - Publication Draft Plan (Regulation 19), the National Design Guidance and the NPPF.

Residential Amenity

- 7.38 The Government attaches great importance to the design of the built environment and, through the NPPF, recognises that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Paragraph 127 seeks to create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.
- 7.39 There are a number of residential properties sited immediately adjacent to the site. A development of this scale may also have wider effects on amenity, which has also been considered.
- 7.40 There would be a change to the character of the area with new housing, residents and increased traffic and use of the site. However, this is not considered to be of such a scale that would be to the detriment of residential amenity.

- 7.41 A number of objections refer to the need for bungalows along the north edge of the site. The development would provide separation distances in excess of 25 metres back to back. Policy H15 of the Castle Morpeth District Local Plan seeks 20 metres separation where properties directly face one another and therefore the objectives of this policy are satisfied. The proposals are policy compliant in this regard with the layout providing adequate separation distances to prevent adverse effects on privacy, outlook and visual intrusion.
- 7.42 Taking this into account, the proposals would not have an overall adverse impact on the living conditions of the existing residents. As such, in the context of the NPPF and local plan policies, the proposals are considered to comply.

Highways

- 7.43 Paragraph 109 of the NPPF states 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”. Further criteria is set out at paragraph 110 in terms of achieving safe and sustainable development, whilst paragraph 111 requires travel plans and transport statements/assessments to be submitted for developments that will generate significant amounts of movement.
- 7.44 The application is accompanied by a Transport Statement. The document appraises the impact of the proposed development and includes an assessment of matters such as the accessibility of the development; trip generation; highway safety; and highways works necessary to facilitate the development.
- 7.45 The Council’s Highway Authority has assessed the proposal based on information submitted, as well as on-site observations, local and national policy requirements and other material considerations. Following assessment of the application documents the Highway Authority have raised no objection to the proposal subject to conditions and informatives. On this basis, the proposal is considered to be acceptable from a highway perspective subject to conditions with the proposals raising no significant issues of increase in traffic or road safety.

Ecological Impacts

- 7.46 In line with the requirements of Section 15 of the NPPF, which seeks to conserve and enhance the natural environment development proposals will be assessed in terms of their potential impact on the nature conservation interests of the site and on any habitats/species present. Development which would adversely affect protected species or their habitats will not be permitted unless it can be demonstrated that the reasons for the proposed development outweigh any adverse effect on the species or their habitat.
- 7.47 Paragraph 175 of the NPPF seeks to conserve and enhance biodiversity and sets out that assessment of potential impacts from development should be undertaken.

7.48 Paragraph 177 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.

7.49 Policy C10 of the Castle Morpeth District Local Plan states that the Council will not permit development which would affect the integrity of sites of local conservation interest unless it can be demonstrated that the benefits from the proposed development outweigh the need to safeguard the intrinsic nature conservation value of the site.

7.50 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

7.51 Policy ENV2 of the Northumberland Local Plan - Publication Draft Plan (Regulation 19) seeks to minimise the impact of new development on biodiversity and geodiversity.

7.52 Almost the entire coastline in Northumberland is included in a range of designated sites which are protected under national legislation (Sites of Special Scientific Interest) and international legislation (Special Protection Areas designated under the EU Habitats Directive and Wetlands of International Importance designated under the Ramsar Convention). When determining planning applications that could have impacts on these sites, the Council has a range of legal duties that it must fulfil. Briefly, these amount to ensuring that the capacity of the protected area to support the features for which it was designated is not reduced or compromised by the proposed development being considered. The financial contribution required is set out later in the report but would be £600 for each additional dwelling proposed.

7.53 The application site itself is not of significant ecological value although land to the immediate south west which includes woodland and pond areas is of greater ecological value. However, even those areas are not formally designated within the Castle Morpeth District Local Plan.

7.54 The Council's Ecologist has assessed the proposal and due to the submission of further supporting information has now indicated that there are no objections to the proposals from Ecology. This is subject to conditions relating to an ecological method statement, tree felling and the protection of nesting birds as well as the submission of a landscape and biodiversity enhancement plan.

