

# Public Document Pack



## Northumberland County Council

**Your ref:**

**Our ref:**

**Enquiries to:** Rebecca Greally

**Email:**

Rebecca.Greally@northumberland.gov.uk

**Tel direct:** 01670 622616

**Date:** Tuesday, 7 February 2023

Dear Sir or Madam,

Your attendance is requested at a meeting of the **ASHINGTON AND BLYTH LOCAL AREA COUNCIL** to be held in **ASHINGTON JW RUGBY FOOTBALL CLUB, ELLINGTON TERRACE, ASHINGTON, NORTHUMBERLAND, NE63 8TP** on **WEDNESDAY, 15 FEBRUARY 2023** at **4.00 PM**.

Yours faithfully

Rick O'Farrell  
Interim Chief Executive

**To Ashington and Blyth Local Area Council members as follows:-**

**J Lang, E Cartie, B Gallacher (Vice-Chair (Planning)), L Grimshaw (Chair), K Nisbet, K Parry, M Purvis, J Reid, E Simpson, C Ball, D Carr (Vice-Chair), C Humphrey, W Ploszaj, M Richardson, A Wallace and A Watson**



**Rick O'Farrell, Interim 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 PLANNING MEETINGS** (Pages 1 - 2)
2. **APOLOGIES FOR ABSENCE**
3. **MINUTES** (Pages 3 - 10)

Minutes of the meetings of Ashington and Blyth Local Area Council held on Wednesday 11th January 2023 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 where a matter arises at a meeting;

- a) Which **directly relates to** Disclosable Pecuniary Interest ('DPI') as set out in Appendix B, Table 1 of the Code of Conduct, to disclose the interest, not participate in any discussion or vote and not to remain in room. Where members have a DPI or if the matter concerns an executive function and is being considered by a Cabinet Member with a DPI they must notify the Monitoring Officer and arrange for somebody else to deal with the matter.
- b) Which **directly relates to** the financial interest or well being of a Other Registrable Interest as set out in Appendix B, Table 2 of the Code of Conduct to disclose the interest and only speak on the matter if members of the public are also allowed to speak at the meeting but otherwise must not take part in any discussion or vote on the matter and must not remain the room.
- c) Which **directly relates to** their financial interest or well-being (and is not DPI) or the financial well being of a relative or close associate, to declare the interest and members may only speak on the matter if members of the public are also allowed to speak. Otherwise, the member must not take part in discussion or vote on the matter and must leave the room.

- d) Which **affects** the financial well-being of the member, a relative or close associate or a body included under the Other Registrable Interests column in Table 2, to disclose the interest and apply the test set out at paragraph 9 of Appendix B before deciding whether they may remain in the meeting.
- e) Where Members have or a Cabinet Member has an Other Registerable Interest or Non Registerable Interest in a matter being considered in exercise of their executive function, they must notify the Monitoring Officer and arrange for somebody else to deal with it.

NB Any member needing clarification must contact [monitoringofficer@northumberland.gov.uk](mailto:monitoringofficer@northumberland.gov.uk). Members are referred to the Code of Conduct which contains the matters above in full. Please refer to the guidance on disclosures at the rear of this agenda letter.

- 5. **DETERMINATION OF PLANNING APPLICATIONS** (Pages 11 - 14)  
 To request the committee to decide the planning applications attached to this report using the powers delegated to it.  
  
***Please note that printed letters of objection/support are not circulated with the agenda but are available on the Council's website at <http://www.northumberland.gov.uk/Planning.aspx>***
- 6. **22/02324/FUL** (Pages 15 - 36)  
 Proposed Erection of 13no Affordable 2 Bed Bungalows.  
 Social Services, Lyndon House Day Care Centre, 1 Lyndon Walk, Blyth, Northumberland, NE24 4LJ
- 7. **APPEALS UPDATE** (Pages 37 - 48)  
 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.
- 8. **LOCAL TRANSPORT PLAN PROGRAMME 2023-24** (Pages 49 - 64)  
 This report sets out the details of the draft Local Transport Plan (LTP) programme for 2023-24 for consideration and comment by the Local Area Council, prior to final approval of the programme by the Executive Director responsible for Local Services in consultation with the Cabinet Member for Environment and Local Services.

