

# Public Document Pack



## Northumberland County Council

**Your ref:**

**Our ref:**

**Enquiries to:** Lesley Little

**Email:** Lesley.Little@northumberland.gov.uk

**Tel direct:** 01670 622614

**Date:** Wednesday, 27 January 2021

Dear Sir or Madam,

Your attendance is requested at a virtual meeting of the **CASTLE MORPETH LOCAL AREA COUNCIL** to be held on **MONDAY, 8 FEBRUARY 2021** at **4.00 PM**.

**Please note this will be a “virtual meeting” that will be streamed live on our Youtube channel at [youtube.com/NorthumberlandTV](https://www.youtube.com/NorthumberlandTV)**

Yours faithfully

Daljit Lally  
Chief Executive

**To Castle Morpeth Local Area Council members as follows:-**

**E Armstrong (Chair), D Towns (Vice-Chair), L Dunn (Vice-Chair (Planning)), D Bawn, J Beynon, Dickinson, R Dodd, J Foster, Jackson, V Jones, D Ledger, G Sanderson and R Wearmouth**

**Any member of the press or public may view the proceedings of this virtual meeting live on our YouTube channel at <https://www.youtube.com/NorthumberlandTV>. Members of the press and public may tweet, blog etc during the live broadcast as they would be able to during a regular Committee meeting. However, the only participants in the virtual meeting will be the Councillors concerned and the officers advising the Committee.**



**Daljit Lally, Chief Executive**  
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## AGENDA

### PART I

It is expected that the matters included in this part of the agenda will be dealt with in public.

1. **PROCEDURE TO BE FOLLOWED AT A VIRTUAL PLANNING COMMITTEE** (Pages 1 - 2)
2. **ATTENDANCE AND APOLOGIES FOR ABSENCE**
3. **MINUTES** (Pages 3 - 8)  

Minutes of the meeting of the Castle Morpeth Local Area Council held on Monday 11 January 2021 as circulated, to be confirmed as a true record and signed by the Chair.
4. **DISCLOSURE OF MEMBERS' INTERESTS**  

Unless already entered in the Council's Register of Members' interests, members are required to disclose any personal interest (which includes any disclosable pecuniary interest) they may have in any of the items included on the agenda for the meeting in accordance with the Code of Conduct adopted by the Council on 4 July 2012, and are reminded that if they have any personal interests of a prejudicial nature (as defined under paragraph 17 of the Code Conduct) they must not participate in any discussion or vote on the matter and must leave the room. NB Any member needing clarification must contact Legal Services, on 01670 623324. Please refer to the guidance on disclosures at the rear of this agenda letter.
5. **DETERMINATION OF PLANNING APPLICATIONS** (Pages 9 - 12)  

To request the committee to decide the planning applications attached to this report using the powers delegated to it. (Page 19 on printed copy)

Please note that printed letters of objection/support are no longer circulated with the agenda but are available on the Council's website at <http://www.northumberland.gov.uk/Planning.aspx>
6. **20/02069/REM** (Pages 13 - 36)  

**Reserved Matters relating to appearance, layout, landscaping and scale for the redevelopment of site for the erection of 85 no. dwellings (Use Class C3), multi-use games area, landscaping and associated engineering works pursuant to varied to outline planning permission 19/01241/VARYCO.**  
**Land North East Of Netherton Park, Netherton Park, Stannington, Northumberland**

7. **20/00303/FUL** (Pages 37 - 54)  
**Proposed 4no holiday chalets and food takeaway unit with extended wildlife area (as amended 16/11/2020)**  
**Land South East Of The Drift, Cresswell, Northumberland**
8. **20/03738/VARYCO** (Pages 55 - 68)  
**Variation of condition 2 (approved plans) and 7 (catchment area) pursuant to planning permission 19/03768/FUL (approved under appeal reference APP/P2935/W/20/3252959) to alter parking arrangements on site and extend catchment area to include the Northumberland County Council area first and then Tyne and Wear Conurbation (Newcastle City Council, North Tyneside, South Tyneside, Sunderland, County Durham and Gateshead Metropolitan Borough Council)**  
**East Farm Cottage, Guide Post, Choppington, Northumberland NE62 5PS**
9. **APPEALS UPDATE** (Pages 69 - 80)  
For Members' information to report the progress of planning appeals. This is a monthly report and relates to appeals throughout all 5 Local Area Council Planning Committee areas and covers appeals of Strategic Planning Committee.
10. **LOCAL TRANSPORT PLAN PROGRAMME 2021-22 AND HIGHWAY MAINTENANCE INVESTMENT IN U AND C ROADS AND FOOTWAYS PROGRAMME 2021-22** (Pages 81 - 106)  
The report sets out the details of the draft Local Transport Plan (LTP) programme for 2021-22 and the draft Highway Maintenance Investment in U and C Roads and Footways programme for 2021-22 for consideration and comment by the Local Area Council, prior to final approval of the programme
11. **DATE OF NEXT MEETING**  
The next meeting will be held at 4.00 pm on Monday 8 March 2021.
12. **URGENT BUSINESS**

**IF YOU HAVE AN INTEREST AT THIS MEETING, PLEASE:**

- Declare it and give details of its nature before the matter is discussion or as soon as it becomes apparent to you.
- Complete this sheet and pass it to the Democratic Services Officer.

<b>Name (please print):</b>
<b>Meeting:</b>
<b>Date:</b>
<b>Item to which your interest relates:</b>
<b>Nature of Registerable Personal Interest i.e either disclosable pecuniary interest (as defined by Annex 2 to Code of Conduct or other interest (as defined by Annex 3 to Code of Conduct) (please give details):</b>
<b>Nature of Non-registerable Personal Interest (please give details):</b>
<b>Are you intending to withdraw from the meeting?</b>

**1. Registerable Personal Interests** – You may have a Registerable Personal Interest if the issue being discussed in the meeting:

a) relates to any Disclosable Pecuniary Interest (as defined by Annex 1 to the Code of Conduct); or

b) any other interest (as defined by Annex 2 to the Code of Conduct)

The following interests are Disclosable Pecuniary Interests if they are an interest of either you or your spouse or civil partner:

(1) Employment, Office, Companies, Profession or vocation; (2) Sponsorship; (3) Contracts with the Council; (4) Land in the County; (5) Licences in the County; (6) Corporate Tenancies with the Council; or (7) Securities - interests in Companies trading with the Council.

The following are other Registerable Personal Interests:

(1) any body of which you are a member (or in a position of general control or management) to which you are appointed or nominated by the Council; (2) any body which (i) exercises functions of a public nature or (ii) has charitable purposes or (iii) one of whose principal purpose includes the influence of public opinion or policy (including any political party or trade union) of which you are a member (or in a position of general control or management); or (3) any person from whom you have received within the previous three years a gift or hospitality with an estimated value of more than £50 which is attributable to your position as an elected or co-opted member of the Council.

**2. Non-registerable personal interests** - You may have a non-registerable personal interest when you attend a meeting of the Council or Cabinet, or one of their committees or sub-committees, and you are, or ought reasonably to be, aware that a decision in relation to an item of business which is to be transacted might reasonably be regarded as affecting your well being or financial position, or the well being or financial position of a person described below to a greater extent than most inhabitants of the area affected by the decision.

The persons referred to above are: (a) a member of your family; (b) any person with whom you have a close association; or (c) in relation to persons described in (a) and (b), their employer, any firm in which they are a partner, or company of which they are a director or shareholder.

### **3. Non-participation in Council Business**

When you attend a meeting of the Council or Cabinet, or one of their committees or sub-committees, and you are aware that the criteria set out below are satisfied in relation to any matter to be considered, or being considered at that meeting, you must : (a) Declare that fact to the meeting; (b) Not participate (or further participate) in any discussion of the matter at the meeting; (c) Not participate in any vote (or further vote) taken on the matter at the meeting; and (d) Leave the room whilst the matter is being discussed.

The criteria for the purposes of the above paragraph are that: (a) You have a registerable or non-registerable personal interest in the matter which is such that a member of the public knowing the relevant facts would reasonably think it so significant that it is likely to prejudice your judgement of the public interest; **and either** (b) the matter will affect the financial position of yourself or one of the persons or bodies referred to above or in any of your register entries; **or** (c) the matter concerns a request for any permission, licence, consent or registration sought by yourself or any of the persons referred to above or in any of your register entries.

**This guidance is not a complete statement of the rules on declaration of interests which are contained in the Members' Code of Conduct. If in any doubt, please consult the Monitoring Officer or relevant Democratic Services Officer before the meeting.**

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## Northumberland County Council

### PROCEDURE AT VIRTUAL PLANNING COMMITTEE

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#### A Welcome from Chairman to members and those watching on the livestream

Welcome to also include reference to

- (i) Fact that meeting is being held on a virtual basis
- (ii) Members are asked to keep microphones on mute unless speaking and otherwise respect the etiquette of a remote meeting including raising a hand when they wish to speak
- (iii) The changes to the public speaking protocol to include written representations being read out by an officer (but to retain speaking by local member where applicable)

#### B Record remote attendance of members

- (i) Legal officer asks each member in alphabetical order to indicate presence at meeting
- (ii) Democratic Services Officer (DSO) to announce and record any apologies received

#### C Minutes of previous meeting and Disclosure of Members' Interests

#### D Development Control

##### APPLICATION

##### Chair

Introduces application

Site Visit Video (previously circulated) - invite members' questions

##### Planning Officer

Updates – Changes to recommendations – present report

Public written representations and speaking (local member)

Objector(s) (up to 750 words) – to be read by Officer

Local member (up to 5 mins)/ parish councillor (up to 750 words)- to be read by Officer

Applicant/Supporter (up to 750 words) – to be read by Officer

NO QUESTIONS IN RELATION TO WRITTEN REPRESENTATIONS OR OF/BY LOCAL COUNCILLOR

**Committee members' questions to Planning Officers**

Chairman to respond to raised hands of members as to whether they have any questions of the Planning Officers

**Debate (Rules)**

Proposal

Seconded

DEBATE

Again Chairman to respond to raised hand of members as to whether they wish to participate in the debate

- No speeches until proposal seconded
- Speech may not exceed 6 minutes
- Amendments to Motions
- Approve/Refuse/Defer

**Vote(by majority or Chair's casting vote)**

- (i) Planning Officer confirms and reads out wording of resolution
- (ii) Legal officer should then proceed to ask each member in turn to indicate which way they wish to vote – FOR/AGAINST/ABSTAIN (reminding members that they should abstain where they have not heard all of the consideration of the application)



**NORTHUMBERLAND COUNTY COUNCIL**  
**CASTLE MORPETH LOCAL AREA COUNCIL**

At a virtual meeting of the **Castle Morpeth Local Area Council** held on **Monday, 11<sup>th</sup> January, 2021** at **2.00 pm**

**PRESENT**

Councillor E. Armstrong  
(Chair in the Chair)

**MEMBERS**

Bawn D.L.	Jackson P.A.
Beynon J.	Ledger D.
Dodd R.R.	Sanderson H.G.H.
Dunn L.	Towns D.
Foster J.	

**OFFICERS**

Dixon L.	Democratic Services Assistant
Jones P.	Service Director, Local Services
King M.	Highways Delivery Area Manager
Lally D.	Chief Executive
Little L.	Senior Democratic Services Officer
Mowatt R.	Web Communications Assistant
Wardle S.	Neighbourhood Services Divisional Manager

**ALSO PRESENT**

Oliver N.	Cabinet Member
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**183. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Dickinson, Jones and Wearmouth along with P. Lowes

**184. MINUTES OF PREVIOUS MEETING**

**RESOLVED** that the minutes of the meeting held of the Castle Morpeth Local Area Council held on Monday 7 December 2020, as circulated, be confirmed as a true record and signed by the Chair.

## **185. PUBLIC QUESTION TIME**

No questions had been submitted.

## **186. PETITIONS**

There had been no petitions submitted since the previous meeting, no reports for consideration and no updates to be provided.

## **187. LOCAL SERVICES ISSUES – Neighbourhood Services**

S Wardle, Neighbourhood Services Divisional Manager advised that once again, following what had been a very long and challenging year front-line staff had been out working across the entire Christmas period, carrying out various tasks in the community. He asked that the Committee join him in recognising and praising the huge efforts of our front-line teams over what has been the most difficult period we have ever faced.

The refuse collection service had worked very well over Christmas period, during some unfavourable weather conditions but there had been minimal missed bins in this area. A good communication strategy had ensured that substitute collection days were successful. Refuse staff collected around 495 tonnes of residual waste and 160 tonnes of recycling waste on the collections after the Christmas and New Year period, a 10% increase of residual and 18% increase of recycling compared with the previous weeks.

The regular grounds maintenance winter works were well under way. Any further requests for winter work (e.g. hedges and shrub maintenance) which Members may wish to make should be forwarded to Local Services and they would be assessed and added to the schedule if appropriate and resources allowed.

In respect of street cleansing, leaf clearance routes were completed and the regular sweeping schedules were now being used. There had been three of the trial kerbside glass collections and presentation rates and yields had exceeded expectation. During December, free trees were given out to residents at 11 locations spread across the county as part of the Free Tree Scheme. Ultimately, the Council aimed to give away 15,000 trees and was on target to achieve this in the coming months.

It was requested that the Committee's congratulations and praise be passed on to the front-line staff who had done an excellent job throughout the year which had also been recognised by residents.

Information on the glass collection rates for Stobhill would be provided to Councillor Beynon following his request.

**RESOLVED** that the information be noted.

## 188. COVID UPDATE

The Chair advised that this item had been withdrawn as Members had received an update at Council the previous week and regular briefings for Members were being held.

## 189. BUDGET 2021-22 AND MEDIUM TERM FINANCIAL PLAN

Councillors N Oliver, Cabinet Member for Corporate Services and G Sanderson, Leader, provided a power point presentation which outlined the Council's strategy to the 2021-22 Budget within the context of the corporate plan. A copy of the presentation would be filed with the signed minutes and be uploaded to the Council's website, with the following information noted.

### Budget 2021-22 Approach

- Maintain the frontline services important to residents and businesses
- Continue to support the most vulnerable in communities whilst giving communities more control.
- Leading economic recovery following Covid and investment in a green recovery.
- Meet budget challenges through a programme of continuous innovation and improvement.

### State of the Area

- **Public Health** - the most up to date Covid figures were provided and it was hoped that the peak had been reached in Northumberland. Hospitals were extremely busy and it was important that everyone followed the current Government guidelines to prevent infections.
- **Economy** – Covid had created a major shock to the economy, however there was a need to create an environment to allow the economy to recover quickly. A lot of workers had been furloughed during the pandemic and there had been an increase of 62% in unemployment figures since March 2020, with retail, leisure and hospitality sectors hit. It was hoped the sectors would be able to recover quickly following the lifting of restrictions with work being undertaken to development the tourism sector.
- **Council Services** - Throughout Covid the Council maintained the services most important to residents and successfully adapted to news ways of working, embracing more use of digital solutions and by continuing to improve and innovate services. Children's Services were rated by Ofsted as 'Good' in 2020. Local democracy was maintained by successfully switching to virtual meetings and, critically, preparing for the coming local elections.

### Budget 2021-22: Financial Context

- Next year savings target circa £8.3 million.
- Improving frontline services.
- Increasing demand for services.
- Covid-19 pandemic.
- Ambitious capital programme.
- Still investing in infrastructure and services whilst delivering savings.

Details were provided of the funding analysis from 2014 – 2024 along with the overall funding arrangements, including the decision to increase the Adult Social Care by the minimum of 3% over two years. Details were also provided on the savings to be made by each directorate and the summary of savings by year. It was proposed that Council Tax would be increased by 1.99%. In respect of debt, Members were advised that there was a need to balance investment with manageable debt and it had not been considered that the previous levels were sustainable.

### **Budget 2021-22: Summary**

- The budget position, whilst challenging, was under control.
- Through managing debt better, revising assumptions around social care and local government reform, the savings gap had been reduced.
- The organisation was in much better shape to do more and provide better value.
- Increased costs and growing pressures in demand remain, particularly in adult and children's services.
- Tough decisions were still to be made but the Administration was committed to protecting the most vulnerable.
- Ambitious for our future with targeted £748 million capital investment programme.
- Investment from North of Tyne Devolution Deal to really make a difference to people's lives.
- Borderlands Growth Deal could act as a catalyst for further investment.
- Determined to shine a light on all that is great about Northumberland as a place to work, live, visit and do business.

Details of investments going forward were highlighted, including the strengths of the current pharmaceutical and global industries, agriculture, natural resources, the importance of tourism and the upcoming investments in Energy Central within Blyth along with the transformations in travel and connectivity and the green recovery.

In response to a question regarding the challenges the County would have to overcome which had been created by the Covid Pandemic, Councillor Sanderson advised that there was already a recovery plan in place and this was to be updated next month. The Business Hub and Communities Together Hub would remain and would continue to support businesses and residents going forward. There was a need to be confident on what the Council already had in place and the expertise of the workforce along with the natural assets Northumberland already had. Councillor Oliver advised that a presentation

had been made at the Corporate Services and Economic Growth Overview and Scrutiny Committee that morning and highlighted the speed at which business grants had been given out in Northumberland and the transformational news around BritishVolt which would have an impact across the region. Tourism would be a key part of recovery for the rural communities and the Council would continue to work towards delivery digital connectivity and lobbying for improvements to roads in the County. The key sector to focus on was the offshore green recovery.

The Chair thanked Councillors Oliver and Sanderson for their presentation.

**RESOLVED** that the information be noted.

## **189. LOCAL SERVICES ISSUES – Highway Services**

M. King, Highways Delivery Area Manager provided an update on Highway Services within the Castle Morpeth area. He advised that a weekly Covid risk assessment and improvements to security had improved safety to operatives. No positive cases had been reported from the Area Team to date. All officers were instructed and encouraged daily to follow the social distance guidelines and report any failings. Town centres were checked weekly for Covid signage with continuous replacement of missing signage.

A mixture of precautionary gritting runs from high route runs to full runs had been undertaken. Between the end of October 2020 to the beginning of December 2020 precautionary runs took place, however since the start of December till 9<sup>th</sup> January 2021 there had been three small weather events predominantly 150-200ft in the higher ground which involved increased gritting runs and ploughing as well as the involvement of the Winter Services Farmers and Sub Contractor framework to support the snow clearing efforts. In Allendale a snow blower was also required to clear some of the smaller roads.

As of the 8:00 hrs on 11<sup>th</sup> January the following had been carried out:

- **49** Full gritting runs involving all 28-front line gritters
- **6** additional reduced runs including all routes defined as west of the A1 (where the level above sea increases out of Zone 1 (Coastal)). This still included 22 front line gritters.
- **10** additional high route runs on routes over 800 ft.
- Secondary routes had been treated on numerous occasions when the conditions persisted for prolonged periods into the day (snow/ice persisting into the day past 10.00 am) or in advance of expected snow/ice

Excluding the three smaller snow events there had been **10,000 tonnes** of salt used on the gritting network. An additional **1,500 tonnes** had been used on snow events etc.

Current salt levels were being assessed for a refill in early February 2021.

Routine Inspections were ongoing and up to date in respect of reactive maintenance. Reactive third party inspections were still rising since coming out of lockdown, and with the third lockdown along with poor weather conditions it was likely that teams would require support and extra resource. The completion of reactive works was hitting most target dates

The routine gully maintenance programme was on target for completion of the 18-month cycle (average 80 per day) and reactive requests were up to date as an additional vehicle had been added to assist with backlog.

Details were provided on the drainage works undertaken along with the both the minor patching work and major schemes. The Castle Morpeth Team, had recently completed a recruitment programme to expand the team to meet demand in relation to extra road works over and above the normal LTP and funded schemes.

Councillor Bawn thanked staff for their response to requests for re-filling grit bins within the area which had been undertaken very quickly.

Councillor Dunn highlighted that, whilst the C123 road had been gritted, there had been at least three accidents in the same spot over the weekend due to the surface water running off from fields and requested that this be investigated to ascertain what remedial steps could be undertaken to prevent a fatal accident happening at this spot. Mr King acknowledged that whilst that was one of the first areas to be gritted it would not help if there was run-off from the field and a longer term solution would need to be found. Discussions would be held with the landowner on how water could be retained on site and improvements made to the drainage. He advised that the gully wagon cleans the area on a regular basis, but this would not stop the run-off. He would escalate the issue and ask Engineers to look at a long term solution.

#### **190. WORK PROGRAMME**

The Castle Morpeth Local Area Council work programme (attached to the signed minutes as Appendix A was presented.

**RESOLVED** that the information be noted.

#### **191. DATE AND TIME OF NEXT MEETING**

The next meeting was scheduled to be held on Monday 8 February 2021 with the time to be confirmed.

**CHAIR** \_\_\_\_\_

**DATE** \_\_\_\_\_



## Northumberland County Council

CASTLE MORPETH LOCAL AREA COUNCIL (VIRTUAL)

DATE: 8 FEBRUARY 2021

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### DETERMINATION OF PLANNING APPLICATIONS

**Report of the Director of Planning**

**Cabinet Member:** Councillor JR Riddle

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#### **Purpose of report**

To request the Local Area Council to decide the planning applications attached to this report using the powers delegated to it.

#### **Recommendations**

The Local Area Council is recommended to consider the attached planning applications and decide them in accordance with the individual recommendations, also taking into account the advice contained in the covering report.

#### **Key issues**

Each application has its own particular set of individual issues and considerations that must be taken into account when determining the application. These are set out in the individual reports contained in the next section of this agenda.

#### **Author and Contact Details**

Report author      Rob Murfin  
Director of Planning  
01670 622542  
Rob.Murfin@northumberland.gov.uk

## **DETERMINATION OF PLANNING APPLICATIONS**

### **Introduction**

1. The following section of the agenda consists of planning applications to be determined by the Local Area Council in accordance with the current delegation arrangements. Any further information, observations or letters relating to any of the applications contained in this agenda and received after the date of publication of this report will be reported at the meeting.

### **The Determination of Planning and Other Applications**

2. In considering the planning and other applications, members are advised to take into account the following general principles:

- Decision makers are to have regard to the development plan, so far as it is material to the application
- Applications are to be determined in accordance with the development plan unless material considerations indicate otherwise
- Applications should always be determined on their planning merits in the light of all material considerations
- Members are reminded that recommendations in favour of giving permission must be accompanied by suitable conditions and a justification for giving permission, and that refusals of permission must be supported by clear planning reasons both of which are defensible on appeal
- Where the Local Area Council is minded to determine an application other than in accordance with the Officer's recommendation, clear reasons should be given that can be minuted, and appropriate conditions or refusal reasons put forward

3. Planning conditions must meet the tests that are set down in paragraph 56 of the NPPF and meet the tests set out in Community Infrastructure Levy Regulations 2010. Conditions must be:

- a. necessary to make the development acceptable in planning terms;
- b. directly related to the development; and
- c. fairly and reasonably related in scale and kind to the development.

4. Where councillors are contemplating moving a decision contrary to officer advice, they are recommended to consider seeking advice from senior officers as to what constitute material planning considerations, and as to what might be appropriate conditions or reasons for refusal.



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## BACKGROUND PAPERS

These are listed at the end of the individual application reports.