7.55 As such, and in terms of Ecology, the proposal meets the objectives of with Chapter 15 of the NPPF, policies C10 and C11 of the CMDLP and policy ENV2 of Northumberland Local Plan - Publication Draft Plan (Regulation 19).

Flooding and Drainage

7.56 CMDLP 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. Where development is likely to require the improvement or provision of additional services, consideration will be given to the need to impose planning conditions or seek legal agreements as appropriate.

- 7.57 Paragraph 163 of the NPPF advises that development should be directed towards areas at lowest risk from flooding and that Local Planning Authorities should ensure that development does not increase flood risk elsewhere. The site lies within Flood Zone 1 and in order to address flood risk given the size of the site, the applicant has submitted a Flood Risk Assessment (FRA). Paragraph 165 also requires where possible the use of sustainable drainage in respect of major developments.
- 7.58 Policy WAT4 of the Northumberland Local Plan - Publication Draft Plan (Regulation 19) discusses sustainable drainage systems (SuDS). It specifies that SuDS will be incorporated into development whenever necessary, in order to separate, minimise and control surface water run-off.
- 7.59 The application site lies wholly within Flood Zone 1 and therefore risk of flooding on the site is not considered to be high. A flood risk and drainage statement has been submitted in support of the application.
- 7.60 The LLFA originally raised an objection to the proposed development on flood risk and drainage grounds. Further information was duly received which allowed the LLFA to remove their objection, subject to conditions being attached to any planning permission granted. Northumbrian Water were also consulted on the proposal and raised no objection, subject to conditions.
- 7.61 Having regard to the above, it is considered that the proposal would accord with paragraph 14 of the NPPF and the policies contained within the CMDLP and the Northumberland Local Plan - Publication Draft Plan (Regulation 19).

Pollution and Ground Conditions

- 7.62 The NPPF Part 15, Paragraph 178 states that decisions should ensure that: a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination.
- 7.63 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.
- 7.64 Policy RE9 states that the Council will require proposals for development which is on unstable or potentially unstable land to be accompanied by a statement on ground stability, together with details of measures proposed to deal with any instability.

7.65 Policy POL1 of the Northumberland Local Plan - Publication Draft Plan (Regulation 19) seeks to support development where it can be demonstrated that unacceptable risks from land instability and contamination will be prevented by ensuring the development is appropriately located and that measures can be taken to effectively mitigate the impact. POL2 also states that development will be required to help maintain soil quality standards, improve water quality standards and maintain air quality standards.

Planning Obligations

7.66 When considering the use of a planning obligation 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.

Viability

7.67 The applicant submitted an Economic Viability Assessment with the application to determine the fair and reasonable level of Section 106 contributions that can be supported by the proposed development. This report was sent to the Council's Strategic Estates department for independent assessment. SE have concluded in their appraisal that a fully planning compliant scheme is viable based on 17% affordable housing provision and £468,400 in S106 obligations.

7.68 Based on the SE appraisal were members minded to grant consent for the development the following contributions, to be secured by S106, are required.

Affordable Housing

7.69 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. Meeting affordable housing needs is central to the Council's approach on Housing.

7.70 Should members be minded to approve the application, it is recommended that the full 17% provision of affordable housing is sought and secured through a S106.

Education

7.71 It is noted that the NPPF at Paragraph 94 gives great weight the need to create, expand or alter schools and goes onto states that it is important that a sufficient choice of school places is available to meet the needs of existing and new communities.

7.72 The first school in the catchment area is Grange View C of E First School. As at School Census October 2019, the school had 109 pupils on roll, with a total capacity of 150, and is therefore 73% full. Therefore, as this falls significantly below the Council's 95% full threshold for an assessment of the impact of the 22 additional places that would be generated, it is not expected that this development would impact on the educational infrastructure of this school and therefore a contribution is not requested.