**9. DATE OF NEXT MEETING**

The next meeting will be held on Wednesday, 15 March 2023.

**10. URGENT BUSINESS**

To consider such other business, as in the opinion of the Chair, should, by reason of special circumstances, be considered as a matter of urgency.

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

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

<b>Name:</b>		<b>Date of meeting:</b>	
<b>Meeting:</b>			
<b>Item to which your interest relates:</b>			
<b>Nature of Interest i.e. either disclosable pecuniary interest (as defined by Table 1 of Appendix B to the Code of Conduct, Other Registerable Interest or Non-Registerable Interest (as defined by Appendix B to Code of Conduct) (please give details):</b>			
<b>Are you intending to withdraw from the meeting?</b>		Yes - <input type="checkbox"/>	No - <input type="checkbox"/>

## Registering Interests

Within 28 days of becoming a member or your re-election or re-appointment to office you must register with the Monitoring Officer the interests which fall within the categories set out in **Table 1 (Disclosable Pecuniary Interests)** which are as described in "The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012". You should also register details of your other personal interests which fall within the categories set out in **Table 2 (Other Registerable Interests)**.

**"Disclosable Pecuniary Interest"** means an interest of yourself, or of your partner if you are aware of your partner's interest, within the descriptions set out in Table 1 below.

**"Partner"** means a spouse or civil partner, or a person with whom you are living as husband or wife, or a person with whom you are living as if you are civil partners.

1. You must ensure that your register of interests is kept up-to-date and within 28 days of becoming aware of any new interest, or of any change to a registered interest, notify the Monitoring Officer.
2. A 'sensitive interest' is as an interest which, if disclosed, could lead to the councillor, or a person connected with the councillor, being subject to violence or intimidation.
3. Where you have a 'sensitive interest' you must notify the Monitoring Officer with the reasons why you believe it is a sensitive interest. If the Monitoring Officer agrees they will withhold the interest from the public register.

### Non participation in case of disclosable pecuniary interest

4. Where a matter arises at a meeting which directly relates to one of your Disclosable Pecuniary Interests as set out in **Table 1**, you must disclose the interest, not participate in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation. If it is a 'sensitive interest', you do not have to disclose the nature of the interest, just that you have an interest.

Dispensation may be granted in limited circumstances, to enable you to participate and vote on a matter in which you have a disclosable pecuniary interest.

5. Where you have a disclosable pecuniary interest on a matter to be considered or is being considered by you as a Cabinet member in exercise of your executive function, you must notify the Monitoring Officer of the interest and must not take any steps or further steps in the matter apart from arranging for someone else to deal with it.

### Disclosure of Other Registerable Interests

6. Where a matter arises at a meeting which **directly relates** to the financial interest or wellbeing of one of your Other Registerable Interests (as set out in **Table 2**), you must disclose the interest. You may speak on the matter only if members of the public are also allowed to speak at the meeting but otherwise must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation. If it is a 'sensitive interest', you do not have to disclose the nature of the interest.

### Disclosure of Non-Registerable Interests

7. Where a matter arises at a meeting which **directly relates** to your financial interest or well-being (and is not a Disclosable Pecuniary Interest set out in **Table 1**) or a financial interest or well-being of a relative or close associate, you must disclose the interest. You may speak on the matter only if members of the public are also allowed to speak at the meeting. Otherwise you must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation. If it is a 'sensitive interest', you do not have to disclose the nature of the interest.
8. Where a matter arises at a meeting which **affects** –
- a. your own financial interest or well-being;
  - b. a financial interest or well-being of a relative or close associate; or
  - c. a financial interest or wellbeing of a body included under Other Registrable Interests as set out in **Table 2** you must disclose the interest. In order to determine whether you can remain in the meeting after disclosing your interest the following test should be applied
9. Where a matter (referred to in paragraph 8 above) **affects** the financial interest or well- being:
- a. to a greater extent than it affects the financial interests of the majority of inhabitants of the ward affected by the decision and;
  - b. a reasonable member of the public knowing all the facts would believe that it would affect your view of the wider public interest

You may speak on the matter only if members of the public are also allowed to speak at the meeting. Otherwise, you must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation.