### Implications

<b>Policy</b>	Procedures and individual recommendations are in line with policy unless otherwise stated
<b>Finance and value for money</b>	None unless stated
<b>Legal</b>	None unless stated
<b>Procurement</b>	None
<b>Human Resources</b>	None
<b>Property</b>	None
<b>Equalities</b> (Impact Assessment attached) Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Planning applications are considered having regard to the Equality Act 2010
<b>Risk Assessment</b>	None
<b>Crime &amp; Disorder</b>	As set out in the individual reports
<b>Customer Consideration</b>	None
<b>Carbon reduction</b>	Each application will have an impact on the local environment and it has been assessed accordingly
<b>Wards</b>	All



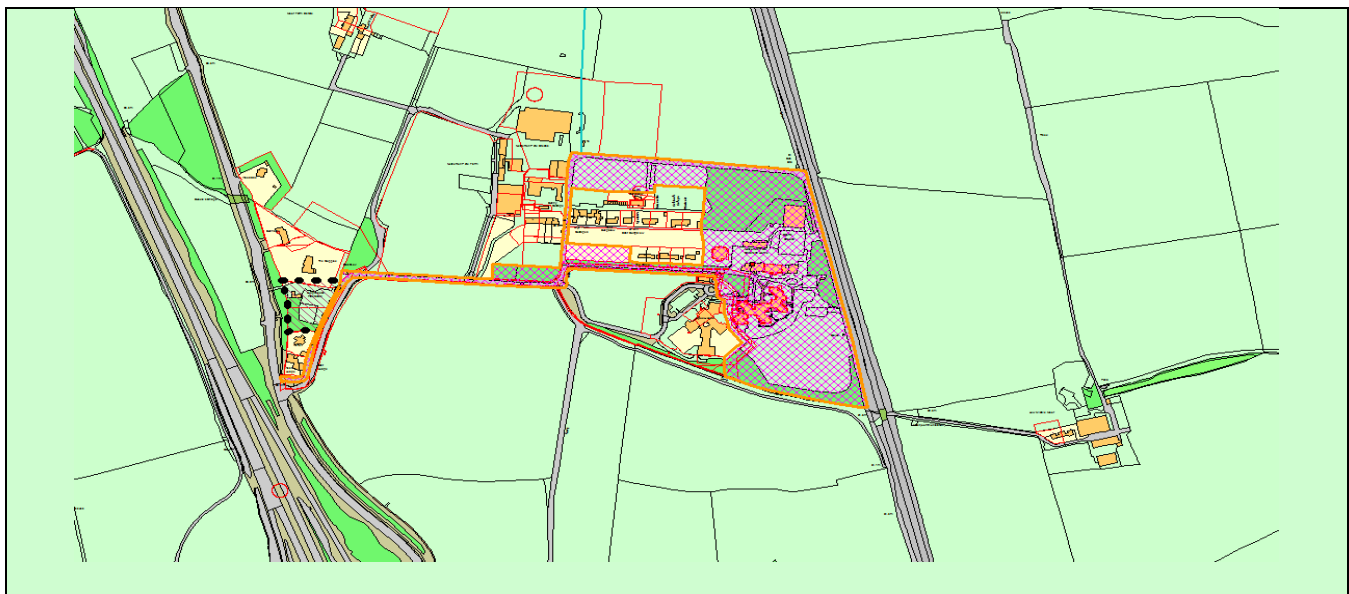


**Northumberland**  
County Council

**CASTLE MORPETH LOCAL AREA COUNCIL**  
**8 FEBRUARY 2021**

<b>Application No:</b>	20/02069/REM		
<b>Proposal:</b>	Reserved Matters relating to appearance, layout, landscaping and scale for the redevelopment of site for the erection of 85 no. dwellings (Use Class C3), multi-use games area, landscaping and associated engineering works pursuant to varied to outline planning permission 19/01241/VARYCO.		
<b>Site Address</b>	Land North East Of Netherton Park, Netherton Park, Stannington, Northumberland		
<b>Applicant:</b>	Mr Richard Newsome Bellway Homes LTD (North East Division), Bellway House, Kings Park, Kingsway North Gateshead NE11 0JH	<b>Agent:</b>	None
<b>Ward</b>	Ponteland East And Stannington	<b>Parish</b>	Stannington
<b>Valid Date:</b>	6 July 2020	<b>Expiry Date:</b>	9 February 2021
<b>Case Officer Details:</b>	Name: Mr Geoff Horsman Job Title: Senior Planning Officer Tel No: 01670 625553 Email: <a href="mailto:geoff.horsman@northumberland.gov.uk">geoff.horsman@northumberland.gov.uk</a>		

**Recommendation:** That this application be GRANTED permission



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## **1. Introduction**

1.1 This application is being referred to the Castle Morpeth Local Area Council as it is the subject of an objection from both Stannington Parish Council and the Netherton Park Residents Association as well as objections from a sizeable number of local residents. The outline planning permission (19/01241/VARYCO) to which this Reserved Matters application is pursuant was approved in July 2019 by senior officers under the Council's delegated powers. The original outline permission (14/00808/OUT) for up to 85 dwellings which permission 19/01241/VARYCO varied was approved in July 2017 following completion of a Section 106 Agreement and consideration by Strategic Planning Committee in February and November 2015. However, in respect of the Council's current standing orders governing what is considered by particular committees, the number of dwellings proposed is below the usual 100 dwelling threshold for consideration by Strategic Planning Committee and bearing in mind that this is a Reserved Matters application which seeks approval for the details rather than the principle of the proposed development, it is considered that this application should be decided by the Local Area Council.

## **2. Description of the application site & proposal**

2.1 The application site comprises a mix of previously developed and 'greenfield' land at Netherton Park, Stannington which lies to the north east of Stannington village between the village and the settlement of Stannington Station. The previously developed parts of the site contain a number of disused buildings and associated curtilage areas that were formerly used as a children's home, with that home now having relocated onto the Kyloe House site to the immediate south west.

2.2 The site lies within the extended Green Belt area designated under Policy S5 of the Northumberland County and National Park Joint Structure Plan (NCSP). To the north of the site lies open countryside. To the immediate east is the East Coast Main Railway Line (ECML) beyond which lies further open countryside. To the south is the Kyloe House Secure Children's Home and open countryside. To the immediate west are a mix of dwellings, agricultural and other commercial buildings and beyond these lie the old and new A1 roads. Encircled by the site is a small area of existing dwellings on The Drive and land to the north.

2.3 Access to the site is from the old A1 road to the west via an access drive that is shared with the properties referred to in paragraph 2.2 above as well as a farmstead and a boarding kennels business to the south west of the site.

2.4 As stated above outline planning permission 14/00808/OUT was granted in July 2017 for up to 85 dwellings on the application site. That permission also approved in detail the means of access to the proposed development which comprised improvements to the site access between the old A1 road and western edge of The Drive. A varied outline permission (19/01241/VARYCO) was approved in July 2019 which amended the previously approved improvements to the site access.

2.5 This application seeks Reserved Matters approval for details of layout, scale, appearance and landscaping in respect of those 85 dwellings. The proposed dwellings would all be 2 storeys in height with the exception of 4 no. units that would

be 2.5 storeys. The mix of dwellings proposed is 6 x 2 bed houses, 23 x 3 bed houses and 52 x 4 bed houses and 4 x 5 bed houses.

2.6 Associated landscaping and engineering works include 3 primary open space areas – one at the eastern end of The Drive accommodating an area of existing tree planting, a further area at the southern end of the site which would include a Multi-Use Games Area (MUGA) and a SUDS basin and a third bunded area along the eastern boundary that is envisaged to be around 3 metres in height and topped with an acoustic fence, with the combined bund/acoustic fence rising to a height of 6 metres above surrounding ground levels.

2.7 Areas of existing tree planting in the eastern area of the site and along the northern boundary are earmarked for removal in order to accommodate the proposed development as is a small corridor of tree planting in the south east corner of the site to accommodate a swale. It is also proposed that all existing trees along the south side of The Drive as well as some along the north side would be removed. As stated above, an existing group of trees at the eastern end of The Drive would be retained together with most trees in the south east corner of the site. Existing hedgerows to the northern site boundary and the southern side of The Drive would be retained. Replacement soft landscaping including new hedge and tree planting is proposed throughout the site including some replacement tree planting on the northern side of The Drive.

2.8 In respect of access into the proposed layout from the western edge of The Drive – where the access details approved under the outline permission end – it is proposed to utilise The Drive as the main access into the proposed layout with this existing road being widened to adoption standards on its southern side to accommodate a segregated footway. Some visitor parking and a service strip would also be provided along the northern side of The Drive with a central traffic calming feature to reduce reduce speeds. Once to the east of The Drive the proposed layout would be served by a mix of estate roads built to adoption standards and shared private drives, including an upgrade to adoption standards of the existing track which runs along the northern edge of the site. This track would not be upgraded where it runs alongside the east and west edges of the site in order to promote use of The Drive as the main access into the proposed layout.

2.9 In terms of planning obligations, none of the proposed dwellings are to be affordable units as there is a Section 106 Agreement running alongside the outline permission which requires 30% of the proceeds from sale of the site by the Netherton Park Trustees to the applicant to be paid to the County Council within 14 days of the commencement of development to be spent by the Council on new build development or renovation works within Northumberland to provide children's home accommodation.

2.10 At the request of the Council's Ecologist, the applicant has agreed to enter into a Unilateral Undertaking to make a contribution of £26,095 (i.e. £307 per dwelling) to the Council's 'Space for Shorebirds' ecology coastal mitigation scheme.

### **3. Planning History**

**Reference Number:** C/74/D/420

**Description:** Revised application in respect of the erection of Netherton Park Assessment Centre

**Status:** Approved

**Reference Number:** 20/03672/NONMAT

**Description:** Non-material amendment relating to approved planning application 19/01241/VARYCO to vary the wording of conditions 4 - approved plans/documents and 26 - bat mitigation.

**Status:** Approved

**Reference Number:** 19/04481/FUL

**Description:** Erection of 1.8 metre high powder coated mid green Palladin style open mesh fence to perimeter of site. Required to deter people walking on to the grounds of the secure unit.

**Status:** Approved

**Reference Number:** 20/03672/NONMAT

**Description:** Non-material amendment relating to approved planning application 19/01241/VARYCO to vary the wording of conditions 4 - approved plans/documents and 26 - bat mitigation.

**Status:** Approved

**Reference Number:** 20/03672/NONMAT

**Description:** Non-material amendment relating to approved planning application 19/01241/VARYCO to vary the wording of conditions 4 - approved plans/documents and 26 - bat mitigation.

**Status:** Approved

**Reference Number:** CM/74/D/295

**Description:** Erection of Netherton Park Assessment Centre

**Status:** Approved

**Reference Number:** C/74/D/420

**Description:** Revised application in respect of the erection of Netherton Park Assessment Centre

**Status:** Approved

**Reference Number:** C/09/00062/CCD

**Description:** Addition of 4 two storey fire escapes to existing building

**Status:** Approved

**Reference Number:** 20/03672/NONMAT

**Description:** Non-material amendment relating to approved planning application 19/01241/VARYCO to vary the wording of conditions 4 - approved plans/documents and 26 - bat mitigation.

**Status:** Approved

**Reference Number:** CM/74/D/295

**Description:** Erection of Netherton Park Assessment Centre

**Status:** Approved

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**Status:** Approved

**Reference Number:** 20/03672/NONMAT

**Description:** Non-material amendment relating to approved planning application 19/01241/VARYCO to vary the wording of conditions 4 - approved plans/documents and 26 - bat mitigation.

**Status:** Approved

**Reference Number:** 14/00808/OUT

**Description:** Outline permission for redevelopment of site for up to 85 residential dwellings (Use Class C3) with all matters reserved except access

**Status:** Approved

**Reference Number:** 19/01241/VARYCO

**Description:** Variation of Condition 4 (Approved Plans) pursuant to planning permission 14/00808/OUT - to gain approval for amended proposed carriageway alterations, site access road plan and masterplan.

**Status:** Approved

**Reference Number:** 20/01845/NONMAT

**Description:** Non Material Amendment relating to planning application 19/01241/VARYCO - to vary wording of condition 5 concerning noise mitigation requirements regarding layout arrangements on eastern part of site.

**Status:** Approved

**Reference Number:** 20/03672/NONMAT

**Description:** Non-material amendment relating to approved planning application 19/01241/VARYCO to vary the wording of conditions 4 - approved plans/documents and 26 - bat mitigation.

**Status:** Approved

#### 4. Consultee Responses

Stannington Parish Council	Object to the application on several grounds. They have concerns related to highway safety, harm to the character of
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	The Drive through removal of trees and harm from removal of trees generally across the site having regard to the contribution that trees make to mitigating climate change. They request further survey work is undertaken on trees within the site and the imposition of a Tree Preservation Order (TPO). They agree with the objections made by the Netherton Park Residents Association.
Netherton Park Residents Association	Object to the application on several grounds. They consider that proposed pedestrian & vehicle access to the site from the old A1 is inadequate and that the proposals compromise design principles embedded in the construction of Netherton Park. There is concern at the proposed change to the character of The Drive from the introduction of new development and tree loss. They have unresolved queries in relation to management of roads within the site and traffic calming, including the section of track that runs up the western side of the site. There are further concerns regarding light pollution to dwellings on The Drive from Kyloe House to the south and the submitted ecology report is considered inadequate. Overall the proposals are considered contrary to the Stannington Parish Neighbourhood Plan.
Northumbrian Water	No objections
County Ecologist	No objections.
County Archaeologist	No objection subject to conditions attached to the outline permission being discharged.
Building Conservation	No comments due to them not being consulted on the previous applications for the site.
Public Protection	Object in principle to the proposals on noise pollution grounds as per their objection to the outline application.
Waste Management - South East	No response received.
Lead Local Flood Authority (LLFA)	No objections.
Environment Agency	No objections.
Highways England	No objections.
Newcastle International Airport	No objection subject to limiting bird attractant species to less than 10% of the proposed landscaping scheme.
The Coal Authority	No objection subject to condition on outline planning permission being discharged re intrusive site investigation to examine further and if necessary mitigate ground stability issues.
Architectural Liaison Officer - Police	No objections.
Fire & Rescue Service	No objection in principle but Building Regulations will need to be satisfied.
Northumbria Ambulance Service	No response received.



Strategic Estates	No response received.
Highways	No objection subject to conditions.
West Tree And Woodland Officer	No response received.
Network Rail	Attention drawn to specific conditions attached to outline permission regarding works in proximity to the ECML.
Natural England	No objections subject to contribution to the Council's ecology coastal mitigation scheme being secured.
Countryside/ Rights Of Way	No objections.

## 5. Public Responses

### Neighbour Notification

Number of Neighbours Notified	52
Number of Objections	30
Number of Support	0
Number of General Comments	0

### Notices

Site Notice - Stat Pub & PROW 5th August 2020

Morpeth Herald 23rd July 2020

### Summary of Responses:

- Agricultural access impeded by parking from dwelling vehicles;
- Inadequate drainage;
- Inadequate access from old A1;
- Highway safety concerns related to increased traffic;
- Need for re-surfacing of access track to west of site on highway safety grounds;
- Traffic calming required;
- Adverse impact on character of The Drive from tree and hedge loss;
- Unresolved site management issues;
- Construction nuisance;
- Proposed additional dwellings on The Drive out of character;
- Increased noise nuisance as a consequence of tree removal;
- Ecology impacts;
- Inadequate foul drainage;
- Increased overlooking;
- No need for more housing in the locality;
- Inadequate ecology surveys;
- Western boundary wall to The Green needs to be restored;
- Loss of trees across the site;
- Boundary inaccuracies re The Drive;
- Inadequate on-street car parking on The Drive for visitors to No.5 The Drive and Kyloe House;
- Interference with human rights;

- Access for fire engines poor;
- Replacement trees needed for The Drive/Kyloe House boundary.

The above is a summary of the comments. Copies of all representations received from consultees and members of public can be viewed in full on the Council's website at the following:

<https://publicaccess.northumberland.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QCWFCEQS0CI00>

## **6. Planning Policy**

National Planning Policy

National Planning Policy Framework (NPPF) (2019)  
National Planning Practice Guidance (NPPG) (2020)

Development Plan Policy

Stannington Parish Neighbourhood Plan (SNP)

Policy 6 – Broadband  
Policy 7 – Safety improvements on the road network  
Policy 8 – Safe cycling and walking routes  
Policy 9 – Provision of highway safety infrastructure  
Policy 10 – Design and character

Castle Morpeth District Local Plan (CMDLP)

RE5 – Surface water run-off and flood defences  
RE8 – Contaminated land  
RE9 – Ground stability  
C1 – Settlement boundaries  
C11 – Protected species  
C15 – Trees in the countryside and urban areas  
C17 – Green Belt  
H9 – Affordable housing in rural areas  
H15 – New housing developments  
H16 – Housing in the countryside  
R4 – Children's play

Northumberland County and National Park Joint Structure Plan (NCSP)

S5 – Extension to the Green Belt

Emerging Planning Policy

Northumberland Local Plan Publication Draft (Reg 19) including minor modifications (May 2019)

STP1 – Spatial Strategy  
STP2 – Presumption in favour of sustainable development  
STP3 – Principles of sustainable development

STP4 – Climate change mitigation and adaptation  
 STP7 – Strategic approach to Green Belt  
 STP8 – Development in the Green Belt  
     HOU2 – Provision of new residential development  
 HOU8 – Residential development in the open countryside  
 HOU9 – Residential development management  
 QOP1 – Design principles  
 QOP2 – Good design and amenity  
 QOP4 – Landscaping and trees  
 QOP5 – Sustainable design and construction  
 TRA1 – Promoting sustainable connections  
 TRA2 – The effects of development on the transport network  
 TRA4 – Parking provision in new development  
 ICT2 – New developments and infrastructure alignment  
 ENV2 – Biodiversity and geodiversity  
 ENV3 – Landscape  
 WAT2 – Water supply and sewerage  
 WAT3 – Flooding  
 WAT4 – Sustainable Drainage Systems  
 POL1 – Unstable and contaminated land  
 POL2 – Pollution and air, soil and water quality  
 INF1 – Delivering development related infrastructure  
 INF5 – Open space and facilities for sport and recreation  
 INF6 – Planning obligations

Other Documents/Strategies

None

## 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
- Character including Green Belt openness & residential amenity
- Noise
- Transportation matters
- Ecology
- Contaminated land & ground conditions
- Flood risk & drainage
- Archaeology/Building Conservation
- Section 106 contributions

### **Principle of development**

7.2 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 Stannington Parish Neighbourhood Plan, the saved policies of the Castle Morpeth District Local Plan and Policy S5 of the Northumberland County and National Park Joint Structure Plan

comprise the development plan and the starting point for determining applications as set out at paragraph 12 of the NPPF. However, the NPPF advises at paragraph 213 that local planning authorities (LPAs) are only to afford existing Local Plans material weight insofar as they accord with the NPPF.

7.3 In accordance with paragraph 48 of 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 has recently undergone examination and the Inspectors report is awaited. 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.

7.4 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.

7.5 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 advises that these three objectives of sustainable development are interdependent and should not be considered in isolation.

7.6 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. Overall it is concluded that the proposals are acceptable.

7.7 The application site lies out with the settlement boundary for Stannington as defined on the Castle Morpeth District Local Plan Proposals Maps and is in the Green Belt. However, the principle of up to 85 dwellings on the site and the details of access to the site from the old A1 have already been approved through the granting of outline planning permission. As such, the only matters to be considered in respect of this current Reserved Matters application are the detailed matters of layout, appearance, scale and landscaping. In this regard, the impact of the proposals on the openness of the Green Belt is considered in further detail in the following section of this report.

7.8 In terms of housing applications and NPPF paragraph 11 footnote 7 to this paragraph further advises that the consideration of whether relevant existing policies are out-of-date includes where the Council cannot demonstrate a 5-year supply of

'deliverable' housing sites, or where the Housing Delivery Test shows that housing delivery was substantially below the requirement of the previous three years.

7.9 As identified in the Northumberland Strategic Housing Land Availability Assessment (December 2018), the Council can demonstrate a 5-year housing land supply. As a result of the ONS publishing more up-to-date 2019 affordability ratios in March 2020, Northumberland's minimum Local Housing Need has reduced slightly to an annual average 651 dwellings per annum. Consequently, when factoring in the 5% buffer allowance to the requirement, Northumberland's provisionally forecast 5-year housing land supply for 2020-2025 from identified sites and the small sites windfall allowance now equates to about 10.9 years supply against the baseline Local Housing Need. Northumberland has also achieved 197% delivery against its minimum housing requirements for the past three years, in accordance with the Housing Delivery Test. Therefore, in the context of Footnote 7 of the NPPF, the presumption in favour of sustainable development does not apply.

7.10 The housing supply figures contained within the Castle Morpeth District Local Plan are considered to be out-of-date and therefore it is considered that in terms of housing land supply matters greater weight should be afforded to the Council's latest 5 year housing land supply data and the indicative distribution of housing requirements within the emerging Local Plan.

7.11 Overall in terms of the principle of development, the proposals are considered to be acceptable.

### **Character including Green Belt openness & residential amenity**

7.12 Relevant planning policy regarding character and residential amenity matters is set down in SNP Policy 10, CMDLP Policies H15 and H16, NLP Policies HOU9, QOP and QOP2 and the NPPF. These promote high quality design that respects local character as well as appropriate relationships between dwellings to safeguard amenity.

7.13 With regard to landscape matters, SNP Policy 10 also refers to the need for development proposals to provide suitable landscaping whilst CMDLP Policy C15 states that developers will be required to provide landscaping including tree planting and hedgerows, particularly indigenous broadleaved species, wherever appropriate, in new development and protect existing trees and hedgerows on sites where development is in progress with Tree Preservation Orders being declared as necessary.

7.14 Also of relevance in assessing character impacts is the location of the site in the Green Belt. In this regard the NPPF is to be afforded greater weight than CMDLP Policy C17 as the latter is not entirely consistent with the NPPF.

7.15 In order for the redevelopment of previously developed land to be appropriate development in the Green Belt, the proposed scheme should not have a greater impact on the openness of the Green Belt than the existing development.

7.16 Green Belt openness has both spatial and visual elements. In terms of the spatial aspect of openness the proposed scheme would clearly introduce additional built development into the Nethererton Park site compared to the existing situation and would therefore be inappropriate development in this regard. However such

development would be fully contained within the site in respect of which outline planning permission has already been granted for up to 85 dwellings with the number of dwellings proposed under this current application being 85. The existence of this extant permission to which this current reserved matters application is pursuant amounts in my view to very special circumstances of sufficient weight to override the harm arising by way of inappropriateness. Given this the proposals are considered acceptable in terms of the spatial aspect of openness due to the extant outline planning permission.

7.17 Turning to the visual aspect of openness, current vistas into the Netherton Park site from all directions afford views of built development, albeit that those views are filtered to varying degrees by existing tree planting, although the degree of screening provided by trees will vary throughout the year with there being greater visibility of buildings during the winter. In this regard public rights of way in the open countryside around the Netherton Park site comprise the footpath that runs from the north west corner of the site northwards to Stannington Station and the road/footpath from the old A1 to the west into the site. As you walk towards Netherton Park on these routes there are clear views of existing built development on the site. There are also views of the site for those passing on the ECML, although these will be brief views only given the speed at which trains are travelling past the site.