7.73 The secondary school within the catchment area is James Calvert Spence College. This college is an age 9 to 18 school within the catchment area, covering Years 5 to 13 respectively. In Years 5 to 11, the school has a capacity of 840 places; there are currently 656 students on roll as at the School Census October 2019 and therefore the school is 78% full in those year groups. Therefore, as this falls significantly below the Council's 95% full threshold for an assessment of the impact of the 26 additional places that would be generated in these year groups, it is not expected that this development would impact on the educational infrastructure of this school and therefore a contribution is not requested.

7.74 The Council's maintained special schools are now at capacity and children are also being placed in out of county provision due to a lack of places. The placement costs arising from this is currently estimated as £4 million per year. We also spend over £4 million per year on SEN transport, both within and outside of the county but what this does not take into account are the long travel times to access specialist provision and the impact these journeys have on our pupils. Given that Northumberland's 8 maintained special schools are all either good or outstanding, the Council is keen to reverse the trend of increasing out of borough placements by increasing the capacity to provide quality SEN education within the county, and enable pupils to be educated within their communities. In line with the Council's Education Infrastructure Contribution Policy, an SEN contribution is therefore requested as part of any Education s106 agreement relating to this planning application, reflecting the need to develop the Council's capacity on a co-ordinated county wide basis.

7.75 A total contribution of £99,000 is requested in respect of this development, on the basis of pressures on first school places and SEN requirements.

Health Care

7.76 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.

7.77 The NHS Northumberland Clinical Commissioning Group has advised the practice in Widdrington Station is already experiencing space constraints for its existing patients and are already exploring ways to expand the existing surgery, but to date no funding has been available.

7.78 In this case, a single payment of £99,000 is required from the developer as a Section 106 contribution to allow a smooth implementation of the required surgery capacity expansion, and this should be on completion of the first dwelling to ensure the new health capacity is in place as the houses are occupied.

Ecology

7.79 The application site is recognised as being situated within the 0-7km coastal mitigation zone in regards to coastal mitigation contributions and therefore inline with the local authority's regulations in regards to contributions for minor development, a £600 contribution per unit is sought. This results in a total contribution of £23,400 towards coastal mitigation to be secured via a S106 agreement.

7.80 Provision of a 20 space overspill car park, adjacent to the site entrance, including transfer of this to the Parish Council and a contribution of £70,000 for an extension to the village community centre together with the provision of land for this should also be secured by S106, as per the requirement of extant outline.

7.81 This would result in a total contribution of £291,400 to be secured through a S106 agreement, as well as 17% affordable housing, were members minded to grant consent. Given the position of Strategic Estates it is recommended that all planning obligations are secured through a suitably worded S106 agreement.

Other Matters

Equality Duty

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

Crime and Disorder Act Implications

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

Human Rights Act Implications

- 7.84 The Human Rights Act requires the County Council to take into account the rights of the public under the European Convention on Human Rights and prevents the Council from acting in a manner which is incompatible with those rights. Article 8 of the Convention provides that there shall be respect for an individual's private life and home save for that interference which is in accordance with the law and necessary in a democratic society in the

interests of (inter alia) public safety and the economic wellbeing of the country. Article 1 of protocol 1 provides that an individual's peaceful enjoyment of their property shall not be interfered with save as is necessary in the public interest.

- 7.85 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.
- 7.86 Officers are also aware of Article 6, the focus of which (for the purpose of this decision) is the determination of an individual's civil rights and obligations. Article 6 provides that in the determination of these rights, an individual is entitled to a fair and public hearing within a reasonable time by an independent and impartial tribunal. Article 6 has been subject to a great deal of case law. It has been decided that for planning matters the decision making process as a whole, which includes the right of review by the High Court, complied with Article 6.

8. Conclusion

8.1 The proposed development is deemed acceptable. The principle of development has previously been established. Although the proposal represents an increase in the number of dwellings on site, this is considered acceptable in this instance for the reasons set out above.

8.2 The proposal is deemed to have no adverse impact on landscape, residential amenity, public safety, highway safety, ecology and flood risk management.

8.3 The representations received in response to the publicity of the application are noted and have been taken into account.