If it is a 'sensitive interest', you do not have to disclose the nature of the interest.

Where you have an Other Registerable Interest or Non-Registerable Interest on a matter to be considered or is being considered by you as a Cabinet member in exercise of your executive function, you must notify the Monitoring Officer of the interest and must not take any steps or further steps in the matter apart from arranging for someone else to deal with it.

## Table 1: Disclosable Pecuniary Interests

This table sets out the explanation of Disclosable Pecuniary Interests as set out in the [Relevant Authorities \(Disclosable Pecuniary Interests\) Regulations 2012](#).

<b>Subject</b>	<b>Description</b>
<b>Employment, office, trade, profession or vocation</b>	Any employment, office, trade, profession or vocation carried on for profit or gain. [Any unpaid directorship.]
<b>Sponsorship</b>	Any payment or provision of any other financial benefit (other than from the council) made to the councillor during the previous 12-month period for expenses incurred by him/her in carrying out his/her duties as a councillor, or towards his/her election expenses. This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.
<b>Contracts</b>	Any contract made between the councillor or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/civil partners (or a firm in which such person is a partner, or an incorporated body of which such person is a director* or a body that such person has a beneficial interest in the securities of*) and the council — (a) under which goods or services are to be provided or works are to be executed; and (b) which has not been fully discharged.
<b>Land and Property</b>	Any beneficial interest in land which is within the area of the council. 'Land' excludes an easement, servitude, interest or right in or over land which does not give the councillor or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/ civil partners (alone or jointly with another) a right to occupy or to receive income.
<b>Licenses</b>	Any licence (alone or jointly with others) to occupy land in the area of the council for a month or longer
<b>Corporate tenancies</b>	Any tenancy where (to the councillor's knowledge)— (a) the landlord is the council; and (b) the tenant is a body that the councillor, or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/ civil partners is a partner of or a director* of or has a beneficial interest in the securities* of.
<b>Securities</b>	Any beneficial interest in securities* of a body



	<p>where—</p> <p>(a) that body (to the councillor’s knowledge) has a place of business or land in the area of the council; and</p> <p>(b) either—</p> <ul style="list-style-type: none"> <li>i. the total nominal value of the securities* exceeds £25,000 or one hundredth of the total issued share capital of that body; or</li> <li>ii. if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which the councillor, or his/ her spouse or civil partner or the person with whom the councillor is living as if they were spouses/civil partners has a beneficial interest exceeds one hundredth of the total issued share capital of that class.</li> </ul>
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\* ‘director’ includes a member of the committee of management of an industrial and provident society.

\* ‘securities’ means shares, debentures, debenture stock, loan stock, bonds, units of a collective investment scheme within the meaning of the Financial Services and Markets Act 2000 and other securities of any description, other than money deposited with a building society.

## **Table 2: Other Registrable Interests**

You have a personal interest in any business of your authority where it relates to or is likely to affect:

- a) any body of which you are in general control or management and to which you are nominated or appointed by your authority
- b) any body
  - i. exercising functions of a public nature
  - ii. any body directed to charitable purposes or
  - iii. one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union)

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## Northumberland County Council

### Appendix 1

#### PROCEDURE AT PLANNING COMMITTEE

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A Welcome from the Chair

Welcome to also include reference to

- (i) All Mobile phones should be switched to silent and should not be used during the meeting.
- (ii) Members are asked to keep microphones on mute unless speaking (if being used).