7.18 Whilst the proposed scheme would introduce new dwellings onto various areas of the Netherton Park site these would be viewed from the surrounding area in the context of existing built development and despite some existing trees/hedgerows being removed, other existing trees/hedgerows would remain and replacement planting is provided for. With regard to site boundaries existing hedgerows are retained to the northern boundary of the site and to the southern boundary of The Drive, whilst on the western boundary a substantial soft landscaped bund is proposed and to south east corner of the site existing retained trees would be augmented by substantial additional tree planting.

7.19 Furthermore, it is considered that the new dwellings would enhance the visual appearance of certain parts of the site as they would replace currently run down and unsightly former children's home buildings and their associated curtilage areas.

7.20 Having regard to all of the above it is not considered that the proposed scheme would have a greater impact on the openness of the Green Belt in visual terms than the existing development.

7.21 The Netherton Park site at present does have a soft landscaped character in places, particularly along The Drive where there are lines of trees and hedgerows either side and adjacent to the north, east and south boundaries where again there are substantial areas of tree planting. There are also a couple of areas of tree planting within the heart of the application site. However, adjacent areas of Netherton Park outside of the application site such as its western side, the western end of dwellings beyond the north of The Drive and Kyloe House have a more developed character.

7.22 It is proposed that a substantial number of trees will be removed in order to accommodate the proposed dwellings. However overall it is not considered that this would be significantly harmful to local character having regard to the varied character of the Netherton Park estate, the retention of significant amounts of existing trees/hedgerows and proposed replacement planting. Whilst CMDLP Policy C15

requires trees and hedgerows to be protected, it is not possible for all existing trees and hedgerows to be retained in this instance given the constraints of the site in respect of access and noise mitigation.

7.23 Turning firstly in detail to The Drive, whilst some trees and hedgerow along the northern side would be removed as well as all existing trees on the southern side, with these works being necessary to accommodate a site access road of an appropriate standard and accommodate new dwellings on The Drive, existing trees and hedgerows to the northern side adjacent to existing dwellings would be retained, as would the existing hedgerow to the southern side. By way of compensation for tree loss, new tree planting is proposed to the front of the 5 proposed new dwellings on The Drive and the applicant has obtained agreement from the Netherton Park Trustees and the County Council to plant up to 20 replacement trees (equivalent to those removed) on the south side of The Drive to the immediate south of the retained hedge within the grounds of Kyloe House with these replacement trees to be secured by means of a planning condition.

7.24 The introduction of new dwellings on The Drive itself to vacant land on its northern side at its western end is considered acceptable bearing mind the strip of housing development of a similar length on The Green to the north. However, in response to character concerns raised by objectors the applicant has amended their plans to reduce the number of new dwellings on The Drive from 9 to 5 with those proposed dwellings respecting the character of existing dwellings on The Drive in terms of size, height and building lines whilst also ensuring that the westernmost new dwelling provides satisfactory frontage to the western access road and estate entrance.

7.25 In terms of the north, east and south boundaries, whilst some tree removal is again proposed, an existing hedgerow to the northern boundary would be retained and augmented with some new tree planting. Along the eastern boundary of the site a soft landscaped bund is proposed including native trees, hedgerows and wildflower planting and substantial additional new tree planting is proposed in the south east corner of the site.

7.26 Within the heart of the site itself, a substantial area of existing tree planting at the eastern end of The Drive would also be retained, being incorporated into one of the proposed open space areas. New tree and hedge planting is also proposed to new dwelling frontages along the various estate streets.

7.27 The application site and its surroundings are not characterized by any distinctive vernacular in terms of building design with existing buildings being of a variety of scales and materials.

7.28 The proposed site layout comprises design elements that are welcomed such as the use of perimeter blocks that ensure dwellings address street frontages and open space areas. New tree and hedgerow planting is proposed to augment existing trees and hedgerows retained

7.29 A total of 16 house types are shown on the proposed site layout. These show 2 and 2.5 storey dwellings of a brick and tile construction with brick cill/lintel, bay window and entrance canopy details. Overall the design of the proposed house types is considered acceptable. The details of materials for the proposed dwellings are controlled through a condition on the outline permission.

7.30 Moving onto residential amenity matters, it is considered that satisfactory separation distances are provided for between proposed dwellings and existing dwellings and also between the proposed dwellings themselves to ensure that significant harm would not arise in terms of loss of daylight/sunlight, visual intrusion and overlooking. A condition is suggested to prevent additional windows being added to certain dwelling elevations in order to ensure that significant overlooking does not arise in future through alterations to dwellings.

7.31 The layout as originally submitted in the south west corner of the site was considered problematical by those responsible for the management of Kyloe House Secure Children's Home due to overlooking of windows and exercise areas in Kyloe House from certain of the proposed dwellings. Following discussions between the applicant and the management team at Kyloe House, amended plans have been provided which amend the dwelling layout on this part of the site and the Kyloe House management team have now confirmed that these amended plans satisfactorily address their previous concerns. Conditions are also suggested to ensure that no additional side elevation windows are added to the dwellings adjacent to Kyloe House and to ensure that where there are windows in certain new dwellings that could overlook sensitive areas of the Kyloe House site that these open in a certain direction to further minimise overlooking.

7.32 Concerns have been raised that additional light pollution from the Kyloe House site would arise to existing residents on The Drive from the removal of trees on The Drive. Whilst outlook from The Drive as reconfigured would be more open in character than is the case at present, detailed work on light pollution undertaken in connection with the outline planning application showed that no significant light pollution would raise to residents on The Drive even with all trees removed from the southern boundary and a condition on the outline permission ensures that such luminance levels are maintained in respect of the site's redevelopment. In addition to this new tree planting, the existing retained hedge to the southern boundary of The Drive and existing mounded areas on the Kyloe House site would provide some screening between Kyloe House and The Drive.

7.33 In terms of CMDLP Policy R4, play provision is secured on-site with a Multi-Use Games Area (MUGA) proposed within the southern open space area. A condition attached to the outline permission requires this to be provided prior to occupation of the 10<sup>th</sup> dwelling.

7.34 A condition is suggested to ensure that provision is made for high speed broadband connection in accordance with SNP Policy 6.

7.35 Overall the proposals are considered acceptable in terms of character and residential amenity considerations. A further residential amenity matter relates to noise pollution and this is covered separately in the following section of this report.

### **Noise**

7.36 As advised above, the Council's Public Protection team object in principle to the proposed development as they objected to the previous grant of outline permission for up to 85 dwellings due to concerns regarding noise pollution to the occupiers of the proposed dwellings from rail noise associated with the east coast main railway line which runs to the east of the site and the A1 to the west.



7.37 In this regard it is to be noted firstly that notwithstanding the objection of the Council's Public Protection team to the outline application, Strategic Planning Committee decided having regard to all material planning considerations that outline planning permission should be granted for up to 85 dwellings subject to conditions suggested by the planning officer handling the application at that time relating to noise mitigation measures. As such the principle of up to 85 dwellings on the site has already been agreed.

7.38 The applicant has submitted a Noise Assessment with this current Reserved Matters application which suggests a number of mitigation measures to address road and rail noise. These comprise:

- an acoustic barrier (a mix of landscaped bund and fence) 6 metres in height to the eastern part of the site parallel to the ECML,
- a 35 metre buffer between the ECML and proposed dwellings,
- particular house type designs for those proposed dwellings nearest to the ECML to ensure that main habitable rooms (living rooms and master bedrooms) have at least one window on the screened side,
- 1.8 metre high acoustic fences for plots 1-3, 6, 19, 45-46, 56-57 and 85
- Glazing and ventilation specifications to provide acoustic insulation to internal areas.

7.39 Such mitigation measures would ensure that satisfactory internal noise levels are achieved within all dwellings with windows closed and appropriate ventilation provided. Residents would however be able to open their windows if to provide additional ventilation if they wished to do so.

7.40 In terms of external noise levels in the gardens of proposed dwellings it is again considered that these would be satisfactory, although noise levels would be at or close to the 55dB(A) maximum level deemed acceptable.

7.41 The proposed mitigation measures are considered to accord with conditions regarding noise mitigation attached to the outline planning permission.

7.42 However, in respect of noise mitigation there is a fundamental difference of opinion between the applicant's noise consultant and the Council's Public Protection team with the latter in particular wanting guideline internal noise levels to be achievable whilst windows to main habitable rooms are open. Public Protection likewise do not accept the recently published AVO Guide guidelines relating to noise and ventilation.

7.43 Given the above fundamental difference of opinion, officers commissioned an independent noise consultant from Wardell Armstrong to assess the views of both the applicant's noise consultant and the Council's Public Protection team. They have advised that the mitigation measures proposed by the applicant's noise consultant and detailed above, would ensure that in their opinion an acceptable residential environment would be provided for that meets relevant industry guidelines for noise mitigation and ventilation. On the basis of this advice the proposals are considered acceptable in noise terms subject to a condition requiring development to be undertaken in accordance with the applicant's noise assessment and boundary treatments plan.

7.44 Concerns have been raised by existing residents that the removal of trees would result in increased noise pollution for existing dwellings. However, areas of tree planting in themselves do not normally provide significant attenuation from noise and it is considered overall that the noise mitigation measures proposed for the new dwellings would improve the noise climate for existing dwellings also.

### **Transportation matters**

7.45 SNP Policy 7 states that proposals for speed reduction measures for pedestrians, cyclists and other users of the road network will be supported. Policy 8 supports the development of safe cycling and walking routes whilst Policy 9 advises that Section 106 contributions for highway safety infrastructure will be sought where justified. Policy 10 also refers to the need in development proposals to integrate access for pedestrians, cyclists and public transport.

7.46 NPPF paragraph 109 states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impact on the road network would be severe.

7.47 Policies TRA1 and 2 of the emerging Local Plan reflect the above Policy.

7.48 Emerging Local Plan Policy TRA4 refers to new parking standards which are detailed in Appendix D of the Plan. These require a minimum of 2 in curtilage car parking spaces for 3 bed houses and 3 spaces for 4 bed houses. 1 visitor car parking space is also required for every 4 dwellings. However, it is not considered that these standards can be applied at the present time given that the current status of the emerging Plan

7.49 The Council as Local Highway Authority have 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 as originally submitted the Local Highway Authority did raise some detailed queries regarding site layout matters. The applicant has submitted amended plans to address these concerns and the Local Highway Authority now raise no objections subject to conditions.

7.50 A number of objections have been raised alleging that the proposed access arrangements from the old A1 to the site are inadequate. However, these proposed access details were agreed as part of the outline planning permission and are considered acceptable by the Local Highway Authority. They are not a matter for consideration with regard to this current Reserved Matters application.

7.51 Concern has also been expressed regarding the access track that skirts the west, north and east of the application site. The applicant is proposing some improvement of this track where it runs through the west and north areas of the site. However, due to its substandard specification and difficulties related to land-use and ownership constraints in widening this track to meet adoption standards, it is proposed that the main access into the proposed housing area will be via The Drive and use of this access track by estate traffic from the housing area is to be discouraged through not re-surfacing it in its entirety through the western part of the site (although some resurfacing is proposed adjacent to existing dwellings) and through provision of a grasscrete strip in the north west corner of the site where this track turns through 90 degrees at the interface between an area of the track that

would remain unsurfaced and the section of the track along the northern boundary that would be upgraded to adoption standards. This grasscrete strip would have the appearance of a grass verge. It is anticipated that these treatments will discourage use of this access track by residents from the proposed dwellings whilst maintaining access along the track for the existing farm and boarding kennels to the south west of the application site.

7.52 Northumberland Fire & Rescue Service have advised that they have no objections in principle to the proposed layout, although detailed access matters will need to be addressed at Building Regulations stage.

7.53 With regard to public transport provision, there are bus stops on the former A1 to the west of the site which are easily accessible from the site. Given the above, the application site is considered to be accessible by a choice of means of transport.

7.54 A connection would be provided for in the north west corner of the site to a public right of way which runs from the site northwards to Stannington Station

7.55 Overall the proposals are considered acceptable on transportation grounds.

### **Ecology**

7.56 The applicant has submitted a landscape masterplan as part of their application which show replacement planting to compensate for existing vegetation removed whilst also providing for the retention of some existing trees and hedgerows. Detailed planting plans and the implementation of these are secured through conditions attached to the outline permission. Details have also been provided regarding bird and bat box provision and these submissions have been informed by an up-to-date ecology survey report submitted with the application.

7.57 At the request of the Council's Ecologist, the applicant has also agreed to enter into a Unilateral Undertaking to make a contribution of £26,095 (i.e. £307 per dwelling) to the Council's 'Space for Shorebirds' ecology coastal mitigation scheme.

7.58 Objections have been raised regarding the adequacy of the ecology survey work submitted and the impact of the proposals on wildlife. However, the Council's ecologist and Natural England raise no objection to the proposals subject to the Unilateral Undertaking referenced above being completed and landscaping together with new bird/bat boxes being provided in accordance with the submitted details.

7.59 There is a condition on the outline planning permission to ensure that any bats within the site are safeguarded.

7.60 Overall the proposals are considered acceptable in respect of ecology and in accordance with CMDLP Policy C11, the NPPF and relevant emerging NLP Policies.

### **Contaminated land & ground conditions**

7.61 The enquiry site lies within the South East Northumberland Coalfield area with small parts of the site being designed as Development High Risk areas by the Coal Authority.

7.62 The Council's Public Protection team and the Coal Authority raise no objections in respect of ground contamination or ground conditions subject to discharge in due course of relevant conditions regarding these matters attached to the outline planning permission.

7.63 Overall the proposals are considered acceptable in terms of contaminated land and ground conditions and in accordance with CMDLP Policies RE8 and RE9, the NPPF and relevant emerging NLP Policies.

### **Flood risk & drainage**

7.64 The site lies within Environment Agency Flood Zone 1 in terms of fluvial flooding but is shown in other EA records to be at high risk from surface water flooding.

7.65 The applicant has submitted a Flood Risk Assessment and surface water drainage strategy with their application. This provides for the use of sustainable drainage with an attenuation basin proposed at the southern end of the site.

7.66 As advised above, having considered the submitted details the Environment Agency and LLFA raise no objection subject to conditions.

7.67 Details of mains foul drainage have also been provided and Northumbrian Water likewise raise no objections to the proposed drainage arrangements.

7.68 Overall the proposals are considered acceptable in terms of contaminated land and ground conditions and in accordance with CMDLP Policy RE5, the NPPF and relevant emerging NLP Policies.

### **Archaeology/Building Conservation**

7.69 There are conditions attached to the outline permission regarding archaeological investigation of the site and the recording of existing buildings on site prior to their demolition and therefore the proposals are considered acceptable in these respects.

### **Section 106 contributions**

7.70 As stated earlier none of the proposed dwellings are to be affordable units as there is a Section 106 Agreement running alongside the outline permission which requires 30% of the proceeds from sale of the site by the Netherton Park Trustees to the applicant to be paid to the County Council within 14 days of the commencement of development to be spent by the Council on new build development or renovation works within Northumberland to provide children's home accommodation.

7.71 At the request of the Council's Ecologist, the applicant has agreed to enter into a Unilateral Undertaking to make a contribution of £26,095 (i.e. £307 per dwelling) to the Council's 'Space for Shorebirds' ecology coastal mitigation scheme.

7.72 Given that this current application is a Reserved Matters submission pursuant to an outline permission it is not legally justifiable for the Council to require further Section 106 contributions in respect of such matters as education and primary healthcare.

## **Other Matters**

7.73 Objections have been raised relating to a lack of information regarding future site management arrangements. This is a matter to be resolved at a later date and is not a material planning consideration in deciding this reserved matters application.

7.74 Reference is made in comments on the application to the western boundary wall to the Green being restored. This is likewise considered to be a matter beyond the scope of this application.

7.75 Alleged boundary inaccuracies have been raised in relation to the boundary between plot 5 on the proposed layout and No.5 The Drive. However, this current reserved matters application follows the outline permission boundary here and no detailed title documentation evidence has been submitted to substantiate the allegations raised.

7.76 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.

7.77 Crime and Disorder Act Implications; These proposals have no implications in relation to crime and disorder.

7.78 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.

7.79 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.

7.80 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 Overall the proposals are considered to be within the terms of the outline planning permission and are considered acceptable in respect of the principle of development, character including Green Belt openness & residential amenity, noise, transportation matters, ecology, contaminated land & ground conditions, flood risk & drainage, archaeology/building conservation, section 106 contributions matters and other matters subject to conditions and the applicant entering into a Unilateral Undertaking to contribute £26,095 to the Council's 'Space for Shorebirds' ecology coastal mitigation scheme.

## **9. Recommendation**

That this application be GRANTED permission subject to the following conditions and the applicant entering into a Unilateral Undertaking to contribute £26,095 to the Council's 'Space for Shorebirds' ecology coastal mitigation scheme:

### Conditions/Reason

01. The development hereby permitted shall not be carried out other than in complete accordance with the details contained within the following approved plans/documents:

P20-1233 001A Site Location Plan;  
P20-1233 100N Proposed Site Layout;  
P20-1233 102D Boundary Treatment Layout;  
P20-1233 105E Ecological Mitigation Layout;  
P20-1233 107D Open Space Plan;  
P20-1233-300H Landscape Masterplan;  
19197/D001 Rev 5 Engineering Layout;  
19197/D304 Rev 5 SUDS Details;  
19197/703 Typical Swale Detail;  
Flood Risk Assessment & Drainage Strategy RWO/FRADS/19197 Version 9;  
SUDS Risk Assessment 19197 Version 1;  
19197/SK001 Rev 8 Vehicle Tracking;  
Arboricultural Impact Assessment ARB/CP/2329 January 2021;  
SG/D06 1800mm high wall & close boarded fence;  
SG/D10 1800mm high acoustic fence;  
SG/D12 1800mm high boundary/privacy fencing;;  
SG/D16 1800mm high close boarded gate;  
SG/D17 900mm high post & rail fence;  
SG/D18 450mm high trip rail;  
PO-2B-S2-P1 Potter House Type Floor Plans;  
PO-2B-2S-CB-E Potter House Type Elevations;  
SL-2B-2S-P1 Slater House Type Floor Plans;  
SL-2B-2S-CB-E Slater House Type Elevations;  
TA-3B-2S-P1 Rev.A Tailor House Type Floor Plans;  
TA-3B-2S-CB-E Rev.A Tailor House Type Elevations;

TU-3B-2S-P1 Rev.B Turner House Type Floor Plans;  
TU-3B-2S-CB-E Rev.B Turner House Type Elevations;  
MA-3B-2S-P1 Mason House Type Floor Plans;  
MA-3B-2S-CB-E Mason House Type Elevations;  
SY-3B-2S-P1 Sawyer House Type Floor Plans;  
SY-3B-2S-CB-E Sawyer House Type Elevations;  
SC-4B-2S-P1 Rev.A Scrivener House Type Floor Plans;  
SC-4B-2S-CB-E Rev.A Scrivener House Type Elevations;  
S1-4B-2S-P1 Silversmith House Type Floor Plans;  
S1-4B-2S-CB-E Silversmith House Type Elevations;  
WW-4B-2S-P1 Wainwright House Type Floor Plans;  
WW-4B-2S-CB-E Wainwright House Type Elevations;  
CU-4B-2S-P1 Cutler House Type Floor Plans;  
CU-4B-2S-CB-E Cutler House Type Elevations;  
SR-4B-2S-P1 Sculptor House Type Floor Plans;  
SR-4B-2S-CB-E Sculptor House Type Elevations;  
BO-4B-2S-P1 Rev.A Bowyer House Type Floor Plans;  
BO-4B-2S-CB-E Bowyer House Type Elevations;  
PH-4B-2S-P1 Philosopher House Type Floor Plans;  
PH-4B-2S-CB-E Philosopher House Type Elevations;  
LO-4B-2S-P1 Rev.A Lorimer House Type Floor Plans;  
LO-4B-2S-CB-E Lorimer House Type Elevations;  
WE-4B-2S-P1 Weaver House Type Floor Plans;  
WE-4B-2S-CB-E Weaver House Type Elevations;  
DR-5B-2S-P1 Draper House Type Floor Plans;  
DR-5B-21-CB-E Rev.A Draper House Type Elevations;  
A/218/00/CB/R1/01 Single Garage;  
A/436/00/CB/R1/01 Double Garage.

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

02. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification), no additional window or other opening shall be made in the following elevations of the dwellings/plots specified unless an application for planning permission in that behalf is first submitted to and approved in writing by the Local Planning Authority - 1 east, 5 east, 6 south west, 13 south west, 14 north west, 15 north west, 15 south west, 20 south, 23 south, 27 south, 28 south, 33 south, 36 north, 37 north, 48 west, 49 south, 59 west, 60 north, 60 south, 74 east, 79 east.

Reason: To safeguard the privacy and amenity of the occupiers of adjacent properties and in accordance with the NPPF.

03. Prior to commencement of development a CCTV survey and inspection of the culverted watercourse under the highway shall be undertaken and where this inspection identifies any blockages or defects, these shall be removed and remedied. A further survey of the culvert shall be undertaken upon completion of the development, with any blockages removed and any damages made good within 1 month of that survey being undertaken. These surveys shall be submitted to the local planning authority.

Reason: To prevent increased flood risk on and off site in accordance with Policy RE5 of the Castle Morpeth District Local Plan and the NPPF.

04. The disposal of surface water from the development throughout the construction phase shall be in full accordance with details submitted to and approved in writing by 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 Policy RE5 of the Castle Morpeth District Local Plan and the NPPF.

05. Prior to first occupation details of the adoption and maintenance of all SuDS features shall be submitted to and approved in writing by the Local Planning Authority. A maintenance schedule and log which includes details for all SuDS features for the lifetime of development shall be composed within and be implemented forthwith in perpetuity.

Reason: To ensure that the scheme to dispose of surface water operates at its full potential throughout the development's lifetime in accordance with Policy RE5 of the Castle Morpeth District Local Plan and the NPPF.

06. Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer or a suitably qualified professional must be submitted to and approved in writing 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:

- a) As built drawings for all SuDS components - including dimensions (base levels, inlet/outlet elevations, areas, depths, lengths, diameters, gradients etc);
- b) Construction details (component drawings, materials, vegetation);
- c) Health and Safety file; and
- d) 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 Policy RE5 of the Castle Morpeth District Local Plan and the NPPF.

07. No dwelling hereby permitted shall be occupied unless and until noise mitigation measures in respect of that dwelling, which shall include the acoustic bund/fence to the eastern edge of the site, have been provided in full accordance with the Apex Acoustics Noise & Vibration Impact Assessment Ref: 8184.3 Rev.B dated 27 October 2020 with the exception of acoustic fencing to plot boundaries which shall accord with drawing no. P20-1233 102D Boundary Treatment Layout. Thereafter these noise mitigation measures shall remain in place at all times.

Reason: To safeguard residential amenity in accordance with Policy H15 of the Castle Morpeth District Local Plan and the NPPF.

08. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 as amended (or any order revoking and re-enacting that Order with or without modification), no roof extensions or alterations or other extensions exceeding 1 storey in height shall be undertaken in respect of the



dwellings on plots 6, 13, 14 or 15 hereby permitted without the prior grant of planning permission from the Local Planning Authority.