8.4 The application should be granted subject to the planning conditions and the conclusion of an appropriate S106 agreement to secure £99,000 towards Education, £99,000 towards Health Care, £23,400 towards Coastal Mitigation, £70,000 towards the village community centre and 17% affordable housing provision.

9. Recommendation

That this application be GRANTED permission subject to the following:

Conditions/Reason

01. 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).

02. The development hereby permitted shall be carried out in complete accordance with the approved plans. These plans are:

General:

Proposed Site Layout - 17044-Earch-PL-SI-DR-A-0110-P040
Landscape Master Plan - 3585/2

House Types:

201	201/1F
211	211/1A
212	212/1-
301	301/1G
303	303/1E
304	304/1E
307	307/1B
313	313/1-
314	314/1-
315	315/1-
401	401/1G
403	403/1J

Other:

Boundary Treatments	SD100 Rev D
Boundary Details	SD103 Rev B
Garage/Drive Detail -	SD712 Rev G
Single Garage -	SD1700 Rev -
Double Garage -	SD1701 Rev -
1800mm Timber Fence -	SD100 Rev D
Post & Wire Fence -	SD103 Rev B
Engineering Layout Overall	D001 Rev B
Engineering Layout Sheet 1	D002 Rev B
Engineering Layout Sheet 2	D003 Rev B
Impermeable Areas Plan	D203 Rev A
Pond Details and Section	D204
Proposed Drainage	D200 Rev C

03. The development shall not be occupied until details of the proposed boundary treatment have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the development is occupied.

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

04. 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 the development has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full upon the substantial completion of the landscaping works approved under Condition 1 (or as may otherwise be approved in writing by the Local Planning Authority).

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 Policy H15 of the Castle Morpeth District Local Plan.

05. Any landscaping approved under condition 1 above shall be completed in all respects within 6 months of the substantial completion of plot development.

Reason: In the interest of amenity, ensuring a satisfactory form of development having regard to Policy H15 of the Castle Morpeth District Local Plan

06. Notwithstanding details submitted and prior to commencement of development, details of the materials to be used in the construction of the external surfaces of the private shared drives and individual parking areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

07. No dwelling shall be occupied until the car parking area indicated on the approved plans has been implemented in accordance with the approved plans. Thereafter, the car parking area shall be retained in accordance with

the approved plans and shall not be used for any purpose other than the parking of vehicles associated with the development.

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

08. No development shall commence until details of the vehicular access to Grange Road have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the vehicular access has been constructed in accordance with the approved details. Thereafter, the vehicular access shall be retained in accordance with the approved details.

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

09. No development shall commence on the approved substation until details of the vehicular access to Grange Road have been submitted to and approved in writing by the Local Planning Authority. The substation shall not be brought into use until the vehicular access has been constructed in accordance with the approved details. Thereafter, the vehicular access shall be retained in accordance with the approved details.

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

10. No dwelling shall be occupied until details of the proposed highway works to provide a bus shelter to the westbound bus stop on the B1337 to the east of Grange Road have been submitted to and approved in writing by the Local Planning Authority. No 6 dwelling shall be occupied until the highway works have been constructed in accordance with the approved plans.

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

11. No development shall commence until an Estate Street Phasing and Completion Plan has been submitted to and approved in writing by the Local Planning Authority. The Estate Street Phasing and Completion Plan shall set out the development phases, completion sequence and construction standards that estate streets serving each phase of the development will be completed. The development shall then be carried out in accordance with the approved Estate Street Phasing and Completion Plan.

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

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

shall be maintained in accordance with the approved management and maintenance details.

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

13. No development shall commence until full engineering, drainage, street lighting and constructional details of the streets proposed for adoption have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be constructed in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the amenities of the locality and users of the highway in accordance with the National Planning Policy Framework

14. No dwelling shall be occupied until details of cycle parking have been submitted to and approved in writing by the Local Planning Authority. The approved cycle parking shall be implemented before each dwelling 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.

15. Prior to occupation, details of surface water drainage to manage run off from private land shall be submitted to and approved by the Local Planning Authority. The approved surface water drainage scheme shall be implemented in accordance with the approved details before the development is occupied and thereafter maintained in accordance with the approved details.