B Record remote attendance of members

- (i) 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 Speaking

Objector(s) (up to 5 mins)

Local member (up to 5 mins)/ parish councillor (up to 5 mins)

Applicant/Supporter (up to 5 mins)

#### **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 record the vote FOR/AGAINST/ABSTAIN (reminding members that they should abstain where they have not heard all of the consideration of the application)

# Agenda Item 3

## NORTHUMBERLAND COUNTY COUNCIL

### ASHINGTON & BLYTH LOCAL AREA COUNCIL

At a meeting of the **Ashington & Blyth Local Area Council** held on **Wednesday, 11 January 2023 at 5:00 pm** in **Coquet Suite, Newbiggin Sports and Community Centre, Woodhorn Road, Newbiggin-by-the-Sea, NE64**

#### PRESENT

Councillor L Grimshaw (Chair)

#### MEMBERS

C Ball  
D Carr  
E Cartie  
B Gallacher  
C Humphrey  
J Lang  
K Nisbet

K Parry  
W Ploszaj  
M Purvis  
M Richardson  
E Simpson  
A Wallace  
A Watson

#### OFFICERS

N Best  
M Carle  
R Greally  
  
R Wealleans

Assistant County Archaeologist  
Lead Highways Manager  
Assistant Democratic Services  
Officer  
Neighbourhood Services Area  
Manager

#### OTHER COUNCILLORS

R Wearmouth

Deputy Leader and Portfolio Holder  
for Corporate Services

1 Member of the press was in attendance

## 01 APOLOGIES FOR ABSCENCE

Apologies were received from Councillor Jeff Reid

## 03 MINUTES

**RESOLVED** that the minutes of the Ashington & Blyth Local Area Council meeting held on Wednesday 16 November 2022, as circulated, be a true record and signed by the Chairman.

## 04 LOCAL SERVICE ISSUES

M Carle, lead highways manager, gave an update to committee members regarding the work carried out by the highways team:-

All Highways Inspectors and maintenance crews continued to work inspecting, fixing carriageway defects, making repairs and making safe category one defects across the Southeast area.

Gully emptier was fully deployed dealing with reported issues and cyclic maintenance.

### **Larger Tarmac Patching**

Larger Tarmac Patching had been carried out in the following locations:

- Stanton Avenue, Blyth
- Thorp Close, Blyth
- Druridge Drive, Blyth
- Mermaid Carpark, Blyth
- Ariel Street, Ashington
- Jubilee Estate, Ashington
- Stanley Street, Blyth
- Percy Street, Blyth
- Beal Close, Blyth
- Bywell Road, Ashington

### **Drainage Improvements:**

Drainage Improvements have been carried out in the following areas:

- Furnace Road, Blyth
- Carlton Avenue, Blyth

### **LTP - Carriageway Resurfacing**

Chair's Initials.....

Ashington and Blyth Local Area Council, 11 January 2023

Footway and Carriageway LTP Resurfacing had been carried out the following areas:

- Station Road, Ashington (Parking Bays)

### **Regeneration Scheme**

- Bowes Street, Blyth – Started Monday 10/01/22 (48 Weeks). Phase 2 Completed, works were progressing on Phase 3.

### **Winter Maintenance**

Since the cold snap during the early to midpart of December winter had quietened down. There was still have half of the Winter season ahead. These were often the harshest few months. They were currently working with suppliers to carry out a mid-season salt restock of 10,000 Tonnes. This restock with the existing 6000 Tonne strategic store at Powburn should give the service more than sufficient levels to see it out till the end of the winter season.

The following comments were made in response to members questions:-

- Members thanked the service for all their hard work during the recent adverse weather.
- Members were advised that there was a winter services policy which was a robust policy and outlined what the service role and responsibility was in winter weather.
- It was confirmed that communications on social were being looked into. Members requested that communications be put out to residents to advise on how to use grit bins responsibly.
- It was acknowledged that due to the cold weather there was an increased chance of freeze thaw action taking place on roads which could create more potholes. Members were advised that potholes should be reported through the reporting system so they can be logged.
- Members were reminded that category 1 potholes that were reported had to be fixed within 24 hours. This could be temporary and the Council would return to permanently fix them at a later date.
- Snow wardens were still being recruited if applicants had not heard from the Council they were advised to contact Nicola Wardle.

R. Welleans, Neighbourhood Service Area Manager, gave an update to committee regarding the work carried out by neighbourhood services:-

### **Waste Service**

- Refuse collection service worked well over Christmas period.
  - Very few complaints received from residents.