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

09. The windows in the side elevations closest to Kyloe House of the dwellings on plots 6 and 13 shall open on a vertical plane only and the windows at first floor level in the rear elevations of plots 6 and 7 shall have opening side lights hinged on the side nearest to Kyloe House so as to open towards Kyloe House.

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

10. No dwelling hereby permitted shall be occupied unless and until replacement tree planting comprising up to 20 trees - to compensate for the removal of existing trees to the southern side of The Drive - has been undertaken within the grounds of Kyloe House south of the existing security fence along the northern perimeter in full accordance with details to be submitted to and approved in writing by the Local Planning Authority. Any such replacement tree removed, dying or becoming seriously damaged, defective or diseased within 5 years from its planting shall be replaced in the same location within the next planting season with a tree of a similar size and species to that which it is replacing.

Reason: In the interests of visual amenity in accordance with Policy 10 of the Stannington Parish Neighbourhood Plan, Policies C15, H15 and H16 of the Castle Morpeth District Local Plan and the NPPF.

11. Each new dwelling hereby permitted shall be provided prior to its first occupation with the infrastructure necessary to allow that property to be served by a superfast broadband connection which can be installed on an open access basis. Such infrastructure shall remain in place at all times thereafter.

Reason: In the interests of residential amenity in accordance with Policy 6 of the Stannington Parish Neighbourhood Plan.

12. No dwelling shall be occupied until the car parking area indicated on the approved plans for that dwelling 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.

13. No development above damp proof course level 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.

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.

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

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

**Date of Report: 21/01/21**

**Background Papers:** Planning application file(s) 20/02069/REM

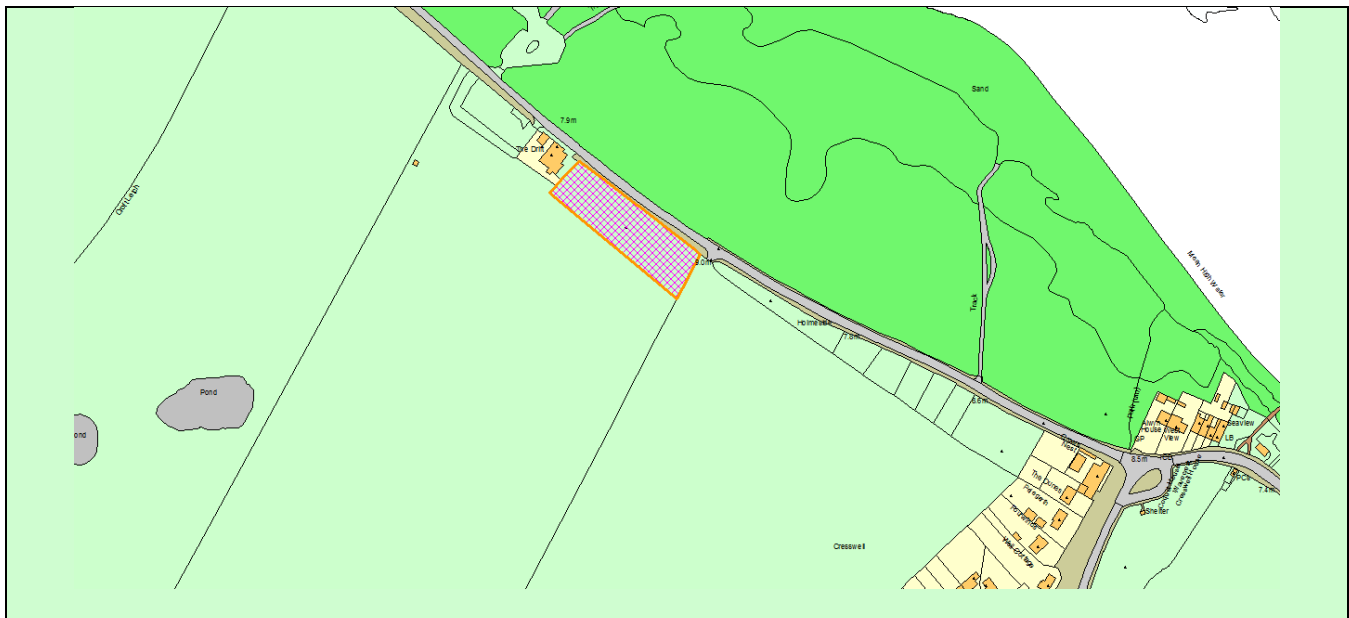


## Northumberland County Council

### Castle Morpeth Local Area Council Meeting, 8<sup>th</sup> February 2021

<b>Application No:</b>	20/00303/FUL		
<b>Proposal:</b>	Proposed 4no holiday chalets and food takeaway unit with extended wildlife area (as amended 16/11/2020)		
<b>Site Address</b>	Land South East Of The Drift, Cresswell, Northumberland,		
<b>Applicant:</b>	Mr Duncan Lawrence The Drift Cafe, Cafe And Bookshop, The Drift, Cresswell, Morpeth, Northumberland, NE61 5LA	<b>Agent:</b>	None
<b>Ward</b>	Druridge Bay	<b>Parish</b>	Cresswell
<b>Valid Date:</b>	19 June 2020	<b>Expiry Date:</b>	09 February 2021
<b>Case Officer Details:</b>	Name: Mr Ryan Soulsby Job Title: Planning Officer Tel No: 01670 622627 Email: Ryan.Soulsby@northumberland.gov.uk		

**Recommendation:** That this application be GRANTED permission subject to a s106 agreement in relation to a contribution to the Coastal Mitigation scheme.



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## 1. Introduction

- 1.1 This application is being referred to the Local Area Council for a decision due to the level of local interest. Under the current scheme of delegation, the

application was referred to the Chief Planning Officer (Director of Planning), Chair and Vice Chair of Strategic Planning Committee where it was considered that the application raises issues of strategic, wider community or significant County Council Interest.

## 2. Description of the Proposals

- 2.1 Planning permission is sought for the construction of 4no holiday chalets and a food takeaway unit on land South East of The Drift, Cresswell.
- 2.2 The 4no holiday chalets would measure 6.5 metres in width by 11.3 metres in length incorporating a pitched roof that would measure 5 metres to the ridge. Materials used would consist of timber cladding upon the external walls whilst roof tiles would match those upon the existing Drift Café.
- 2.3 The proposed takeaway unit would measure 17.7 metres in length by 6 metres in width, also incorporating a pitched roof that measures 4.2 metres to the highest point. Materials would again consist of timber cladding and roof tiles.
- 2.4 The submitted details also indicate the creation of a wildlife area achieved through the creation of a pond and extensive tree planting within this section of the application site.
- 2.5 2no parking spaces would be provided for each chalet with 3no staff parking spaces located to the West of the structures. The proposed takeaway unit will utilise the existing car park for the Drift Café which currently provides parking for 42no vehicles.
- 2.6 The application proposals were amended on 16<sup>th</sup> November 2020 following initial comments from the local planning authority (LPA). It is these amended details that will be considered within the below appraisal.

## 3. Planning History

N/A

## 4. Consultee Responses

Cresswell Parish Council	No objection. Additional litter bins should be located within the surrounding area and parking restrictions put in place.
Highways	No objection subject to recommended conditions.
Public Protection	No objection subject to recommended conditions.
County Ecologist	No objection subject to recommended conditions and CMS contributions.
The Coal Authority	No objection subject to recommended conditions.
Northumbrian Water Ltd	No comment.
Natural England	No objection subject to CMS.
Tourism, Leisure & Culture	Support the application.
County Archaeologist	No objection subject to recommended condition.
Northumberland Coast AONB	No comment.

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## 5. Public Responses

### Neighbour Notification

Number of Neighbours Notified	14
Number of Objections	17
Number of Support	4
Number of General Comments	4

### Notices

General site notice, 25<sup>th</sup> June 2020  
No Press Notice Required.

### Summary of Responses:

17no objections were received from neighbouring residents and members of the public. Concerns were raised regarding:

- Highway safety;
- Overdevelopment of the land;
- Development in the open countryside;
- Impacts on visual amenity and character;
- Light pollution;
- Ecological concerns.

4no representations were received against the application which recognised the benefits the existing Drift Café provides to the area but also raised concerns regarding how an increase in commercial activity would impact upon the area.

4no support comments were received recognising the need for additional holiday accommodation and the employment opportunities that will be created from the development.

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=Q4XFSYQS0CN00>

## 6. Planning Policy

### 6.1 Development Plan Policy

Castle Morpeth District Local Plan (2003, saved policies 2007) (CMDLP)

Policy RE5 - Surface water run-off and flood defences  
Policy RE8 – Contaminated land  
Policy RE9 – Ground stability  
Policy C1 - Settlement boundaries  
Policy C3 – Areas of high landscape value  
Policy C11 - Protected species  
Policy E10 – Self catering holiday accommodation

Policy T6 – Provision for cyclists/cycle routes  
Policy CLC1 – Cresswell settlement boundary  
Policy CLC2 – Cresswell area of high landscape value

## 6.2 National Planning Policy

NPPF - National Planning Policy Framework (2019)  
NPPG - National Planning Practice Guidance (2019, as updated)

## 6.3 Emerging Planning Policy

Northumberland Local Plan - Publication Draft Plan (including Proposed Minor Modifications) (Regulation 19) (submitted on 29th May 2019) (NLP)

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 Health and wellbeing  
Policy ECN 12 A strategy for rural economic growth  
Policy ECN 13 Meeting rural employment needs  
Policy ECN 15 Tourism and visitor development  
Policy TCS 6 Hot food takeaways  
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 2 The effects of development on the transport network  
Policy TRA 4 Parking provision in new development  
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 1  
Policy ENV 3 Landscape  
Policy ENV 4 Tranquillity, dark skies and sense of rurality  
Policy ENV 5 Areas of outstanding natural beauty  
Policy WAT 1 Water quality  
Policy WAT 2 Water supply and sewerage  
Policy WAT 4 Sustainable drainage systems  
Policy POL 1 Unstable and contaminated land  
Policy POL 2 Pollution and air, soil and water quality  
Policy INF 6 Planning obligations

## **7. Appraisal**

7.1 In assessing the acceptability of any proposal, regard must be given to policies contained within the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) is a material consideration and states that the starting point for determining applications remains with the development plan, which in this case contains policies from the Castle Morpeth District Local Plan (2003, saved policies 2007) (CMDLP).

- Principle of development;

- Design;
- Residential amenity;
- Highway safety;
- Ecological impacts;
- Public Protection;
- Archaeological impacts;
- Water management;
- Coal risk.

In accordance with paragraph 48 of the NPPF, local planning authorities (LPA's) may also give weight to relevant policies within emerging plans depending on the stage of preparation, extent of unresolved objections and the degree of consistency with the NPPF. Policies contained within the Northumberland Local Plan - Publication Draft Plan (Regulation 19) and proposed minor modifications (May 2019) can therefore be given some weight in the assessment of this application.

### **Principle of development**

- 7.2 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 development plan comprises the Castle Morpeth Local Plan (2003, saved policies 2007). This document is the starting point for determining applications as set out in the NPPF. 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.
- 7.3 In accordance with 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 the examination in public into the Plan has recently concluded. 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.
- 7.4 Policy C1 of the CMDLP, read in conjunction with the Proposals Map that accompanies the Plan, seeks for development to be focused within existing settlements. It states that development in the open countryside beyond settlement boundaries will not be permitted unless the proposals can be justified as essential to the needs of agriculture or forestry or are permitted by other relevant policies within the Plan.
- 7.5 Policy E10 of the CMDLP is considered relevant and offers a level of support for self catering holiday accommodation outside designated Green Belt land. This policy sets out 5no provisions that all proposals must accord with, those being:
- i) the proposal should be well related to an existing settlement or group of buildings and blend with the landscape;*
  - ii) all buildings should be of a scale, character and materials which respect local building styles;*

- iii) there should be no detrimental effect on areas of high landscape value;*
- iv) there would be no adverse impact on a significant area of best and most versatile agricultural land, or on farm structure;*
- v) car parking should be provided on the basis of a minimum of one car parking space per two bedspaces.*

The policy also notes that where appropriate, the council will attach a planning condition prohibiting the use of the buildings as permanent residential accommodation.

- 7.6 The NPPF at paragraph 83 also offers support to rural development that would contribute to a prosperous rural economy. Part a) of the policy states that this can be achieved through *'the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings'*.
- 7.7 Whilst full weight cannot yet be given to policies within the emerging NLP, policy ECN 15 seeks for Northumberland to be promoted and developed as a destination for tourists and visitors. The policy goes on to note that new chalets will be supported in accessible locations outside the two AONB's and World Heritage site provided the development is adequately screened, taking into account short and long range views, by existing topography or vegetation of new good quality landscaping compatible with the surrounding landscape.
- 7.8 As part of the application assessment, a site visit was undertaken by the Planning Officer with a 'character assessment' document provided as part of the application submission demonstrating short and long range views of the application site. The 4no holiday chalet structures, and takeaway unit, would be well related to the existing Drift Café building with the scale, massing and overall heights of the units ensuring they are viewed as subordinate to the main building on site directly to the West. The creation of a wildlife area upon the South Eastern boundary would negate any concerns in regards to ribbon development of the site and would provide a clearly identified end between built form and further agricultural land extending towards the settlement of Cresswell.
- 7.9 The site forms part of 'the coastal area of Druridge Bay' area of high landscape value and is recognised as having a special identity which can be harmed or destroyed by unnecessary or insensitive development. The amended proposals represent an acceptable form of development that can be appropriately located on site without detrimentally impacting upon the wider designated area. The incorporation of additional landscaping on site is welcomed and provides partial screening to the built form as proposed.
- 7.10 The proposals would provide clear tourism and economic benefits for the area in line with both local and national planning policy. Supporting information has been provided by the applicant outlining the creation of approximately 20 FTE job roles whilst Northumberland Tourism have also lodged their support for the proposals due to the sites location adjacent to the Northumberland Coast Path and the lack of service accommodation currently existing at present. The number of visitors to Northumberland is increasing and there is evidently an increased demand for tourist accommodation and services, where appropriate.



- 7.11 In terms of planning balance, the LPA have determined that the overall benefits of the scheme through the creation of employment and tourism benefits, outweigh any harm considered to be caused by the introduction of built form upon undeveloped agricultural land. There is clear support at both local and national planning policy level for rural development, where appropriate, and the proposals in their current form represent an acceptable form of development that accords with relevant policies.

### **Design**

- 7.12 Whilst visual character has primarily been addressed above, further consideration can be given in this section of the appraisal to the design of the 4no holiday chalets and takeaway units. Paragraph 124 of the NPPF recognises good design as a key aspect of sustainable development whilst paragraph 127 goes on to note that 'developments should function well and add to the overall quality of the area' whilst being 'visually attractive as a result of good architecture, layout and appropriate and effective landscaping'.
- 7.13 Policy QOP 1 of the NLP mirrors these provisions and states that development should 'make a positive contribution to local character and distinctiveness and contribute to a positive relationship between built and natural features including landform and topography'.
- 7.14 The 4no holiday chalets and takeaway unit have been appropriately designed inline with the rural character of the surrounding landscape. The incorporation of a timber cladding upon the external walls of the structures is appropriate for a rural setting and was identified as already existing within the surrounding landscape upon existing structures located along the coastal path. As referenced above, the scale and massing of the buildings are subordinate to the existing café on site and due to the landform and topography of the surrounding environment, they would not provide an overly dominant or incongruous impact upon the landscape.
- 7.15 The incorporation of additional planting upon the South Eastern boundary of the site and the site frontage would further assist in screening views of the development from various viewpoints and would negate any potential impact that the addition of built form upon the application site would cause.
- 7.16 The proposals represent good design in accordance with both local and national planning policy.

### **Residential amenity**

- 7.17 Due to the rural location of the application site, with a separation distance of approximately 150 metres to the nearby permitted travellers site to the South West, the proposals would not cause any adverse impacts upon residential amenity. Future occupiers of the holiday chalets would benefit from an appropriate level of amenity space internally for the premises to be accommodated for holiday purposes and not permanent residential use.

### **Highway safety**

- 7.18 Paragraph 109 of the NPPF states that ‘development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe’.
- 7.19 Policy TRA 2 of the emerging NLP states that all developments must minimise adverse impacts on the transport network. This can be achieved through providing effective and safe access and egress to the existing transport network, including appropriate measures to mitigate and manage any adverse impacts and minimise conflict between different modes of transport including measures for network, traffic and parking management.
- 7.20 Policy TRA 4 states that an appropriate amount of off-street vehicle parking sufficient to serve the new development shall be made available in safe, accessible and convenient locations prior to the development, as a whole or in part, being brought into use. As referenced earlier within the appraisal, policy E10 of the CMDLP stipulates a minimum of one car parking space per two bed spaces within self catering holiday units.
- 7.21 Consultation was undertaken with Highways Development Management who raised no objection to the proposals subject to recommended conditions and the securing of a S278 agreement for various highway improvements at the site and the imposition of a parking management strategy along the entire frontage of the site.
- 7.22 Appropriate parking provision has been provided for the 4no holiday chalets, along with staff car parking, whilst parking provision for the existing takeaway unit can be appropriately accommodated within the existing hardstanding car park located to the North West of the application site beyond the existing Drift Café building. To ensure highway safety at all times, a condition is recommended that the development shall not be brought into use until the required car parking provisions, together with access arrangements, have been formed, and thereafter shall be retained at all times for the parking of vehicles associated with the development.
- 7.23 The proposed development site is to be accessed from a new site access and egress from the C110 public highway. This section of adopted highway has a 20mph speed limit and no parking restrictions. Given that on-street car parking is frequent along this section of highway which can obstruct the sightlines at the access, the applicant must seek to secure the implementation of a Traffic Regulation Order (TRO) through a parking management strategy across the whole of the frontage of the existing and proposed sites to restrict or prohibit parking in these areas. In the interests of highway and pedestrian safety, and the amenity of the surrounding area, it is advised that a construction method statement is submitted prior to the start of works identifying access routes to the site, vehicle cleaning facilities, parking for site operatives and visitors, storage areas and loading/unloading areas.
- 7.24 The proposals, subject to recommended conditions, represent an appropriate form of development on highway grounds that would not adversely impact upon highway safety.

## **Ecological impacts**

- 7.25 Policy C11 of the CMDLP stipulates 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 affect on the species or their habitat.
- 7.26 Paragraph 170 of the NPPF states that planning decisions should contribute to and enhance the natural and local environment and that this can be achieved by 'minimising impacts on and providing net gains for biodiversity'. The provisions are mirrored with policy ENV 2 of the emerging NLP.
- 7.27 Consultation was undertaken with the local authority's ecologist who raised no objection to the proposals subject recommended conditions and the securing of coastal mitigation contributions via a legal agreement.
- 7.28 An ecological impact assessment forms part of the submitted details and assesses the risk to protected species and habitats as being low. Nevertheless, precautionary working method and mitigation must be secured on site via condition to ensure there would be no significant adverse impacts.
- 7.29 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. Contributions have been calculated at £1,377 taking into consideration average occupancy rates within holiday lets and such contributions can be secured via a unilateral undertaking.

## **Public Protection**

- 7.30 Policy RE8 of the CMDLP states that the council will require proposals for the development of all land identified as being, or potentially being contaminated by previous developments of mineral workings, to be accompanied by a statement of site investigation outlining the tests undertaken and the evaluation of the result in order that the council may assess any direct threat to health, safety or the environment.
- 7.31 A phase III remediation strategy report forms part of the application submission and allows the local authority's Public Protection department to confirm no objection to the proposals subject to recommended conditions. In line with the ground gas protection measures as detailed within the report, a validation and verification report of these measures must be submitted to and approved in writing by the local authority prior to any building being brought into use to ensure the safety of the premises for the end user.
- 7.32 Details of the proposed extraction system for the takeaway unit have also been provided which Public Protection have confirmed no objection to. The proposed system is acceptable for a proposal of this scale and there are no sensitive receptors situated in the zone of influence of the site.

## **Archaeological impacts**

- 7.33 Paragraph 187 of the NPPF states that local planning authorities should maintain or have access to a historic environment record. This should contain an up-to-date evidence about the historic environment in their area and can be used to predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.
- 7.34 The site is located within a landscape retaining evidence of human occupation spanning the prehistoric to modern periods. In particular, the proposed development site is located in an area of the Northumberland coast which retains a high potential for unrecorded remains of prehistoric date. The settlement of Cresswell dates from the medieval period. The proposed development site is located some distance from the medieval settlement and is likely to have been in agricultural use from at least the medieval period onwards.
- 7.35 Consultation was undertaken with the local authority's archaeologist who raised no objection to the proposals subject to a recommended condition that a programme of archaeological work is required. Such work must be done in accordance with the NCC Conservation Team's standards for archaeological mitigation and site specific requirements document (dated 30/07/2020).

### **Water management**

- 7.36 The submitted information confirms that foul sewage would be disposed of via an existing on-site septic tank treatment plant whilst surface water will be disposed of via existing soakaway. Such arrangements are acceptable and would ensure appropriate water management at the application site.

### **Coal risk**

- 7.37 Policy RE9 of the CMDLP 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.
- 7.38 The application site is located with a development high risk area as defined by The Coal Authority (TCA). Consultation was undertaken with TCA who confirmed their information indicates that the site lies in an area where historic unrecorded coal mining activity is likely to have taken place at shallow depth. In addition, a recorded mine entry (adit, CA. 428593-001) is present beyond the western site boundary.
- 7.39 The application is accompanied by a Coal Mining Risk Assessment report (February 2020, prepared by Earth Environmental & Geotechnical). The report makes appropriate recommendations for the carrying out of intrusive ground investigations in the form of boreholes in order to establish the depth and condition of shallow coal seams and to inform any necessary remedial measures. The Coal Authority welcomes the recommendation for the undertaking of intrusive site investigations. These should be designed by a competent person to properly assess ground conditions and to establish the exact situation regarding coal mining legacy which could pose a risk to the proposed development. The applicant should ensure that the exact form of

any intrusive site investigation is agreed with the Coal Authority's Permitting Team as part of their permit application. Such works can be secured via condition and will ensure appropriate ground stability on site, prior to the commencement of development.

### **Equality Duty**

- 7.40 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**

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

### **Human Rights Act Implications**

- 7.42 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.
- 7.43 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.
- 7.44 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 proposal represents an acceptable form of development in accordance with both local and national planning policy for reasons outlined above. The scheme would represent both tourism and economic growth for the site and wider area whilst ensuring there would not be significant harm to the rural character.
- 8.2 The application is recommended for approval.

## 9. Recommendation

That this application be GRANTED permission subject to a s106 agreement in relation to a contribution to the Coastal Mitigation scheme and the following conditions.