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

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

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

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

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

18. The development shall not be occupied until details of refuse storage facilities and a refuse storage strategy for the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the location and design of the facilities and arrangement for the provision of the bins. The approved refuse storage facilities shall be implemented before the development is brought into use. Thereafter the refuse storage facilities and refuse storage plan shall operate in accordance with approved details.

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

19. 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. This scheme shall;
 - i. Restrict discharge from the development to 25.9l/s for all rainfall events up to and including the 1 in 100 year event, unless otherwise agreed by the lead local flood authority and the local planning authority.
 - ii. Adhere to the principles as set out in the drainage strategy from RWO Associates reference 18088.100/FRA/1 version 2.
 - iii. Provide attenuation on site for the 1 in 100 year plus climate change event.
 - iv. Incorporate vegetated sustainable drainage techniques throughout the development wherever possible and practicable, justification for alternatives should be by means of a viability assessment.
 - v. Provide details of health and safety of the basin and include any recommended features as part of this assessment.
 - vi. Ensure access for maintenance to the basin and any other features can be achieved.

Reason: To ensure the effective disposal of surface water from the development.

20. Before each phase of the development a Flood Risk Assessment and Drainage Strategy for this phase shall be undertaken and submitted to the Local Planning Authority. This Flood Risk Assessment and Drainage Strategy shall make reference to the Drainage Strategy overview drawing number 18088-D001 Rev C and shall implement source control / site control SuDS wherever possible and practical.

Reason: To ensure the effective disposal of surface water across the development, ensuring sustainable principles are adhered to.

21. Prior to construction of the SuDS attenuation basin and culverting of the ditch; details of the attenuation basin, ditch, existing and proposed pipes from the basin shall be provided. This shall look at invert and cover levels ensuring there is a safe distance between features and the new dwellings. Further details of root protection to the culverted watercourse shall also be provided.

Reason: To ensure best practice and reducing the risk of flooding.

22. 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.

Reason: To ensure that the scheme to disposal of surface water operates at its full potential throughout the developments lifetime.

23. 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.

24. Prior to construction above ground floor level, a detailed scheme for the disposal of foul water from the development hereby approved has been submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water. 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.

25. The development shall not be brought into use until the applicant has submitted a validation and verification report to the approved methodology in letter from Roberts Environmental Ltd ("Re: 180517.Land at Grange Road,

Widdrington Station – Ground Gas Protection Verification Plan” produced by Roberts Environmental Ltd, ref: 180517.VP.02 and dated 18 June 2019) which has been approved in writing by the Local Planning Authority.

Reason: In order to prevent any accumulation of ground gas, which may potentially be prejudicial to the amenity of the occupants of the respective properties.

26. If during redevelopment contamination not previously considered is identified, then an additional method statement regarding this material shall be submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until the method statement has been submitted to and approved in writing by the Local Planning Authority, and measures proposed to deal with the contamination have been carried out.

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

27. No development shall commence until a scheme to control dust, to be implemented for the duration of the site works, has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include methods to control dust from works and site management responses to incidents and complaints about dust arising from the site.

Reason: To protect residential amenity and provide a commensurate level of protection against dust.

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

Monday to Friday - 0800 to 1800
Saturday 0800 to 1300

Reason: To protect residential amenity and provide a commensurate level of protection against noise

29. Deliveries to, and collections from the demolition and/or construction phase of the development shall only be permitted between the hours:

Monday to Friday - 08:00 to 18:00
Saturday - 08:00 to 13:00

With no deliveries or collections on a Sunday or Bank Holiday, unless agreed in writing with the LPA.

Reason: To protect residential amenity and provide a commensurate level of protection against noise.

30. Prior to work commencing on site, an application should be made under the Town and Country Planning Act 1990 to divert the Public Footpath. No dwelling hereby permitted shall be occupied unless and until the public footpath within the application site has been diverted. Thereafter the diverted footpath shall remain in place and be available for use at all times.

Reason: In the interests of public amenity.

31. No external lighting shall be installed within the application site unless and until details regarding the siting and design of such lighting including details on how such siting and design will minimise impact on bats within and adjacent to the site have been submitted to and approved in writing by the local planning authority. Thereafter the external lighting shall be installed in full accordance with those approved details.

Reason: In the interests of biodiversity in accordance with Policy C11 of the Castle Morpeth District Local Plan.

32. The development hereby permitted shall not commence unless and until an Amphibian Method Statement has been submitted to and approved in writing by the local planning authority which sets out how amphibians will be safeguarded during construction works. Thereafter construction works shall be undertaken in full accordance with the method statement approved by the local planning authority.

Reason: To ensure that amphibians associated with the adjacent pond areas are protected during construction works in accordance with Policies C10 and C11 of the Castle Morpeth District Local Plan.

INFORMATIVES

01. You are advised to contact the Council's Highway Development Management team at highwaysplanning@northumberland.gov.uk concerning the need for a Section 38 Agreement of the Highway Act 1980 relating to the adoption of new highways.
02. You are advised of the necessity to formally stop up or divert the footpath(s) or bridleway(s) affected by this development, prior to the commencement of any works. You should contact the Council's Asset and Infrastructure Management Division on 01670 624134 at your earliest convenience, as this is a lengthy procedure.
03. 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 to progress this matter.

04. 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.
05. Building materials or equipment shall not be stored on the highway unless otherwise agreed. You are advised to contact the Streetworks team on 0345 6006400 for Skips and Containers licences.
06. You are advised to contact the Council's Lighting Section on HighwaysStreetLighting@northumberland.gov.uk before and during the construction period with respect of street lighting to ensure sufficient illumination levels of the public highway.
07. The applicant is advised to obtain the written approval of the Local Highway Authority for the details required under condition [HWD10], 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.
08. The applicant is advised that to discharge condition [HWD11] 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.
09. 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 [HWD12] of this permission. You can contact the Highway Development Management at highwaysplanning@northumberland.gov.uk.
10. In accordance with the Highways Act 1980 mud, debris or rubbish shall not be deposited on the highway.
11. You are advised to contact the Council's Highway Development Management team at highwaysplanning@northumberland.gov.uk concerning the Section 59 Agreement of the Highway Act 1980 relating to extraordinary expenses.
12. For new individual properties the following will be required to be provided:
 - 240 litre wheeled bin for residual refuse

- 240 litre wheeled bin for recycling

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

13. Dust Management Plan

It would be expected that a dust management plan be submitted with any subsequent application, this can be an initial draft but should contain the main elements of such a plan. Such a plan should also include an anti-idling policy for plant and machinery onsite to minimise air pollution.

Dust minimisation and control shall have regard to guidance such as:

The Institute of Air Quality Management has produced very current documentation entitled “Guidance on the Assessment of Dust from Demolition and Construction” available at:

<http://iaqm.co.uk/guidance/>

Additionally, the Mayor of London’s office has produced robust supplementary guidance document entitled “The Control of Dust and Emissions During Construction and Demolition” which is available at: <https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/supplementary-planning-guidance/control-dust-and> The HSE also provide guidance on construction dust:

<http://www.hse.gov.uk/construction/healthrisks/hazardous-substances/construction-dust.htm> As do the CITB through the Construction Dust Partnership: <https://www.citb.co.uk/health-safety-and-other-topics/health-safety/construction-dust-partnership/>

Statutory Nuisance

The Public Health Protection Unit would advise that the prevention of nuisance is the responsibility of the developer and their professional advisors. Developers should, therefore, fully appreciate the importance of professional advice. Failure to address issues of noise, dust and light at the development stage does not preclude action by the Council under Section 79 of The Environment Protection Act 1990 in respect of statutory nuisance.

Burning Materials Onsite

There shall be no burning of any material associated with the construction phase on the site.

Date of Report: 21st January 2020

Authorised by:

Date:

Background Papers: Planning application file(s) 18/04481/FUL