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

- 1) Location plan (received 30<sup>th</sup> January 2020)
- 2) Proposed holiday chalets (received 30<sup>th</sup> January 2020)
- 3) Ecological appraisal Tyne Ecology (received 20<sup>th</sup> July 2020)
- 4) Proposed site plan drawing no. 001 A.B (received 16<sup>th</sup> November 2020)
- 5) Proposed takeaway unit (received 16<sup>th</sup> November 2020)
- 6) FLORIGO Extraction proposal (received 14<sup>th</sup> December 2020)
- 7) Phase III Remediation Strategy – GEOL Consultants Ltd GEOL20-9720 (received 27<sup>th</sup> November 2020)

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

03. No external lighting may be operated onsite without the prior approval of the Local Planning Authority.

Reason: To limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

04. No building shall be brought into use or occupied until the applicant has submitted a validation and verification report to the approved methodology detailed within the approved plan “Phase III Remediation Strategy – GEOL Consultants Ltd GEOL20- 9720 – 26/11/2020” which has been approved in writing by the LPA.

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.

05. If during redevelopment contamination not previously considered within any statement / report that has received the approval of the Local Planning Authority is identified, then a written Method Statement regarding this material shall be submitted to and approved in writing by the Local Planning Authority – the written method statement must be written by a competent person. No building shall be occupied until a method statement has been submitted to and approved in writing by the Local Planning Authority, and measures proposed to deal with the contamination have been carried out. Should no contamination be found during development then the applicant shall submit a signed statement indicating this to discharge this condition.

“Competent Person” has the same definition as defined within the National Planning Policy Framework (NPPF) ISBN 978-1-5286-1033-9

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.

06. The takeaway unit shall not be brought into use until the car parking area associated with the takeaway unit, as indicated on the approved plans, has been marked out in bays and 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.

07. The chalets shall not be occupied until the car parking area associated with the chalets, as indicated on the approved plans, has been marked out in bays and 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 chalets.

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

08. Notwithstanding the details submitted, development shall not commence until revised details of the proposed highway works comprising, construction of the vehicular access/egress to the site, the construction of the footway from the existing cafe to the existing car park, and the imposition of a parking management strategy along the entire frontage of the site, together with the associated drainage works, provision of lighting and any other related works and associated items have been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use 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.

09. The takeaway unit shall not be brought into use until cycle parking shown on the approved plans has been implemented. Thereafter, the cycle parking shall be retained in accordance with the approved plans and shall be kept available for the parking of cycles at all times.

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

10. The chalets shall not be brought into use until cycle parking shown on the approved plans has been implemented. Thereafter, the cycle parking shall be retained in accordance with the approved plans and shall be kept available for the parking of cycles at all times.

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

11. Development shall not commence until a Construction Method Statement, together with a supporting plan has been submitted to and approved in writing by the Local Planning Authority. The approved Construction Method Statement shall be adhered to throughout the construction period. The Construction Method Statement 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.

12. No external refuse or refuse container shall be stored outside of the approved refuse storage area except on the day of refuse collection.

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

13. 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, and be informed by the mitigation in the report Preliminary Ecological Appraisal Report, Drift Cafe, Cresswell, NE61 5LA (Tyne Ecology, July 2020).
- 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. This will include the commitment to no noisy works over 70dB LA max during the overwintering period October to March inclusive.
- 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, prevent harm to protected species and avoid disturbance to birds which are interest features of the Northumberland Shore SSSI and Northumbria Coast SPA.

14. No development will commence until a Biodiversity Enhancement Plan for the site has been submitted to the LPA for approval in writing. This will include planting details and the enhancement measures included in the report Preliminary Ecological Appraisal Report, Drift Cafe, Cresswell, NE61 5LA (Tyne Ecology, July 2020), including;
- gaps through boundary and internal fences
  - details of the planting and establishment method for the pond/wildlife area
  - numbers and locations of bird boxes

The approved plan 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 and enhance the biodiversity value of the site.

15. A programme of archaeological work is required in accordance with NCC Conservation Team (NCCCT) Standards for Archaeological Mitigation and Site Specific Requirements document (dated 30/07/20). The archaeological scheme shall comprise three stages of work. Each stage shall be completed and approved in writing by the Local Planning Authority before it can be discharged.

a) No development or archaeological mitigation shall commence on site until a written scheme of investigation based on NCCCT Standards and Site Specific Requirements documents has been submitted to and approved in writing by the Local Planning Authority.

b) The archaeological recording scheme required by NCCCT Standards and Site Specific Requirements documents must be completed in accordance with the approved written scheme of investigation.

c) The programme of analysis, reporting, publication and archiving if required by NCCCT Standards and Site Specific Requirements documents must be completed in accordance with the approved written scheme of investigation.

Reason: The site is of archaeological interest.

16. No development shall commence until intrusive investigations have been carried out on site to establish the exact situation in respect of coal mining legacy features. The findings of the intrusive site investigations shall be submitted to the local planning authority for consideration and approval in writing. The intrusive site investigations shall be carried out in accordance with authoritative UK guidance.

Reason: The undertaking of intrusive site investigations is required in order to ensure the safety and stability of the development in accordance with the National Planning Policy Framework.

17. Where the findings of the intrusive site investigations (required by condition 16) identify that coal mining legacy on the site poses a risk to surface stability, no development shall commence until a detailed remediation scheme to protect the development from the effects of such land instability has been submitted to the Local Planning Authority for consideration and approval in writing. Following approval, the remedial works shall be implemented on site in complete accordance with the approved details.

Reason: The undertaking of intrusive site investigations is required in order to ensure the safety and stability of the development in accordance with the National Planning Policy Framework.

18. Notwithstanding any description of the materials in the application, no construction of building shall commence until precise details, to include samples, of the materials to be used in the construction of the external walls and roofs of the buildings have been submitted to, and approved in writing 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 and in accordance with the provisions of policy E10 of the Castle Morpeth District Local Plan and the National Planning Policy Framework.

19. The development shall be implemented and occupied in accordance with the following:
- (i) The accommodation shall be occupied for holiday purposes only;
  - (ii) The accommodation shall not be occupied as a person's sole, or main place of residence;
  - (iii) The owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of the accommodation, and their main home addresses, and shall make this information available at all reasonable times to the Local Planning Authority.

Reason: To avoid the creation of a permanent residential dwelling and to allow further consideration of any alternative residential use, in the interests of amenity and in accordance with Policy E10 of the Castle Morpeth District Local Plan.

## Informatives

- 1) 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
- 2) 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).

You are advised to contact the Council's Traffic Management Section at [highwaysprogramme@northumberland.gov.uk](mailto:highwaysprogramme@northumberland.gov.uk) before and during the construction period in respect of the imposition of a parking management strategy along the entire frontage of the site.

- 3) Building materials or equipment shall not be stored on the highway unless otherwise agreed. You are advised to contact the Streetworks team on 0345 600 6400 for Skips and Containers licences.
- 4) In accordance with the Highways Act 1980 mud, debris or rubbish shall not be deposited on the Highway.
- 5) 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
- 6) NCC Conservation Team is part of the Planning Service within Northumberland County Council. The role of the NCC Conservation Team is to advise the LPA regarding the need for and scope of archaeological work to inform the planning process and to mitigate development impacts to the historic environment. The NCC Conservation Team is an advisory service only and does not undertake archaeological fieldwork. The applicant may wish to engage an archaeological consultant to commission and co-ordinate the necessary assessment programme. The Conservation Team does not retain or provide a list of approved archaeological contractors or consultants. Directories of archaeological contractors and consultants are hosted by independent organisations, including:
  - Chartered Institute for Archaeologists:  
<http://www.archaeologists.net/regulation/organisations>
  - British Archaeological Jobs and Resources:  
<http://www.bajr.org/RACSmapp/default.asp>

**Date of Report:** 18<sup>th</sup> January 2021

**Background Papers:** Planning application file(s) 20/00303/FUL



**Northumberland**  
County Council

**Castle Morpeth Local Area Committee 8<sup>th</sup> February 2021**

<b>Application No:</b>	20/03738/VARYCO		
<b>Proposal:</b>	Variation of condition 2 (approved plans) and 7 (catchment area) pursuant to planning permission 19/03768/FUL (approved under appeal reference APP/P2935/W/20/3252959) to alter parking arrangements on site and extend catchment area to include the Northumberland County Council area first and then Tyne and Wear Conurbation (Newcastle City Council, North Tyneside, South Tyneside, Sunderland, County Durham and Gateshead Metropolitan Borough Council)		
<b>Site Address</b>	East Farm Cottage, Guide Post, Choppington, Northumberland NE62 5PS		
<b>Applicant:</b>	Mrs Sandie Baliey 3 The Boulevard, Ascot Road, Watford, WD18 8AG	<b>Agent:</b>	Mr Sean Hedley Unit 3, Hexham Enterprise Hub, Burn Lane, Hexham NE46 3HY
<b>Ward</b>	Choppington	<b>Parish</b>	Choppington
<b>Valid Date:</b>	19 November 2020	<b>Expiry Date:</b>	12 February 2021
<b>Case Officer Details:</b>	Name: Mr Richard Laughton Job Title: Planning Officer Tel No: 01670 622628 Email: richard.laughton@northumberland.gov.uk		

**Recommendation:** That this application be GRANTED permission



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## 1. Introduction

1.1 Under the Council's current Scheme of Delegation the proposal has been vetted by the Director of Planning and the Chairs of the Committee where it was decided that it is to be considered by Members of the Committee. The proposal is seeking an amendment to an application determined at appeal that was previously considered at committee and objections have been received by local residents.

## 2. Description of the Proposals

2.1 The application is seeking a variation of condition 2 (approved plans) and 7 (catchment area) pursuant to planning permission 19/03768/FUL (approved under appeal reference APP/P2935/W/20/3252959) to alter parking arrangements on site and extend catchment area to include the Northumberland County Council area first and then Tyne and Wear Conurbation (Newcastle City Council, North Tyneside, South Tyneside, Sunderland, County Durham and Gateshead Metropolitan Borough Council).

2.2 The original application (Ref: 19/03768/FUL) was for the change of use of East Farm Cottage, Guide Post from a C3 (Dwelling) use class to a C2 (Residential Institutions) use class for the provision of residential accommodation and care for Children.

2.3 The application was heard at Castle Morpeth Local Area Council meeting on 9th December 2019 but on being put to the vote, it was agreed by a majority that it be RESOLVED that the application be DEFERRED to allow information clarifying the following areas to be provided:

- Evidence from similar schemes elsewhere and any impact on the locality.
- Information on the deliverability of the required five parking spaces.
- Information on the likely visitor numbers to the property.

2.4 The application was then considered at Castle Morpeth Local Area Council meeting on 10th February 2020 and against the recommendation of the Planning Officer, the proposal was refused by a majority vote by members for the following reasons:

1. *The proposed scheme has failed to address concerns to highway safety in relation to appropriate on site parking provision and to allow the safe and efficient movement of vehicles and pedestrians. This is in relation to safety hazards from existing farm traffic using the adjacent private access and the proximity of the development to the A196. The application therefore does not comply with the provisions of policy T6 and T7 of the Wansbeck District Local Plan and the NPPF.*
2. *The proposed scheme has failed to provide an appropriate level of parking provision for future occupants and visitors that would cause an overspill onto the adjacent private access road and impair the maneuverability of vehicles for local residents. The additional vehicles and intensified use of the site would have an adverse impact on neighbouring amenity therefore, the application does not comply with the provisions of policy T7 and H10 of the Wansbeck District Local Plan and paragraph 127 of the NPPF*

3. *The use of the detached property as a residential care home would result in unacceptable levels of disturbance and increase the fear of crime to the detriment of the residential amenity of neighbouring occupants which would undermine the quality of life and cohesion of the local community. The application is therefore contrary to paragraph 91 and 127 of the NPPF and Policy H10 of the Wansbeck District Local Plan.*

2.5 The application was subject to an appeal and was allowed by the Planning Inspectorate on 11<sup>th</sup> August 2020. The appeal decision is attached within Appendix A of the Committee Report.

2.6 In relation to the first two refusal reasons, the appeal decision highlighted there to be no significant safety issues with exiting the site onto the A196 and the additional traffic generated from the proposal would not be significant enough to conflict with farm traffic. Overall it was concluded that ..*“parking provision and the movement of vehicles and pedestrians in association with the proposed development would be acceptable and would not lead to any issues of highway safety”*.

2.7 In addition to the third refusal reason and the fear of crime the inspector concluded that.. *“The proposal would provide residential care for 3 children who would be from Northumberland County Council area. I note the third-party representations with regard to the fear of crime and the evidence of other sites where development has been refused based on the fear of crime. However, the Northumbria Police evidence indicates that the use as a children’s residential home at the level proposed would have no more impact than any other family home. Consequently, there does not appear to be any evidential basis to support the fear of crime..... As such, on the basis of the evidence, I find that the proposal would not have a detrimental effect on the living conditions of adjacent residents with particular regard to parking and manoeuvrability, noise and disturbance and fear of crime and is not therefore contrary to Policies T7 and H10 of the Wansbeck District Local Plan in so far as it seeks to protect the living conditions of adjacent residents”*.

2.8 The appeal decision imposed conditions which included:

*Condition 2. The development hereby permitted shall not be carried out other than in complete accordance with the following approved plans:*

*Site Location Plan 150-01 Rev 01  
Site Plan (Existing) 150-02 Rev 04  
Site Plan (Proposed) 300-02 Rev 05  
Existing Floor Plans 150-03 Rev 04  
External Elevation (as Existing) 150-04 Rev 04  
General Arrangement (Proposed) 300-01 Rev 04  
External Elevations (Proposed) 300-03 Rev 04*

*Condition 7. The premises shall only be used as a residential care home for children, with a maximum of 3 children in residence at any one time who shall be from the Northumberland County Council area and shall be no older than 12 years when first placed in care at the premises, and for no other purpose (including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).*

2.9 In summary, the current application seeks to relocate an outbuilding to provide parking provision into the rear garden. This is due to conflicting ownership issues with the front boundary wall. This alteration will therefore seek permission to amend Condition 2 and the proposed site plan to '300-02REV06' to also retain the small boundary wall.

2.10 Condition 7 is sought to be amended to include Northumberland County Council and also children from the wider Tyne and Wear Conurbation.

2.11 The extant permission allows the change of use of the existing detached four bedroom residential property for a residential home for 3no. children up to the age of 18 years old and supporting staff. This would be registered with Ofsted as a care provider. There were no major proposals to undertake any significant structural changes to the property. The home would operate 24 hours a day, 365 days a year supported by on average 3 members of staff working varied shift patterns. During shift changes and dependent upon the time of day, there could be up to a maximum of five staff on site. No emergency placements will be accepted.

2.12 The property is within an existing residential area of Guide Post adjacent to a converted farm steading of East Farm and near a working Farm. The property was previously two cottages converted into one larger dwelling with the use of facing brick and upvc windows. Access is via a private road from the A196 and additional on site parking provision. The property also has a rear garden facing the west opposite farmland and open countryside.

### 3. Planning History

**Reference Number:** 19/03768/FUL

**Description:** Change of use form residential (Class C3) to residential home for children and young people (Class C2) with minor external alterations (As amended 09.12.2019) (amended red line boundary received 16.10.2019 to include access)

**Status:** Refused

#### Appeals

**Reference Number:** 20/00037/REFUSE

**Description:** Change of use form residential (Class C3) to residential home for children and young people (Class C2) with minor external alterations (As amended 09.12.2019) (amended red line boundary received 16.10.2019 to include access)

**Status:** Allowed

### 4. Consultee Responses

Countryside/ Rights Of Way	No objections
Highways	No objections
Choppington Parish Council	No response received.
Public Protection	No objections
Architectural Liaison	No objections



**5. Public Responses****Neighbour Notification**

Number of Neighbours Notified	25
Number of Objections	6
Number of Support	0
Number of General Comments	0

**Notices**

General site notice

News Post Leader 4th December 2020

**Summary of Responses:**

- Increased fear of crime
- Invalid application – no submission of ownership Certificate B and inaccurate red line boundary
- Inadequate parking and highways safety issues
- Should not be allowed to amend inspectors condition – condition 7 was considered important to restrict children to Northumberland area
- Govt stats show that there are a number of children reported missing from care homes and 3 times more likely to run away
- Cause operational issues with council services

**Related attachments:**

- UK Missing Persons Report
- Still in Harm's Way. An update report on trafficked and unaccompanied children going missing from care in the UK
- The APPG for Runaway and Missing Children and Adults and the APPG for Looked After Children and Care Leavers - REPORT FROM THE JOINT INQUIRY INTO CHILDREN WHO GO MISSING FROM CARE. June 2012
- Newspaper Articles (Missing Children)

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=QJBLBIQSJXL00>

Please note that a ownership certificate B has since been submitted and no inaccuracies are to be known with the proposed red line boundary.

**6. Planning Policy****6.1 Development Plan Policy**

Wansbeck District Local Plan 2007  
Policy GP1 (A) - Settlement Limits  
Policy GP30 - Visual Impact of Development  
Policy H10 - Residential institutions and care homes  
Policy T6 - Traffic Implications  
Policy T7 – Parking provision 4.2 National Planning Policy

### 6.2 National Planning Policy

National Planning Policy Framework (2019)  
National Planning Practice Guidance (2020, as updated)

### 6.3 Other Documents/Strategies

Wansbeck Design Guide 2007  
Northumberland Local Plan - Publication Draft Plan (Regulation 19) (Submitted May 2019)  
STP1 Spatial strategy  
STP8 Development in the Green Belt  
HOU8 Residential development in the open countryside  
QOP2 Good design and amenity  
QOP4 Landscaping and trees  
TRA4 Parking provision in new development  
HOU11 Homes for Older and Vulnerable People

## **7. Appraisal**

### **Principle of Development**

7.1 The principle of development has already been established under the appeal decision in August 2020 (ref: APP/P2935/W/20/3252959). The application seeks the amendment of two conditions attached to this permission. As such the issues to consider relate to impact to visual and residential amenity, fear of crime and highway safety. The application is acceptable in principle as it would provide housing for vulnerable children by re-using a previously developed site within a sustainable location in a settlement. The application is therefore in accordance with Policy GP1(a) and H10 of the Wansbeck District Local Plan and the NPPF.

7.2 The application has been submitted in relation to section 73 of the Town and Country Planning Act 1990. This allows an application to seek the removal or variation of a condition following grant of planning permission. The Act refers to any 'planning permission' and a variation can be made whether this was determined by the Local Planning Authority or the Planning Inspectorate.

### **Impact to residential amenity**

#### *Residents' concerns*

7.3 Policy H10 of the Wansbeck District Local Plan stipulates that residents of such an establishment must enjoy satisfactory living conditions in terms of privacy with sufficient outdoor amenity space and freedom from disturbance and pollutant; and there is unlikely to be any disturbance to neighbours. Paragraph 127 of the NPPF seeks to ensure that developments will create places with a high standard of amenity for existing and future users. Paragraph 58 states in relation to 'Requiring good

design' that "Planning policies and decisions should aim to ensure that developments:

- create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion;"

The NPPF goes on to state in para.69 in relation to 'Promoting healthy communities' that "Planning policies and decisions...should aim to achieve places which promote:

- safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.

7.4 There has been concerns raised by local residents that the amendment to condition 7 to include children within the Tyne and Wear catchment area would lead to an increased fear of crime and disturbance as there is a greater probability of children going missing. It has been highlighted that government statistics show that there are a record number of children reported missing from care homes and that children in care are three times more likely to run away than other children. Concerns also relate to housing children in semi-rural location of Guide Post from inner city areas.

7.5 A representation has highlighted the *'Research Conducted by UK charity 'Missing People' based on data provided by the National Crime Agency during 2016-17'* that found 1 in 10 children in care are reported missing compared to 1 in 200 children.

7.6 The document *'An All Party Parliamentary Group Inquiry into Children Missing From Care in 2012'* provides Police figures identifying that there were 17,000 incidents involving 5,000 children missing from care homes for episodes of over 24 hours in just one year. Children who were reported missing from care homes for shorter periods totalled 42,000 Police incidents - relating to 10,000 individual children in care in one year. In 2020 MP's launched an inquiry after figures have more than doubled since 2015 which showed a 31% increase in children reported missing from care homes located in the same borough in which they used to reside.

7.7 Freedom of Information Act requests submitted to Northumbria Police show that there were 946 occurrences of children reported missing in the North Tyneside area between 06/06/2019 to 06/06/2020, relating to only 226 children. Over a similar period last year there were 1,819 occurrences of children reported missing relating to 547 individual children within the Northern Area Command where East Farm Cottage is located.

7.8 The Evening Chronicle found that in 2018, Northumbria Police were called out to incidents at Children's Residential Homes across the force area a total of 2,210 times. 1,273 occasions related to reports of missing children.

7.9 The concerns from residents consider that the statistics highlight there is a high likelihood that children placed within the proposed home will regularly be reported missing to the Police, compared to that of an average family home. The risk of missing episodes will be vastly increased if Condition 7 is amended to include children to be housed from outside of the Northumberland County Council boundaries. It has been further highlighted that a missing child will require a minimum of two visits from Police to obtain details and search the area whilst a

return visit when the child is found or returned to the home. The associated disturbance from constant Police cars frequenting the home late at night would have a profound detrimental effect on neighbouring resident's quality of life and fear of crime. It has been highlighted that the proposal has not considered such visits to the area and intensification of the site.

7.10 It has also been stated that the variation of this condition could drain local resources to manage for vulnerable children outside of the Northumberland County Council area.

#### Appeal decision

7.11 When determining the application the inspector stated in paragraph 18 of the decision that there was no evidence to refuse to the application on the fear of crime. *“The proposal would provide residential care for 3 children who would be from Northumberland County Council area. I note the third-party representations with regard to the fear of crime and the evidence of other sites where development has been refused based on the fear of crime. However, the Northumbria Police evidence indicates that the use as a children’s residential home at the level proposed would have no more impact than any other family home. Consequently, there does not appear to be any evidential basis to support the fear of crime”.*

7.12 Despite there being no overriding reason to refuse the application, the inspector acknowledged the concerns raised by residents and imposed a condition to restrict the age range and children to be housed from the Northumberland area. The inspector explained the reason for this:

*“Although the appellant sought to allow some flexibility in the region from where the children would have formerly resided, I find their suggested wording to be imprecise and unenforceable. In any case, based on the evidence of the Designing Out Crime Officer, I consider that it is important to the operation of the site that children are not remote from family and friends and are from the local area. These conditions are necessary to minimise the intensity of the use and protect the amenity of neighbours”.*

7.13 The reason the condition included the Northumberland County Council area may be partly due to the applicant not providing details on other regions or neighbouring Authority's. A condition needs to be precise and had the search area been more specific within the application, the catchment around Northumberland may have been accepted as the local area by the inspectorate.

7.14 The condition was also imposed due to the Designing our Crime Officer (Northumbria Police) as it was identified that children should be from the local area. Northumbria Police has been consulted on the current application and have no objections as they consider the Tyne and Wear authorities to be the 'local area' in relation to the application site.

#### Northumbria Police

7.15 Northumbria Police refer to The Children Act 1989 which places a duty on local authorities to secure suitable accommodation within their area to allow children to live near home. The Act however makes allowance when this might not be possible and out of area placements may be necessary due to the needs of a particular child

which may not be met by local services or for safeguarding purposes when it is a requirement for a child to leave a certain area. Northumbria Police highlighted that:

*“We echo comments made in The Children’s Commissioner for England report: Pass the parcel – Children posted around the care system December 2019 which states: Looked after children living out of area happens for a number of reasons. It may be that children need to be kept safe from criminal gangs or sexual predators who pose a serious threat to them. Often, however, it is simply because there is nowhere suitable for them to live locally”.*

7.16 Northumbria Police confirmed that children living far away are likely to have more complicated histories and living far away are known to be at much higher risk of going missing and *“Out of area children are uprooted and placed hundreds of miles away and this affects friendships, relationships with families and a child’s sense of belonging”.*

7.17 Northumbria Police also confirmed that a considerable distance across the country from home can also present problems with coordinating professional networks (i.e social care, education, health, and police). However, *“Northumbria Police support local children being homed locally and we are able to support the placement of children from within our own region, which will include Durham....As this is not deemed to be ‘specialised provision’ we would not support children from outside of our region being placed at this address”.*

7.18 Northumbria Police accept that children should be homed locally and consider the Tyne and Wear area and Durham to be within the local area and it is appropriate to re-house certain children outside of their local authority boundaries.

7.19 *The comments from the Police reflect the guidance from The ‘APPG for Runaway and Missing Children and Adults and the APPG for Looked After Children and Care Leavers - REPORT FROM THE JOINT INQUIRY INTO CHILDREN WHO GO MISSING FROM CARE. June 2012’ as it accepts that children can be placed in homes outside their local authority area. In particular “Before placing a child in another local authority, the home local authority should, in collaboration with the receiving local authority, make an assessment of the geographical area to determine whether or not it is safe for the child based on what is known about the risks facing the child”.* This assessment is therefore, not a planning matter and will be between the relevant authorities dealing with childcare.

7.20 The issues highlighting missing children and rehousing in areas far away locations is acknowledged and well-founded however, the amendment of the condition will not result in children being rehoused from great distances from other areas of the country and from within local catchment areas. It should be noted that areas in Tyne and Wear and Durham may also be closer to Guide Post than some areas in Northumberland. In addition, there has been no comments or concerns raised by the Police, Public Protection and Children’s Services in Northumberland County Council, therefore there is no evidence to indicate there will be impacts to local services by crossing authority boundaries. There is also a requirement to provide housing for vulnerable people and there is a duty to ensure safe housing for young children.

7.21 In their response, Northumbria Police requested the following conditions:

- *“That only children from the region (Northumberland County Council, Newcastle City Council, North Tyneside, South Tyneside, Sunderland, County Durham and Gateshead Metropolitan Borough Council) be considered for placement at this address.*
- *The provider (Action for Children), complies with The Care Planning, Placement and Case Review statutory guidance and the associated regulations updated in 2013, where children’s homes notify their host local authority when a child is placed with them by another authority and to comply with best practice advocated by ADCS (The Association of Directors of Children’s Services) in that the home notify the relevant police force when a child is being placed out of area, based on the needs/risk of the child. It is hoped that this additional notification channel will assist in the safeguarding of some of the most vulnerable children in the care system. (Note: Northumbria Police details are on the ADCS (The Association of Directors of Children’s Services) website.*
- *Action for Children actively engage in The Philomena protocol – joint responsibility to safely locate and return a missing child.*
- *Responsible Local Authority and Action for Children have arrangements in place to carry out statutory Return Home Interviews (after missing episodes) in required timescales and commit to providing to local police force in timely manner”.*

7.22 The conditions relating to legislation and services outside of planning cannot be imposed on any decision as the Local Planning Authority would not be able to enforce these issues. The details will be added to any permission as a notification to the applicant.

7.23 The concerns from local residents have been taken into consideration however, based on the comments from Northumbria Police and Public Protection, it is considered reasonable to extend the catchment area to include the Tyne and Wear Conurbation (Newcastle City Council, North Tyneside, South Tyneside, Sunderland, County Durham and Gateshead Metropolitan Borough Council). The application is therefore in accordance with Policies T7 and H10 of the Wansbeck District Local Plan and the NPPF as the variation of the condition would not have a significant impact to residential amenity or the fear of crime.

#### Visual Amenity

7.24 The application repositions the outbuilding within the rear garden. It is not considered that this will impact the character of the property or the visual amenity of the street scene. The application is in accordance with Policies GP30 of the Wansbeck District Local Plan and the NPPF.

#### Highways

7.25 The appeal decision had no concerns relating to highway safety concluding that *“parking provision and the movement of vehicles and pedestrians in association with the proposed development would be acceptable and would not lead to any issues of highway safety. As such the proposal would accord with Policies T6 and T7 of the Wansbeck District Local Plan which seek to ensure that development makes appropriate provision for parking and that the existing highway network is adequate to cope with any additional traffic resulting from development. In addition there would*

*be no conflict with the National Planning Policy Framework (the Framework) which states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe”.*

7.26 A revised site plan has been submitted with an alteration to the layout “*which delivers car parking spaces within the red line boundary, without the necessity to remove the small wall*”.

7.27 The Local Highways Authority has been consulted and has no objections to the alterations. The submitted plan retains the previously approved 5 No. car parking spaces which were acceptable to serve this development. The timber shed position, which included approved cycle storage, has also been relocated to the north eastern side of the development area and is acceptable. With consideration of the revised layout, this will not lead to an increased risk to road safety or capacity issues on the private road or the adopted highway beyond those previously accepted and are acceptable in principle. The amendment has been made in relation to ownership issues and the application will still provide adequate parking provision and not further impact any highway safety risk. As such, the application is in accordance with Policies T6 and T7 of the Wansbeck District Local Plan and the NPPF.

### ***Equality Duty***

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

### ***Crime and Disorder Act Implications***

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

### ***Human Rights Act Implications***

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

For an interference with these rights to be justifiable the interference (and the means employed) needs to be proportionate to the aims sought to be realised. The main body of this report identifies the extent to which there is any identifiable interference with these rights. The Planning Considerations identified are also relevant in deciding whether any interference is proportionate. Case law has been decided which indicates that certain development does interfere with an individual's rights

under Human Rights legislation. This application has been considered in the light of statute and case law and the interference is not considered to be disproportionate.

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

## **8. Conclusion**

8.1 The concerns from local residents have been taken into consideration however, based on the comments from Northumbria Police and Public Protection, it is considered reasonable to extend catchment area to include the Tyne and Wear Conurbation (Newcastle City Council, North Tyneside, South Tyneside, Sunderland, County Durham and Gateshead Metropolitan Borough Council). The application is therefore in accordance with Policies T7 and H10 of the Wansbeck District Local Plan and the NPPF as the variation of the condition would not have a significant impact to residential amenity or the fear of crime.

8.2 The application still provides adequate parking provision and not further increase a highway safety risk. As such, the application is in accordance with Policies T6 and T7 of the Wansbeck District Local Plan and the NPPF.

## **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 21<sup>st</sup> September 2020 under permission 19/03768/FUL.

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

02. The development hereby permitted shall not be carried out other than in complete accordance with the following approved plans:

Site Location Plan (red line boundary) 150-01 Rev 01

Site Plan (Existing) 150-02 Rev 04

Site Plan (Proposed) 300-02 Rev 05

Existing Floor Plans 150-03 Rev 04

External Elevation (as Existing) 150-04 Rev 04

General Arrangement (Proposed) 300-01 Rev 04

External Elevations (Proposed) 300-03 Rev 04

Reason: To ensure the development is built in accordance with the approved plans.

03. The development shall not 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.

04. The development shall not be occupied until cycle parking shown on the approved plans has been implemented. Thereafter, the cycle parking shall be retained in accordance with the approved plans and shall be kept available for the parking of cycles at all times.

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

05. The facing materials and finishes to be used in the external alterations shall match the corresponding materials of the existing building in respect of colour, appearance, shape and texture.

Reason: In the interests of the satisfactory appearance of the development upon completion and in accordance with the provisions of the NPPF.

06. Prior to occupation of the care home hereby approved, a Travel Plan must be submitted to and agreed in writing by the local planning authority. The Travel Plan shall at least include:

- Targets for the travel of staff and visitors to and from the site by other means than the car;
- Effective measures for the on-going monitoring of the Travel Plan;
- A commitment to delivering the objectives of the Travel Plan for a period of at least five years from first occupation of the development;
- Effective mechanisms to achieve the objectives of the Travel Plan by the occupiers of the property.

The development hereby permitted shall be implemented in accordance with the agreed Travel Plan.

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

07. The premises shall only be used as a residential care home for children, with a maximum of 3 children in residence at any one time who shall be from the Northumberland County Council area and then Tyne and Wear Conurbation (Newcastle City Council, North Tyneside, South Tyneside, Sunderland, County Durham and Gateshead Metropolitan Borough Council) and shall be no older than 12 years when first placed in care at the premises, and for no other purpose (including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

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

8. The residential care home for children hereby approved shall not be used to provide care to children requiring an emergency placement.

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

**Date of Report: 23/01/2021**

**Background Papers:** Planning application file(s) 20/03738/VARYCO



# Northumberland County Council

## Appeal Update Report

Date: February 2021

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### Planning Appeals

**Report of the Executive Director of Regeneration, Commercial and Economy**

**Cabinet Member:** Councillor JR Riddle

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#### **Purpose of report**

For Members' information to report the progress of planning appeals. This is a monthly report and relates to appeals throughout all 5 Local Area Council Planning Committee areas and covers appeals of Strategic Planning Committee.

#### **Recommendations**

To note the contents of the report in respect of the progress of planning appeals that have been submitted to and determined by the Planning Inspectorate.

#### **Link to Corporate Plan**

This report is relevant to all of the priorities included in the NCC Corporate Plan 2018-2021 where identified within individual planning applications and appeals.

#### **Key issues**

Each planning application and associated appeal has its own particular set of individual issues and considerations that have been taken into account in their determination, which are set out within the individual application reports and appeal decisions.

# Recent Planning Appeal Decisions

## Planning Appeals Allowed (permission granted)

Reference No	Proposal and main planning considerations	Award of costs?
19/00072/VARYCO	<p>Removal of condition 21 (footway and lighting) on approved planning application 18/01245/OUT - Southcroft Stables, The Croft, Ulgham</p> <p>Main issues: the applicant fails to convincingly demonstrate that there is no longer the need for a footway connection on Ulgham Lane and this requirement remains relevant with respect to highway and pedestrian safety concerns.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No
20/01800/AGRGDO	<p>Prior notification for a proposed new building to provide storage for forestry tools – land south-east of Hyons East Wood, Moor Road, Prudhoe</p> <p>Main issues: the proposed development is not reasonably necessary for the purposes of forestry and is therefore not permitted development.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No

## Planning Appeals Split Decision

Reference No	Proposal and main planning considerations	Award of costs?
None		

## Planning Appeals Dismissed (permission refused)

Reference No	Proposal and main planning considerations	Award of costs?
20/00173/OUT	<p>Outline application for development of 18 dwellings, including access road, car parking, landscaping, gardens and all other ancillary works (Some Matters Reserved) - land north-east of Scout Centre, The Green Mile, Barrasford</p>	No

	<p>Main issues: encroachment into the open countryside with harmful impact upon the character and appearance of the site and surrounding area; and location of site is not considered to be sustainable for a development of this scale.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	
19/03973/OUT	<p>Outline permission for up to 18 dwellings (including 7 self-build plots), including affordable housing and access - land west of Westacres, Wark</p> <p>Main issues: development in the open countryside; harmful impact on the character and rural setting of Wark; and insufficient information to assess impact on protected species.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No – claim refused
19/04903/FUL	<p>Proposed development of nine self-build dwellings, along with associated highways access, vehicle parking and landscaping - land west of Westacres, Wark</p> <p>Main issues: development in the open countryside; harmful impact on the character and rural setting of Wark; fails to provide an acceptable scheme for the provision of affordable housing; and insufficient information to assess impact surface water drainage and flood risk.</p> <p>Appeal against non-determination</p>	No
18/03407/FUL	<p>Construction of five new build two storey detached dwellings with three detached garages and associated access – land west of Brewery Close, Stamfordham</p> <p>Main issues: development in the open countryside; harmful impact on the character of the landscape and the area; overbearing impact on existing dwellings; out of keeping with surrounding properties; and no satisfactory mitigation has been secured resulting in harm to the ecological value of the site and surrounding grassland.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No

19/01312/FUL	<p>Proposed dwelling for use by rural worker ancillary to Apperley Dene – land east of Apperley Dene, Stocksfield</p> <p>Main issues: inappropriate development in the Green Belt; and application has not demonstrated an essential need for a rural worker’s dwelling in the open countryside.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No
20/01221/FUL	<p>Proposal for construction of 1no. dwelling with associated access, car parking and landscaping - land north east of The Shires, Great North Road, Clifton</p> <p>Main issues: development in the open countryside; inappropriate development in the Green Belt; and fails to address concerns in respect of land contamination.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No
19/03930/FUL	<p>Demolition of redundant agricultural sheds and storage bay, with development of 4no. holiday cottages including access road, car parking, private garden areas, and other ancillary works - land south-west of Carterside Farm, Whitton</p> <p>Main issues: development in the open countryside in an unsustainable location; and unacceptable impact on landscape character and rural setting.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No
18/04221/OUT	<p>Development of a single residential dwelling, including car parking, access and garden area - land north of The Crest, Alnwick Road, Lesbury</p> <p>Main issues: development in the open countryside; the proposal fails to protect and enhance the distinctive landscape character of Lesbury and the wider area; fails to compensate for the loss of a pond that is a Habitat of Principal Importance; and no suitable mitigation to address recreational disturbance with adverse effect on the Northumbria Coast SPA and Ramsar Site and North</p>	No

	Northumberland Dunes SAC. Delegated Decision - Officer Recommendation: Refuse	
20/00853/FUL	Proposed single storey flat roof extension to rear (Amended description 07/05/2020) - 5 Dene Terrace, Riding Mill  Main issues: unacceptable impact upon residential amenity.  Delegated Decision - Officer Recommendation: Refuse	No
20/01697/FUL	Construction of new rear two storey extension – 9 Longhirst Village, Longhirst  Main issues: siting, scale and design result in less than substantial harm to the Conservation Area; harm to residential amenity of neighbouring dwelling; and lack of ecological survey.  Delegated Decision - Officer Recommendation: Refuse	No
19/00716/HED	High Hedge Complaint: Problems with the height of neighbouring hedge, with no action from neighbour following requests - The Haven, Back Crofts, Rothbury  Main issues: impact of the hedge on the site and wider area  Delegated Decision: remedial notice issued requiring reduction in height of hedge	No

### Planning Casework Unit Referrals

Reference No	Proposal and main planning considerations	Award of costs?
None		

# Planning Appeals Received

## Appeals Received

Reference No	Description and address	Appeal start date and decision level
19/05017/OUT	<p>Outline permission for change of use of agricultural land and construction of 9 no. residential dwellings (including 22% affordable housing) - land east of Greycroft, West Thirston</p> <p>Main issues: development in the open countryside; adverse impact upon the historic character of the village; and would fail to preserve the West Thirston Conservation Area.</p>	<p>27 August 2020</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
20/01756/CLPROP	<p>Certificate of Lawful Proposed Development: Proposed change of use from agricultural building to dwellinghouse (Class C3) – land west of Hague Cottage, Wylam Wood Road, Wylam</p> <p>Main issues: the proposal is not permitted development.</p>	<p>16 September 2020</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
20/01188/OUT	<p>Outline application for erection of single dwelling house, all matters except access are reserved – land to south-west of Kirkheaton Farm, Kirkheaton</p> <p>Main issues: development in the open countryside; would not be sympathetic to the local character of the village; and the proposal would have a harmful impact upon the setting of heritage assets.</p>	<p>29 September 2020</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
19/04938/FUL	<p>Resubmission of approved planning application 17/02932/FUL Erection of new building comprising of 12 self-contained 1 bedroom apartments (use class C3) for specialised independent supported living with associated external works and car parking – land between 86-90, Front Street East, Bedlington</p> <p>Main issues: appeal against non-</p>	<p>29 September 2020</p> <p>Appeal against non-determination</p>



	determination due to invalid application (no fee paid).	
20/01814/FUL	<p>Proposed alterations to site layout with parking changes, secure tool (and nursery materials) store position, hardstanding and size amended, new security gates and polytunnel amended – The Coop, Eachwick</p> <p>Main issues: inappropriate development in the Green Belt; store building is harmful to the rural character of the area; and fails to address concerns raised in respect of land contamination.</p>	<p>2 November 2020</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
20/01233/VARYCO	<p>Removal of Condition 3 (holiday use) pursuant to planning permission 16/03879/COU in order to allow use as principle dwellinghouse – The Coach House, Fenwicks Close Farm, Earsdon</p> <p>Main issues: would result in an isolated home in the countryside and would not be sustainable development.</p>	<p>3 November 2020</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
20/01940/FUL	<p>Construction of single-storey dining room within courtyard – The Hemmel, Beal Bank, Warkworth</p> <p>Main issues: harm to the character and appearance of the existing building.</p>	<p>11 November 2020</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
20/00581/VARYCO	<p>Variation of conditions 2 (approved plans) and 4 (materials) pursuant to planning permission 17/03658/FUL in order to amend the flue position (to the front) and window materials (to be UPVC) and to remove the shutters. Removal of conditions 5 (landscape planting), 8 (boundary treatments) and 9 (refuse strategy) - land south east of Lifeboat House, Haven Hill, Craster</p> <p>Main issues: design and materials are out of character with the street scene; and harm to the character and appearance of historic buildings and the Northumberland Coast AONB.</p>	<p>10 December 2020</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
20/00450/FUL	<p>Retrospective: External display area for temporary timber summer house including</p>	<p>10 December 2020</p>

	<p>local landscaping (amended description) - In-House Inspired Room Design Ltd, Global House, Bridge End Industrial Estate, Hexham</p> <p>Main issues: harmful impact upon the character and appearance of the area and detrimental to visual amenity.</p>	<p>Delegated Decision - Officer Recommendation: Refuse</p>
20/00395/FUL	<p>Change of use from former garden nursery to 2 detached residential houses and associated access road – Fir Trees Nursery, Widdrington Station</p> <p>Main issues: harmful encroachment into the open countryside and rural character of the woodland plantation; lack of completed planning obligation to secure financial contribution to the Council's Coastal Mitigation Service or other alternative mitigation; and insufficient information to assess risk from ground contamination and ground gas.</p>	<p>23 December 2020</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

# Recent Enforcement Appeal Decisions

## Enforcement Appeals Allowed

Reference No	Description and address	Award of costs?
None		

## Enforcement Appeals Dismissed

Reference No	Description and address	Award of costs?
None		

# Enforcement Appeals Received

## Appeals Received

Reference No	Description and address	Appeal start date
18/01524/LISTED	Church View, Slaley  Main issues: solar panels installed in 2006 without planning permission - requests for removal have been unsuccessful.	2 December 2019
18/01344/ENDEVT	Bridgend Caravan Park, Wooler  Main issues: one Enforcement Notice appealed by three parties in respect of operational development to provide extra bases for residential static caravans with associated services	3 December 2019
18/00033/NOAPL	98 Millerfield, Acomb  Main issues: development has been undertaken based on plans refused under planning application 17/00072/FUL	3 December 2019
18/00489/ENDEVT	Land at Moor Farm Estate, Station Road,	9 March 2020

	<p>Stannington</p> <p>Main issues: unauthorised waste reclamation yard and siting of multiple shipping containers</p>	
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## Inquiry and Hearing Dates

Reference No	Description and address	Inquiry/hearing date and decision level
19/00247/FUL	<p>Construction of a publicly accessible landmark, commissioned to commemorate Queen Elizabeth II and the Commonwealth - land at Cold Law, Kirkwhelpington</p> <p>Main issues: development in the open countryside which fails to recognise the intrinsic character and nature of the countryside.</p>	<p>Inquiry date: 9 March 2021</p> <p>Committee Decision - Officer Recommendation: Approve</p>

## Implications

<b>Policy</b>	Decisions on appeals may affect future interpretation of policy and influence policy reviews
<b>Finance and value for money</b>	There may be financial implications where costs are awarded by an Inspector or where Public Inquiries are arranged to determine appeals
<b>Legal</b>	It is expected that Legal Services will be instructed where Public Inquiries are arranged to determine appeals
<b>Procurement</b>	None
<b>Human resources</b>	None
<b>Property</b>	None
<b>Equalities (Impact Assessment attached?)</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/a	Planning applications and appeals are considered having regard to the Equality Act 2010
<b>Risk assessment</b>	None
<b>Crime and disorder</b>	As set out in individual reports and decisions
<b>Customer consideration</b>	None
<b>Carbon reduction</b>	Each application/appeal may have an impact on the local environment and have been assessed accordingly
<b>Wards</b>	All where relevant to application site relating to the appeal

### Background papers

Planning applications and appeal decisions as identified within the report.

### Report author and contact details

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## Northumberland County Council

CASTLE MORPETH LOCAL AREA COUNCIL

DATE : 8 FEBRUARY 2021

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### **LOCAL TRANSPORT PLAN PROGRAMME 2021-22 AND HIGHWAY MAINTENANCE INVESTMENT IN U AND C ROADS AND FOOTWAYS PROGRAMME 2021-22**

**Report of the Interim Executive Director: Rick O'Farrell**

**Cabinet Member: Glen Sanderson, Leader of Council**

#### **Purpose of report**

This report sets out the details of the draft Local Transport Plan (LTP) programme for 2021-22 and the draft Highway Maintenance Investment in U and C Roads and Footways programme for 2021-22 for consideration and comment by the Local Area Council, prior to final approval of the programme.

#### **Recommendations**

Members are asked to comment on the proposals, so that their comments can be considered in the finalisation of both the LTP programme for 2021-22 and the Highway Maintenance Investment in U and C Roads and Footways programme for 2021-22.

#### **Link to Corporate Plan**

This report is relevant to the following key themes in the Corporate Plan for 2018-2021:

- 'Connecting - We want you to have access to the things you need'
- How - "We want to be efficient, open and work for everyone"
- 'Living - We want you to feel safe, healthy and cared for'
- 'Enjoying - We want you to love where you live'
- Success Measures - "We want to make a difference"

#### **LTP Programme 2021 - 22**

#### **Key issues**

1. The Local Transport Plan grant allocation is determined for the Council by the Department of Transport (DfT). The DfT have yet to announce the capital allocations for 2021/22 and beyond. Subsequently, at this stage an indicative settlement of £18,654,000 has been assumed, based on the LTP allocation received from the DfT at the start of 2020/21.

2. During the course of the delivery of the 2020/21 LTP programme, the Council received additional LTP capital funding from DfT for highway maintenance. £2,335,000 of this funding is as yet unallocated and it is proposed that £423,500 of this unallocated sum is used together with the £18,654,000 to provide an LTP programme of £19,077,500 for 2021-22. Further programmes to allocate the remaining £1,911,500 of the additional LTP capital funding will be the subject of further decision reports in due course. This is felt to be a prudent approach at this time given the uncertainty of the DfT allocations and to allow some flexibility for any other further issues or urgent needs that are identified to be addressed in year.
3. A sum of £62,500 of the overall allocation will be retained by the North East Joint Transport Committee to cover central transport costs of the Joint Transport Committee. A £19,015,000 Council Local Transport Plan has therefore been developed for 2021-22, consisting of improvements and maintenance schemes to address four key areas: Walking and Cycling; Safety; Roads; and Bridges, Structures & Landslips.
4. Appendix A to D sets out the details of the recommended LTP Programme for 2021-22.
5. The County Council also included in the Medium Term Financial Plan an additional capital investment of £15 million for highway maintenance of U and C roads and footways across 2020/21 and 2021/22. The funding is specifically targeted towards addressing the decline in the County's minor roads and footways.
6. A £10 million first phase of the programme was approved in 2020/21 and this report provides a programme for the remaining £5 million of this investment.
7. The investment, which is being delivered over two years, is on top of the overall funding for roads, walking and cycling set out in the LTP Programme 2021-22.
8. Appendix E to H sets out the details of the recommended Highway Investment Programme for 2021-22

## **Background**

### **LTP PROGRAMME 2021 - 22**

9. The DfT have yet to announce the capital allocations for 2021/22 and beyond. Subsequently, at this stage an indicative settlement of £18,654,000 has been assumed, based on the LTP allocation received from the DfT at the start of 2020/21.
10. During the course of the delivery of the 2020/21 LTP programme, the Council received an additional £11,421,000 LTP capital funding from DfT for highway maintenance. A programme for £9,036,000 of this additional funding was approved in August 2020, leaving an unallocated sum of £2,335,000. It is proposed that £423,500 of this unallocated sum is used to supplement the £18,654,000 to fund an LTP programme of £19,077,500 for 2021-22. This is felt to be prudent at this time given uncertainty of DfT allocations and should other further issues or urgent needs be identified in year. Further programmes to allocate the remaining £1,911,500 will be the subject of further decision reports in due course.
11. A sum of £62,500 of the overall allocation will be retained by the North East Joint Transport Committee to cover central transport costs of the Joint Transport Committee, leaving a funding allocation for the Council's 2021/22 LTP programme of £19,015,000.



12. As in recent years, the highway maintenance element of the settlement is expected to include a contribution from the Highway Maintenance Incentive fund initiative. The capital funding from this element assumes that the Council retains the highest possible band 3 status and receives the maximum available funding. Confirmation of the funding settlement from the DfT is expected by the end of March 2021.
13. The £19,015,000 Local Transport Plan programme developed for 2021-22 consists of improvements and maintenance schemes to address four key areas: Walking and Cycling; Safety; Roads; and Bridges, Structures & Landslips, the details of the 2021/22 LTP programme are set out in Appendix A to D.
14. The summary of proposed expenditure in 2021-22 across scheme types is as follows:

<b>Appendix</b>	<b>Scheme Type</b>	<b>Proposed Expenditure</b>
<b>A</b>	Walking and Cycling	£1,525,000
<b>B</b>	Safety	£2,195,000
<b>C</b>	Roads	£12,140,000
<b>D</b>	Bridges, Structures and Landslips	£3,155,000
	<b>Total Programme</b>	<b>£19,015,000</b>

15. The LTP programme has been developed following a comprehensive review of the needs for the maintenance of the highway asset, identified road safety issues and potential improvement of the highway and transport network. Requests for improvements and maintenance received from the local community over time are recorded in the Directory of Requests database. County Council Members and Town and Parish Councils are provided with details of requests made from their own areas throughout the last year and they are asked to take these into account when considering their priorities for the programme.
16. Priorities for the 2021-22 programme were invited from County Council Members and Town and Parish Councils during summer 2020 and those put forward have been assessed against criteria from our Local Transport Plan and Transport Asset Management Plan (TAMP). These are then combined with consideration of road safety improvement needs, based on accident statistics and other data sources, and the asset management needs of the overall highway network, based on inspections, condition data and the network hierarchy, to determine an overall programme of capital investment.
17. It should be noted that in some cases the budget allocations contained in the Appendices to this report are estimates only. At this stage it is the issue or problem that has been prioritised for inclusion in the programme and the design process will provide options for finding a solution. The assessment of options takes account of a

- number of factors including value for money and affordability. Costs will be firmed up as the proposals proceed through the design process.
18. It should also be noted that any schemes from the 2020-21 programme which are not completed by the end of the financial year will continue to be implemented in 2021-22 and are not detailed in this report.
  19. A brief description of the types of highways and transport issues addressed by the LTP programme is set out below.
  20. Priority for Integrated Transport is given to schemes that contribute to the achievements of the LTP objectives. The objectives reflect local needs and are related to national transport goals. These goals are:
    - to support economic growth;
    - to reduce carbon emissions;
    - to promote equality of opportunity;
    - to contribute to better safety, security and health; and,
    - to improve the quality of life and a healthy natural environment.
  21. The improvement part of the programme is aimed at creating improvements for all types of users of the highway network. The allocations are split between different types of proposals aimed at making improvements for walking and cycling, as well as improvements for vehicular users such as public transport and road users. The improvements are designed to make the highway environment more attractive to pedestrians and cyclists, address areas of congestion and meet new and increased demands.
  22. The Highway Capital Maintenance programme is split between different types of proposals aimed at maintaining the highway infrastructure by achieving objectives set out in the Council's Transport Asset Management Plan (TAMP). Funds are allocated across the programme by applying a scoring process that has been developed following asset management principles in order to deliver the TAMP objectives.
  23. The majority of the highway maintenance programme is aimed at addressing the structural decline of our roads as they form the largest part of our highway assets. We also take account of the needs of the other asset groups such as footways and cycleways, drainage, structures and traffic management assets. A risk based approach is used to determine priorities for maintenance and is based on priorities at a strategic level, transport network level and asset maintenance level.

## **Walking and Cycling**

24. Improvements for walking and cycling are already a significant feature within the LTP programme. This year the draft LTP for 2021-22 has a specific allocation of £1,525,000 for walking and cycling as set out in Appendix A attached to this report.
25. This allocation includes £710,000 for schemes that directly improve the environment and provision for walking and cycling, as well as £815,000 for maintaining existing footpaths (rights of way), footways (along the side of the road) and cycleways (either part of the road or adjacent to it).
26. Alongside these specific allocations, it should be noted that much of the Safety element of the programme in appendix B will also contribute to ensuring that the highway environment is improved in a way that will encourage more walking and cycling, for example, £600,000 for the continuation of the 20mph programme at

schools, which will support cycling and walking by creating a safer environment for cyclists and pedestrians.

27. It should be noted that the Council continues with its initiative to produce Local Cycling and Walking Infrastructure Plans (LCWIPs) in Northumberland's main towns. (Berwick Upon Tweed, Alnwick, Amble, Ashington, Morpeth, Bedlington, Blyth, Cramlington, Prudhoe, Ponteland, Hexham, Haltwhistle). The LCWIPs will provide an evidence base for future investment in walking and cycling. The key outputs of LCWIPs when completed will be:
  - A network plan for walking and cycling which identifies preferred routes and core zones for further development;
  - A prioritised programme of infrastructure improvements for future investment;
  - A report which sets out the underlying analysis carried out and provides a narrative which supports the identified improvements and network.
28. Focusing on the main towns will ensure that key employment sites, travel to work areas, school transport interchanges and significant new housing developments are all considered. It is anticipated that as the LCWIPs develop then they will become a key consideration in future when bidding for external funding, seeking developer contributions and allocating funds within future LTP programmes for cycling and walking schemes.
29. The details of the draft LTP Walking and Cycling Programme of £1,525,000 for 2021-22 is set out in Appendix A, attached to this report.

## **Safety**

30. An allocation of £2,195,000 has been made to improve safety on the highway network. Details of programme are set out in Appendix B attached to this report
31. £670,000 is aimed at reducing the number and severity of road traffic casualties, through a programme of local safety schemes. Funding available for safety improvements to High Risk Sites will remain at the increased level of £350,000 compared to £220,000 in 2017-18. It also includes allocations of £200,000 for Rural Road Safety Improvements and £60,000 for Urban Road Safety Improvements.
32. £1,175,000 has been allocated to improve traffic management and traffic calming measures. Much of this funding will also create safer conditions where road safety concerns have been identified which will in turn encourage more walking and cycling. Specifically, an allocation of £600,000 has been made for further introduction of 20mph speed limits outside schools which will address safety concerns and should encourage more children and their parents and carers to walk or cycle to school.
33. A £350,000 allocation has been included to continue with the general refurbishment and renewal of existing signage and the replenishment of existing road markings. Both of these activities seek to improve the general safety for the highway user.

## **Roads**

34. This section of the programme is the largest part of the programme with an allocation of £12,140,000, which includes improvements for road users as well as the maintenance of existing roads, including drainage and safety fencing.
35. The programme is guided by the principles of effective asset management and is made up of £5,770,000 for named carriageway repair and drainage schemes (of which £2,520,000 is on major roads and the resilient road network and £3,250,000 on other local roads); £2,480,000 for surface dressing; £550,000 for micro surfacing

and retexturing; and finally £3,330,000 of general refurbishment which includes drainage, traffic signals, car parks, vehicle restraint barriers and footways as well as preparatory work for next year's programme.

36. The details of the draft Roads Programme for 2021-22 is set out in Appendix C attached to this report.

### **Bridges, Structures and Landslips**

37. An allocation of £2,225,000 has been made for bridge maintenance. Again, effective asset management is the main driver. This includes a programme that also addresses the maintenance backlog by providing bridge strengthening to a number of bridges as this continues to remain a key objective.

38. There is also an allocation of £930,000 for addressing landslips to enable stabilisation work as a cost effective approach to prevent the deterioration and potential loss of use of the network at critical locations throughout the County. This includes a further allocation to continue scheme development for the landslip at Todstead on the B6344. This landslip is currently the subject of ground investigation works and depending on the outcome of these investigations and design solutions identified, further funding will be sought for any identified repair solutions, including consideration of use of the unallocated LTP funding noted above.

39. The details of the Bridges, Structures and Landslips Programme of £3,155,000 for 2021-22 is set out in Appendix D, attached to this report.

### **HIGHWAY MAINTENANCE INVESTMENT IN U AND C ROADS AND FOOTWAYS PROGRAMME**

40. The County Council has included in the Medium Term Financial Plan an additional capital investment of £15 million for highway maintenance of U and C roads and footways across 2020/21 and 2021/22. The funding is specifically targeted towards addressing the decline in the County's minor roads and footways.

41. A £10 million first phase of the programme was approved in 2020/21 and this report provides a programme for the remaining £5 million of this investment..

42. The investment, which is being delivered over two years, is on top of this year's overall funding for roads, walking and cycling set out in the LTP Programme 2021-22.

43. Appendix E to H sets out the details of the recommended Highway Investment Programme for 2021-22.

44. The summary of proposed expenditure across scheme types is as follows:

<b>Appendix</b>	<b>Category</b>	<b>Proposed Allocations</b>
E	Rural Road Refurbishment	£2,330,000
F	Residential Road Refurbishment	£1,305,000
G	Small Works	£700,000
H	Footway Refurbishment	£665,000
	<b>Programme Total</b>	<b>£5,000,000</b>

45. The Highway Maintenance Investment into U and C Roads and Footway programme has been developed to address the deterioration of the lower categories of the network following a comprehensive review of the needs of all our roads and footways.
46. This programme will provide repairs to those minor roads already in poor condition, which will improve the overall condition of this network, building resilience and reducing long term costs. This will help to reduce the number of potholes that arise, improve condition and ride quality and minimise the need for future repairs in these areas. Funds have been allocated across the programme taking into account asset management principles in order to deliver Northumberland's Transport Asset Management Plan (TAMP) objectives.
47. The programme to address deterioration across the lower categories of our network has been split into three packages of work:
  - a. Rural Road Route Refurbishment which will address some of the worst sections of the minor road network across the County, providing essential structural maintenance and resurfacing as well as an additional 22km of surface dressing works over and above that already included within the LTP programme.
  - b. Residential Road Refurbishment which include the resurfacing of a total of twelve streets across the County's towns and villages which are considered to be in the most urgent need of repair. There will also be a programme of micro surfacing to a further twelve residential streets.
  - c. Small Works which will allow us to address those more discrete areas situated on the minor road network that are identified by the Area Teams to be in poor condition. Works will consist of smaller areas of resurfacing and structural patching.
48. Many of our pavements and footways are also in need of long term investment to improve their condition and make walking easier and safer for our residents. The programme therefore includes an allocation of £665,000 to address the deterioration of our footways which has occurred after many years of underfunding.
49. Improving the footways will support our aspirations to improve health and wellbeing by providing safe, easy routes for our residents to use as a key part of their daily activities. Improving the condition of this element of the network will bring an improvement in the local environment, a reduction in the number of tripping hazards and other defects reported and a reduction in the need for reactive day to day maintenance.

**Next Steps**

50. Following consideration by Local Area Councils at their meetings in February, any comments received will be considered and the final 2021-22 programmes for the Local Transport Plan and Highway Maintenance Investment in U and C Roads and Footways will be prepared for consideration and approval by the Leader of the Council and the Interim Executive Director for Local Services.
51. Following agreement of the final programme, all County Council members and Town and Parish Councils who put forward priorities for the LTP programme will then be provided with further information regarding the outcome of the assessment of their

submission and whether it has been possible to include their priority schemes within the programme this year.

### **Implications**

<b>Policy</b>	The proposed programmes are consistent with existing policies
<b>Finance and value for money</b>	<p>The LTP Programme allocations are within the expected budget available for 2021-22. The £18.654m quoted in this report is an indicative figure and confirmation of the final allocation is awaited from DfT and is expected before March 2021. Should the allocation vary from that expected the programme will be amended in the final decision report.</p> <p>The £5 million funding for the Highway Maintenance Investment programme is included within the Council's Medium Term Financial Plan for 2020-21 and 2021-22.</p>
<b>Legal</b>	None
<b>Procurement</b>	Not applicable
<b>Human Resources</b>	None
<b>Property</b>	None
<b>Equalities</b> (Impact Assessment attached)  Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	<p>As a key issue for Northumberland, the needs of those that are socially excluded have been taken into account in the development of this programme.</p>
<b>Risk Assessment</b>	<p>The programme has been developed to minimise risks to the travelling public.</p> <p>Risks to the delivery of any individual scheme within the programme will be considered during scheme development. By managing risk at scheme level risk to delivery of the programme will be controlled.</p>
<b>Crime Disorder &amp;</b>	The implications of Section 17, Crime and Disorder Act 1998 have been considered whilst developing this proposal, there are no perceived adverse effects.

<b>Customer Consideration</b>	The delivery of the programme will improve the highways and transport network in Northumberland for the benefit of the travelling public.
<b>Carbon reduction</b>	Schemes to encourage walking and cycling, as well as road safety and those which aim to reduce congestion will encourage modal shift and reduce overall carbon levels making a positive contribution to the achievement of the Council's Climate Change targets.
<b>Health and Wellbeing</b>	Schemes to encourage more active travel through improved infrastructure for walking and cycling, road safety measures and improvement to the condition of footways and roads all act to improve the overall health and wellbeing of our communities.
<b>Wards</b>	All

**Background papers**

N/A

**Report sign off**

***Authors must ensure that officers and members have agreed the content of the report:***

	Full Name of Officer
Monitoring Officer/Legal	Neil Mason
Executive Director of Finance & S151 Officer	Chris Hand
Relevant Executive Director	Rick O'Farrell
Chief Executive	Daljit Lally
Portfolio Holder(s)	Glen Sanderson

**Author and Contact Details**

Dale Rumney – Principal Programme Officer

**Appendices**

Appendices A to D – LTP Programme 2021-22

Appendices E to F – Highway Maintenance Investment Programme 2021-22

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<b>Summary</b>		
<b>Local Transport Plan Programme 2021-22</b>		
<b>Appendix A</b>	<b>Walking and Cycling</b>	<b>£1,525,000</b>
	Improvements for Walking and Cycling	£710,000
	Maintenance of Footpaths, Footways and Cycleways	£815,000
<b>Appendix B</b>	<b>Safety</b>	<b>£2,195,000</b>
	Safety Improvement Schemes for All Users	£1,845,000
	Maintenance of Signs and Lines	£350,000
<b>Appendix C</b>	<b>Roads</b>	<b>£12,140,000</b>
	Improvements for Road Users	£10,000
	Major Road & Resilient Network Maintenance Schemes	£2,520,000
	Other Local Roads Maintenance Schemes	£3,250,000
	Surface Dressing Programme	£2,480,000
	Micro Surfacing Programme	£550,000
	General/Structural Refurbishment Work	£3,330,000
<b>Appendix D</b>	<b>Bridges, Structures and Landslips</b>	<b>£3,155,000</b>
	Bridges and Structures	£2,225,000
	Landslips	£930,000
	<b>LTP Programme Total</b>	<b>£19,015,000</b>

			<b>Appendix A</b>
<b>Local Transport Plan Programme 2021-22</b>			
<b>Cycling and Walking</b>	<b>£1,525,000</b>		
<b>Improvements for Cycling and Walking</b>			
Location	Issue	Potential Solution	Budget Allocation
Footpath between Ellington & Linton	Poor surface on the right of way between Linton and Ellington. External contribution from CELL of £30k available.	Surface upgrade	£50,000
Schalksmuhle Road Bedlington	Pedestrian safety	Zebra crossing phase 2	£50,000
Narrowgate, Alnwick	Town Centre enhancement/pedestrian safety/traffic calming	Improvements for pedestrians.	£40,000
Spiders Alley' paths between Eastcliffe and Spital	Existing path is in poor condition and unsuitable for disabled pedestrians	Improvements phase 2	£70,000
Beresford Road Seaton Sluice	Pedestrian safety	Puffin crossing phase 2	£140,000
Milburn Road, Ashington	Pedestrian safety on route to school	Controlled crossing phase 2	£50,000
A1172 Beaconhill Junction, Cramlington	No safe pedestrian crossing.	Pedestrian crossing phase at existing signalised junction phase 2.	£120,000
A190/A193 Fountain Head roundabout, Seaton Sluice	Pedestrian safety	Refuge islands phase 2	£30,000
Countywide	Disabled access	Dropped kerbs	£50,000
Countywide	Lack of cycling parking at various Town centres	Provision of appropriate cycle parking	£10,000
assessments of schemes to include: Briardene and Green Lane, Ashington; Park Road/Plessey Road, Blyth; Bondgate Within, Alnwick; Front Street, Newbiggin; Rotary Way, Ponteland; Main Street, Haltwhistle.	Pedestrian crossing issues	Pedestrian crossings phase 1	£50,000
Countywide	Access to bus stops	Bus stop improvements	£45,000
Bridleway between St James' roundabout and High School, Alnwick	Poor surface	Phase 1	£5,000
		<b>sub total</b>	<b>£710,000</b>
<b>Maintenance of Footpaths, Footways and Cycleways</b>			
<b>Rights of Way</b>			
Reference	Proposed Improvement	Budget Estimate	
Seaton Valley	East Cramlington LNR. Surface improvements.	£20,000	
300/078 Seaton Valley	Holywell waggonway. Surface improvements and ancillary works.	£20,000	
3 & 8 Acomb	Status upgrade, surface works, bridge works.	£40,000	
STT Knaresdale with Kirkhaugh	Railway viaduct (South Tyne Trail). Tree removal and structure assessment.	£10,000	
FP 18 Amble	150m footpath surface improvement works.	£5,000	
FP22 Kyloe	Dolly Gibson's Lonnen. Surface improvements. (SCW/SOW/NCP)	£30,000	
91 & 98 Prudhoe	Cockshott Dene	£40,000	
Hexham	Halgut Burn footpath, Hexham	£10,000	
29 Hexham	Dukeshouse Wood, Hexham. Path improvements.	£10,000	
Various	Path surface improvements. Details to be agreed.	£10,000	
Various	Capitalised signage works.	£15,000	
Various	Capitalised surface improvements.	£50,000	
Various	Capitalised structures improvements.	£45,000	
Various	Capitalised accessibility improvements	£10,000	
		<b>Total</b>	<b>£315,000</b>
<b>Footway Maintenance</b>			
B6305	Hencotes, Hexham	£60,000	
A192	Newgate Street, Morpeth (Phase)	£60,000	
B1523	Newcastle Road, Newsham (Phase)	£60,000	
B1331	Stead Lane, Bedlington (Phase)	£50,000	
U6109	Abbey Meadows, Morpeth (Phase)	£40,000	

U3117	Dilston Terrace, Amble	£30,000	
	<b>Total</b>	<b>£300,000</b>	
<b>General Cycleway and Footway Refurbishment Work</b>		<b>£200,000</b>	
A countywide programme of sites selected on a priority basis.			
	<b>Cycling and Walking Total</b>	<b>£1,525,000</b>	

Local Transport Plan Programme 2021-22			Appendix B
<b>Safety</b>	<b>£2,195,000</b>		
<b>Local Safety Schemes</b>			
Location	Issue	Potential Solution	Budget Allocation
Links Road (between Mermaid Car Park, Blyth and Seaton Sluice)	Excessive Speeds	Phase 1	£10,000
Countywide (locations to be confirmed once accident data is available)	High Risk Sites (inc route action)	Various safety measures	£350,000
Countywide, including: A192 Holywell Village, A193 Bedlington Bank	Safety issues on Urban Roads	Various safety measures	£60,000
Countywide, including: C109 between High Hauxley and Low Hauxley; C69 at Chathill; B6320 at Nunwick Hall (near Simonburn); Eglington Village; Embleton Terrace; Tranwell Village & Woods.	Safety issues on Rural Roads	Various safety measures	£200,000
Countywide	Urgent Safety Issues	Various safety measures	£50,000
		<b>Sub Total</b>	<b>£670,000</b>
<b>Traffic Calming</b>			
Location	Issue	Potential Solution	Budget Allocation
Lucker & Warenford	Road safety concerns	Traffic Calming phase 2	£25,000
Woodhorn Road, Ashington	Road safety concerns	Traffic Calming phase 2	£50,000
Bamburgh	Road safety concerns	Chicane phase 2	£30,000
Acorn Avenue area, Bedlington	Road safety concerns	Traffic Calming phase 1	£5,000
Southend Avenue, Ogle Drive, Ford Drive, Blyth	Road safety concerns	Traffic calming phase 2	£50,000
Station Road, Cramlington	Road safety concerns	Traffic calming phase 2	£35,000
Countywide, including C254 Wylam (fox and Hounds area); Mitford Village; U5005 Otterburn.	Road safety concerns	Traffic Calming phase 1	£20,000
		<b>Sub Total</b>	<b>£215,000</b>
<b>Traffic Management</b>			
Location	Issue	Potential Solution	Budget Allocation
Countywide	Various traffic management issues to be addressed countywide, subject to consultation.	Traffic Regulation Orders	£150,000
Countywide, including Mitford Road, Morpeth (Chantry and Newminster Schools) St Roberts First School, Morpeth Moor Road, Prudhoe (Prudhoe High School) Highfield Lane, Prudhoe (Highfield Middle and St Matthews RC Primary) James Calvert Spence College (Acklington Road, Amble) Meadowdale Academy, Bedlington	Safety concerns outside schools	Various (inc school 20mphs)	£600,000
Countywide, including: Station Road Allendale, Kielder Village, Alnwick Town, Detchant, Bondicarr Road Hadston, Doxford Place, Cramlington Burns Park Cramlington.	Traffic speeds	Speed limits (not school-related)	£100,000
Countywide, including: Allendale Road, Hexham Seaton Sluice Middle School, Dukes Secondary School, Ashington	Safer streets for schools	Various	£100,000
A1068/A197 Junction, Ashington	Traffic management issues at junction.	Improvements phase 1	£10,000
		<b>Sub Total</b>	<b>£960,000</b>
<b>General Traffic Sign/Road Markings Refurbishment</b>			<b>£350,000</b>
A countywide programme of sites selected on a priority basis.			

		<b>Safety Total</b>	<b>£2,195,000</b>
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				Appendix C			
<b>Local Transport Plan Programme 2021-22</b>							
<b>Roads</b>		<b>£12,140,000</b>					
<b>Improvements for Road Users</b>							
Location	Issue	Potential Solution	Budget Allocation				
Cramlington Station Car Park	Insufficient Parking Capacity	Phase 1 preliminary design for additional parking	£10,000				
<b>Major Road &amp; Resilient Network Maintenance Schemes</b>							
Road No	Location	Description	Budget Estimate				
A1068	Fisher Lane Roundabout, Cramlington	Carriageway Repairs	£360,000				
A192	Avenue Road Roundabout, Seaton Delaval	Carriageway Repairs	£80,000				
A697	Humbleton Bends, Wooler	Carriageway Repairs	£250,000				
C172	Low Alwinton to Harbottle	Carriageway Repairs	£140,000				
A68	Errington Red House (Bingfield)	Carriageway Repairs	£280,000				
B6303	Allendale to B6295 Phase	Carriageway Repairs	£140,000				
A1147	Welwyn Factory Road, Bedlington Station	Carriageway Repairs	£240,000				
A68	Old Town Crossroads	Carriageway Repairs	£120,000				
C199	Charlton to The Riding	Carriageway Repairs	£140,000				
C357	East of Horton Grange	Carriageway Repairs	£180,000				
B6341	West of Lemmington Crossroads	Carriageway Repairs	£80,000				
A68	Cowden, north of Colt Crag	Carriageway Repairs	£90,000				
A190	Seghill to Annitsford Phase 1	Carriageway Repairs	£200,000				
A193	Renwick Road, Blyth	Carriageway Repairs	£220,000				
<b>Major Road &amp; Resilient Network Maintenance Schemes Total</b>			<b>£2,520,000</b>				
<b>Other Local Roads Maintenance Schemes</b>							
<b>Other Local Roads Maintenance Schemes - North Northumberland</b>							
Road No	Location	Description	Budget Estimate				
C60	Cragmill Road, Belford	Carriageway Repairs	£60,000				
C187	Harwood Phase 2	Carriageway Repairs	£200,000				
C106	Longframlington to Alnwick Fords Ph 2	Carriageway Repairs	£120,000				
B1341	Bamburgh to Glororum	Carriageway Repairs	£120,000				
B6345	Swarland Mill to Longframlington Phase 1	Carriageway Repairs	£110,000				
C105	Gulden Road, Warkworth (south of Warkworth)	Carriageway Repairs	£80,000				
C176	High Trewitt to Netherton	Carriageway Repairs	£80,000				
C92	A1 Deanmoor to junct U3050	Carriageway Repairs	£60,000				
B6348	Fowberry Mains	Carriageway Repairs	£120,000				
<b>Sub Total</b>			<b>£950,000</b>				
<b>Other Local Roads Maintenance Schemes - Ashington and Blyth</b>							
Road No	Location	Description	Budget Estimate				
U9518	Druridge Drive/Crescent, Newsham	Carriageway Repairs	£160,000				
U6703	Hawthorn/College Road, Ashington Phase 2	Carriageway Repairs	£110,000				
U6507	Swaledale Avenue, Blyth Phase 2	Carriageway Repairs	£60,000				
U6519	Simonside Terrace, Newbiggin	Carriageway Repairs	£80,000				
<b>Sub Total</b>			<b>£410,000</b>				
<b>Other Local Roads Maintenance Schemes - Cramlington, Bedlington and Seaton Valley</b>							
Road No	Location	Description	Budget Estimate				
B1326	Cumbrian Road, Cramlington	Carriageway Repairs	£210,000				
U9552	Arcot Avenue / Blagdon Crescent, Nelson Village	Carriageway Repairs	£120,000				
U6551	Millbank Place / Dene View West, Bedlington	Carriageway Repairs	£70,000				
<b>Sub Total</b>			<b>£400,000</b>				
<b>Other Local Roads Maintenance Schemes - Tynedale</b>							
Road No	Location	Treatment	Budget Estimate				
B6320	Bellingham to Hareshaw junct. Phase 1	Carriageway Repairs	£150,000				
C198	Lanehead to Greenhaugh	Carriageway Repairs	£160,000				
B6321	Junction A695 To Corbridge RBT over the level crossing	Carriageway Repairs	£160,000				
B6395	West Road/Beaumont Terrace Phase 2, Prudhoe	Carriageway Repairs	£100,000				
B6309	Hindley to Appledene	Carriageway Repairs	£70,000				
B6295	Highfield Farm to Round Meadows	Carriageway Repairs	£130,000				
B6305	Allendale Road junction, Hexham	Carriageway Repairs	£80,000				
<b>Sub Total</b>			<b>£850,000</b>				
<b>Other Local Roads Maintenance Schemes - Castle Morpeth</b>							
Road No	Location	Treatment	Budget Estimate				
C144	Benridge Hagg to Pigdon	Carriageway Repairs	£170,000				
C157	Middleton Bank Top to Scots Gap	Carriageway Repairs	£90,000				
C358	North Road, Ponteland	Carriageway Repairs	£120,000				
C404	Barrington Road, Choppington	Carriageway Repairs	£200,000				
U6109	St Marks Street / Hollon Street, Morpeth	Carriageway Repairs	£60,000				
<b>Sub Total</b>			<b>£640,000</b>				
<b>Other Local Roads Maintenance Schemes - Total</b>			<b>£3,250,000</b>				
<b>Surface Dressing Programme</b>							
<b>Major Road &amp; Resilient Network - Countywide</b>							
Road Number	Location	Description	Budget Allocation				
B6341	Elsdon to A696 junct.	Surface Dressing	£170,000				
A696	Blaxter Bends	Surface Dressing	£20,000				
B6344	Thrum Mill to Crag End, Rothbury	Surface Dressing	£80,000				
C172	Farnham Moor	Surface Dressing	£120,000				
A1068	Ellington Rbt. to Hagg House	Surface Dressing	£90,000				
B6318	Comb Hill Junc to Greenhead	Surface Dressing	£130,000				
B6318	Housesteads to High Shields Farm	Surface Dressing	£70,000				
B1340	Denwick to Hocketwell	Surface Dressing	£100,000				
A192	Stobhill Roundabout To Station Road junct.	Surface Dressing	£150,000				
A192	Earsdon to Holywell	Surface Dressing	£60,000				
B6320	Wark to Houxy	Surface Dressing	£60,000				
A68	Corbridge Rbt to Chantry House	Surface Dressing	£60,000				
A686	Low Hall Farm to Haydon Bridge	Surface Dressing	£30,000				
B1337	Whorral Bank rbt to C130 junction	Surface Dressing	£50,000				
A197	Pegswood bypass	Surface Dressing	£110,000				
<b>Sub Total</b>			<b>£1,300,000</b>				
<b>Other Local Roads - North Northumberland</b>							
Road Number	Location	Description	Budget Allocation				
C33	Pawston to Scottish Border	Surface Dressing	£120,000				
C94	Bilton Bank	Surface Dressing	£40,000				
C43	Chatton north to Chillingham village	Surface Dressing	£120,000				
C97	Beacon Road, Hampeth	Surface Dressing	£60,000				
<b>Sub Total</b>			<b>£340,000</b>				
<b>Other Local Roads - Castle Morpeth</b>							
Road Number	Location	Description	Budget Allocation				
C145	Netherwitton towards Longwitton	Surface Dressing	£70,000				
C343	Birney Hill to The Plough Inn	Surface Dressing	£120,000				
B1338	Shotton Grange to Seven Mile Bridge	Surface Dressing	£80,000				
B6528	Horsley to Heddon	Surface Dressing	£60,000				
<b>Sub Total</b>			<b>£330,000</b>				

Other Local Roads - Tynedale			
Road Number	Location	Description	Budget Allocation
B6295	Thornley Gate to Catton	Surface Dressing	£60,000
B6306	Woolley Bank to Esper Shield	Surface Dressing	£220,000
B6319	Fourstones to Haydon Bridge	Surface Dressing	£190,000
B6321	Aydon Road, Corbridge	Surface Dressing	£40,000
		<b>Sub Total</b>	<b>£510,000</b>
	<b>Surface Dressing Programme Total</b>		<b>£2,480,000</b>
<b>Micro Surfacing Programme</b>			
<b>Major Road &amp; Resilient Network - Countywide</b>			
Road Number	Location	Description	Budget Allocation
A1068	Choppington Road, Bedlington	Micro Surfacing	£80,000
		<b>sub total</b>	<b>£80,000</b>
<b>Other Local Roads - North Northumberland</b>			
Road Number	Location	Description	Budget Allocation
C74	Front Street, Embleton	Micro Surfacing	£25,000
B6349	High Street, Belford	Micro Surfacing	£50,000
		<b>sub total</b>	<b>£75,000</b>
<b>Other Local Roads - Castle Morpeth</b>			
Road Number	Location	Description	Budget Allocation
C395	Pegswood village	Micro Surfacing	£45,000
U9083	Broadway, Darras Hall	Micro Surfacing	£40,000
		<b>sub total</b>	<b>£85,000</b>
<b>Other Local Roads - Ashington and Blyth</b>			
Road Number	Location	Description	Budget Allocation
U6534	Woodhorn Lane, Ashington (A197 to Hospital)	Micro Surfacing	£45,000
U9702	Green Lane, Ashington	Micro Surfacing	£35,000
U9511	William Street, Blyth	Micro Surfacing	£30,000
		<b>sub total</b>	<b>£110,000</b>
<b>Other Local Roads - Cramlington, Bedlington and Seaton Valley</b>			
Road Number	Location	Description	Budget Allocation
U9550	Blagdon Terrace, Cramlington Phase 2	Micro Surfacing	£30,000
U9544	Cateran/Crammond Way, Cramlington	Micro Surfacing	£110,000
		<b>sub total</b>	<b>£140,000</b>
<b>Other Local Roads - Tynedale</b>			
Road Number	Location	Description	Budget Allocation
U8292	Iveson Road, Hexham	Micro Surfacing	£20,000
U8280	Biverfield Road, Prudhoe	Micro Surfacing	£40,000
		<b>sub total</b>	<b>£60,000</b>
	<b>Micro Surfacing Programme Total</b>		<b>£550,000</b>
<b>General Refurbishment Countywide</b>			
			£1,400,000
<b>General Carriageway Refurbishment Work</b> A countywide programme of sites selected on a priority basis.			
			£200,000
<b>Surface Dressing &amp; Micro surfacing Pre Patching Work</b> Preparation of sites included in the programme			
			£50,000
<b>Retexturing Refurbishment</b> A countywide programme of sites selected on a priority basis.			
			£300,000
<b>General Structures Refurbishment Work</b> A countywide programme of sites selected on a priority basis.			
			£750,000
<b>General Drainage Refurbishment Work</b> A countywide programme of sites selected on a priority basis.			
			£100,000
<b>General Vehicle Restraint Barrier Refurbishment Work</b> A countywide programme of sites selected on a priority basis.			
			£100,000
<b>General Car Park Refurbishment Work</b> A countywide programme of sites selected on a priority basis.			
			£100,000
<b>Traffic Signal Refurbishment</b>			
			£330,000
<b>Highway Maintenance Assessment and Advance Design</b>			
	<b>General Refurbishment Countywide Total</b>		<b>£3,330,000</b>

		<b>APPENDIX D</b>		
<b>Local Transport Plan Programme 2021 - 22</b>				
<b>Bridges, Structures and Landslips</b>		<b>£3,155,000</b>		
<b>Bridges and Structures</b>				
<b>Location</b>	<b>Description</b>	<b>Budget Estimate</b>		
Various	Structural Assessments	£120,000		
Various	Interim Measures Inspections	£35,000		
Various	Advance Preparation - Advance design of future schemes	£300,000		
A189 Klondyke Phase 3 & 4	Strengthening / Refurbishment	£300,000		
Berwick Old	Refurbishment - Phase 2 of 4	£450,000		
Swindon Kennels	Bridge Strengthening	£300,000		
Linn Well Culvert	Bridge Strengthening	£170,000		
Ryal East	Bridge Strengthening	£150,000		
Fens Burn	Bridge Strengthening	£150,000		
Tarset Tyne	Refurbishment	£250,000		
<b>Bridges and Structures Total</b>		<b>£2,225,000</b>		
<b>Landslip Management</b>				
<b>Location</b>	<b>Description</b>	<b>Budget Estimate</b>		
Todstead		£100,000		
B6319 Brokenheugh	Edge Strengthening	£80,000		
B6352 Reedsford	Earth Buttress	£200,000		
Hareshaw Burn	Reinstatement of Damaged River Bed	£30,000		
U7018 The Knar	Edge Strengthening and Localised Road Diversion	£150,000		
B6344 Crag End	Anchor Replacement	£250,000		
Various	Advanced Preparation	£120,000		
<b>Landslip Management Total</b>		<b>£930,000</b>		
<b>TOTAL</b>		<b>£3,155,000</b>		



<b>2021 - 22 Highway Maintenance Investment in U and C Roads and Footways - £5m Programme</b>				
<b>Summary</b>				
	<b>Category</b>			
<b>Appendix E</b>	Rural Road Route Refurbishment	£2,330,000		
<b>Appendix F</b>	Residential Road Refurbishment	£1,305,000		
<b>Appendix G</b>	Small Works	£700,000		
<b>Appendix H</b>	Footway Refurbishment	£665,000		
	<b>Programme Total</b>	<b>£5,000,000</b>		

**2021 - 22 Highway Maintenance Investment in U and C Roads and Footways****Rural Road Route Refurbishment****North Northumberland**

Road No	Location	Description	Budget Estimate
C81	Foxton Drive, Alnmouth	Carriageway Repairs	£90,000
C136	The Lee to B6342 junct.	Carriageway Repairs	£80,000
C71	Approach to Brunton Village	Carriageway Repairs	£60,000
C43	Hepburn Junct. to Harehope Garden Cottages	Carriageway Repairs	£70,000
U3089	Rock Midstead	Carriageway Repairs	£40,000
C4	Thornton Park	Carriageway Repairs	£70,000
C31	Millfield to Flodden	Carriageway Repairs	£70,000
U1094	Fawdon Farm to The Clinch	Carriageway Repairs	£50,000
U3068	The Terrace, Eglingham to West Ditchburn	Carriageway Repairs	£150,000
U1039	Lowick	Carriageway Repairs	£60,000
		<b>Sub Total</b>	<b>£740,000</b>

**Tynedale**

Road No	Location	Treatment	Budget Estimate
C199	Falstone to Lanehead	Carriageway Repairs	£70,000
U8210	Hagg Bank, Prudhoe	Carriageway Repairs	£65,000
C268	Espershields road	Carriageway Repairs	£60,000
C265	C265 to B6306 (Lead Road), Comb Hill	Carriageway Repairs	£50,000
C287	Ridley Hall to Carts Bog	Carriageway Repairs	£60,000
C216	Chollerton to Wark Bridge	Carriageway Repairs	£70,000
C273	Broomley	Carriageway Repairs	£80,000
C322	Whitfield to Plenmellor	Carriageway Repairs	£80,000
U5010	Green Rigg	Carriageway Repairs	£50,000
U8296	Yarridge Road, Hexham	Carriageway Repairs	£75,000
		<b>Sub Total</b>	<b>£660,000</b>

**Castle Morpeth**

Road No	Location	Treatment	Budget Estimate
C154	Dyke Neuk PH to Meldon	Carriageway Repairs	£80,000
C125	Longhirst Colliery	Carriageway Repairs	£90,000
U9098	Heddon Birks, Heddon on the Wall	Carriageway Repairs	£60,000
		<b>Sub Total</b>	<b>£230,000</b>

**Other Local Roads Maintenance Schemes - Total****£1,630,000****Surface Dressing Programme****Surface Dressing Sites**

C50	Burnhouse Road, Wooler	Surface Dressing	£50,000
C107	Acklington to HMP Castington	Surface Dressing	£60,000
C69	Chathill to Swinhoe	Surface Dressing	£90,000
C157	Belsay to Middleton Bank Top	Surface Dressing	£160,000
C130	Hebron Village to A1	Surface Dressing	£30,000
C160	Wallington Hall	Surface Dressing	£70,000
C129	Ulgham to Tritlington	Surface Dressing	£50,000
C302	Haltwhistle to Military Road	Surface Dressing	£80,000
C324	Eals to Knaresdale	Surface Dressing	£60,000
C324	Featherstone to Lane Head	Surface Dressing	£50,000

**Surface Dressing Programme Total****£700,000****£2,330,000**

				Appendix F
<b>2021-22 Highway Maintenance Investment in U and C Roads and Footways</b>				
<b>Residential Road Refurbishment</b>				
<b>Residential Road Maintenance Schemes - North Northumberland</b>				
Road No	Location	Description	Budget Estimate	
C425	Main Street, Spittal	Carriageway Repairs	£60,000	
U4059	Gravelly Bank, Rothbury	Carriageway Repairs	£90,000	
U3010	Station Road, Embleton	Carriageway Repairs	£60,000	
U3134	Lindisfarne Road, Amble	Carriageway Repairs	£60,000	
Sub Total			£260,000	
<b>Residential Road Maintenance Schemes - Ashington and Blyth</b>				
Road No	Location	Description	Budget Estimate	
U6542	Queens Road, Bedlington Station	Carriageway Repairs	£100,000	
C407	Laverock Hall Road, Newsham	Carriageway Repairs	£90,000	
Sub Total			£190,000	
<b>Residential Road Maintenance Schemes - Cramlington, Bedlington and Seaton Valley</b>				
Road No	Location	Description	Budget Estimate	
U9551	Beaconhill Lea Main Access Road, Cramlington	Carriageway Repairs	£75,000	
Sub Total			£75,000	
<b>Residential Road Maintenance Schemes - Tynedale</b>				
Road No	Location	Treatment	Budget Estimate	
C229	Cemetery Road, Haydon Bridge	Carriageway Repairs	£90,000	
C278	Juniper village	Carriageway Repairs	£90,000	
U8282	Edgewell Road, Prudhoe	Carriageway Repairs	£55,000	
Sub Total			£235,000	
<b>Residential Road Maintenance Schemes - Castle Morpeth</b>				
Road No	Location	Treatment	Budget Estimate	
U9092	Car park access road, off Meadowfield Drive, Ponteland	Carriageway Repairs	£60,000	
U9082	Fox Covert Lane, Darras Hall	Carriageway Repairs	£70,000	
Sub Total			£130,000	
<b>Other Local Roads Maintenance Schemes - Total</b>			<b>£890,000</b>	
<b>Micro Surfacing Programme</b>				
<b>North Northumberland</b>				
Road Number	Location	Description	Budget Allocation	
U3085	Bader Crescent Longhoughton	Micro Surfacing	£32,000	
U3085	Portal Place, Longhoughton	Micro Surfacing	£35,000	
U3085	Hilary Close, Longhoughton	Micro Surfacing	£12,000	
Sub Total			£79,000	
<b>Castle Morpeth</b>				
Road Number	Location	Description	Budget Allocation	
U6084	Linhope Crescent, Hadston	Micro Surfacing	£35,000	
U9139	The Glebe, Stannington	Micro Surfacing	£35,000	
Sub Total			£70,000	
<b>Ashington and Blyth</b>				
Road Number	Location	Description	Budget Allocation	
U9511	Jubilee Road, Blyth	Micro Surfacing	£25,000	
U6513	Bywell Road, Ashington	Micro Surfacing	£55,000	
Sub Total			£80,000	
<b>Cramlington, Bedlington and Seaton Valley</b>				
Road Number	Location	Description	Budget Allocation	
U6548	Rowan Close, Bedlington	Micro Surfacing	£20,000	
U6548	Cherry Tree Drive, Bedlington	Micro Surfacing	£15,000	
U9548	Mirlaw/Megstone Road, Cramlington	Micro Surfacing	£80,000	
Sub Total			£115,000	
<b>Tynedale</b>				
Road Number	Location	Description	Budget Allocation	
U8294	Eastwood Grange/Dotland Close, Hexham	Micro Surfacing	£43,000	
U8285	Park Lane/Drawback, Prudhoe	Micro Surfacing	£28,000	
Sub Total			£71,000	
<b>Micro Surfacing Programme Total</b>			<b>£415,000</b>	
			<b>£1,305,000</b>	

## **2021 - 22 Highway Maintenance Investment in U**

### **Small Works**

**Minor Roads Maintenance Schemes - North Northumberland**

**Minor Roads Maintenance Schemes - Ashington and Blyth**

**Minor Local Roads Maintenance Schemes - Cramlington, Be**

**Minor Local Roads Maintenance Schemes - Tynedale**

**Minor Local Roads Maintenance Schemes - Castle Morpeth**

**and C Roads and Footways**

	£248,430
	£51,100
<b>dlington and Seaton Valley</b>	£36,400
	£222,740
	£141,330
<b>Total</b>	<b>£700,000</b>

**2021 - 22 Highway Maintenance Investment in U and C Roads and Footways****Footway Refurbishment****Footway Refurbishment - North Northumberland**

Road No	Location	Description	Budget Estimate
A1068	Alnmouth Road, Alnwick	Footway Repairs	£40,000
B6354	Etal Road, Tweedmouth	Footway Repairs	£50,000
U3124	Swansfield Park Road, Alnwick Phase 2	Footway Repairs	£40,000
<b>Sub Total</b>			<b>£130,000</b>

**Footway Refurbishment - Ashington and Blyth**

Road No	Location	Description	Budget Estimate
C410	Newsham Road, Blyth (Phase)	Footway Repairs	£70,000
U6513	Norham Road, Ashington	Footway Repairs	£50,000
U6503	Bothal Cottages, Ashington (Phase)	Footway Repairs	£50,000
<b>Sub Total</b>			<b>£170,000</b>

**Footway Refurbishment - Cramlington, Bedlington and Seaton Valley**

Road No	Location	Description	Budget Estimate
U9552	Arcot Avenue, Nelson Village	Footway Repairs	£70,000
B1331	Ridge Terrace, Bedlington Phase	Footway Repairs	£80,000
<b>Sub Total</b>			<b>£150,000</b>

**Footway Refurbishment - Tynedale**

Road No	Location	Treatment	Budget Estimate
U8280	Biverfield Road, West Wylam	Footway Repairs	£70,000
C302	Castle Hill, Haltwhistle	Footway Repairs	£40,000
<b>Sub Total</b>			<b>£110,000</b>

<b>Footway Refurbishment - Castle Morpeth</b>			
<b>Road No</b>	<b>Location</b>	<b>Treatment</b>	<b>Budget Estimate</b>
U6111	Lancaster Park, Morpeth (Phase)	Footway Repairs	£55,000
B6342	adj. Cambo School	Footway Repairs	£50,000
		<b>Sub Total</b>	<b>£105,000</b>
	<b>Other Local Roads Maintenance Schemes - Total</b>		<b>£665,000</b>

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