- Councillors may have been aware that we had an issue with incorrect collection dates being published in the Northumberland News publication.
- Staff worked with communications and staff from other parts of the organisation to leaflet drop those households which were affected.
- Targeted social media was also used to provide the correct information to those affected.
- Around a 95% presentation on all days (suggesting the comms campaign was successful).
- Dedicated refuse staff collected around 750 tonnes of residual waste over Christmas/New Year period. 90 Tonne on average more than two previous residual weeks collections

### **Grounds Maintenance**

- The service were currently working through the winter works programme and were confident all outstanding works would be completed.
- Progress through the programme had been impacted by:
  - Deployment to winter gritting services in support of Highways colleagues (2 week)
  - Deployment to the leaflet drop informing residents of correct waste collection days over the festive period (up to a week)
- Last chance to schedule any work requests you might have.
  - i.e. Hedges and shrubs.
- Leaf clearance was close to being completed - if Councillors had any areas of concern, they were to inform the service.
- The service were starting the process of recruiting seasonal staff for the coming summer period in the near future.

### **Street Cleansing**

- Business as usual.

### **Glass trial update:**

- The trial continued as per the last update in November.
- This allowed the service to establish if this level of service met the needs of residents while delivering savings expected.
- The effectiveness of this change will be closely monitored.
- There was the option to revert to a 4 – week collection frequency if necessary.
- The extended frequency of collections was a key part of the trial as when the service was planning for the future they needed to be able to design a service that provided good value for money.

### **Food trial update:**

- Trial started w/c 21<sup>st</sup> November
- 10 - month trial
- Weekly collection
- Approx 4,800 properties in the trial areas
- Trial operated from one depot only - Morpeth (*due to cost of dedicated vehicle and staffing*)
- Areas are:



- Morpeth (Loansdean),
- Bedlington,
- Pegswood
- Lancaster Park in Morpeth, Hebron, Longhirst and Ulgham
- During the trial, set out rates and average weights will be monitored
- Current set out rates vary between areas (Highest was 57% - Lowest was 40%)
- A report on the findings of the trial will be provided for members at the end of the 10 - month period.

The following comments were made in response to members questions:-

- Members were assured that the country walk planning work was continuing.
- Officers would look into the progress of signage regarding the communal bins.
- Members questioned whether staff from within the Council could be utilised for the seasonal staff positions.

**RESOLVED** that the information be noted.

## **06 ARCHAEOLOGICAL FINDS AT SOUTH NEWSHAM FARM**

Nick Best, Assistant County Archaeologist, gave a presentation to committee (attached with minutes).

It was explained that the Council archaeologists advise colleagues in the Planning Service to ensure that planning decisions are informed by an understanding of any archaeology that may be on site. Planning applications were screened by the service and advice was given to planning officers where needed.

Where appropriate, planning conditions can be used to ensure that the results of archaeological work undertaken as part of the planning process are accessible to the general public and local communities. This process also serves as a 'de-risking exercise' to ensure that development is not delayed by 'unexpected' discoveries and that archaeological work, if required, can be accommodated as part of a development programme.

At Newsham (and along the line as a whole), early engagement between NCC Archaeology and the NL consultant team was undertaken from 2020. An assessment programme was agreed with NCC Archaeology and managed on site by the NL Team's heritage consultants. This consisted of desk-based assessment, geophysical survey and trial trenching.

The car park and platform were proposed on the site of a cropmark feature previously recorded via aerial photography. This was believed to be the site of a prehistoric enclosure but had not been subject to archaeological investigation. Trial trenching confirmed that this was a substantial ditched enclosure, almost certainly an enclosed settlement or farmstead of Iron Age or Romano-British date.

The main phase of archaeological excavation focussed on the prehistoric settlement site but also recorded evidence of medieval and later agriculture and activity in the modern period, including two timber-lined pits. Initially, the first pit was identified as being of modern date due to the obviously sawn and tarred timber used in its construction. A second identified pit was initially not so obviously modern in character. Further investigation to a greater depth (where the timbers were better preserved) showed that this structure was also formed of swan timbers. A provisional analysis suggested the timbers were of pine, potentially originating from the Baltic regions and therefore likely to have been imported in the post-medieval or modern period. The pits may have been associated with mining prospection or perhaps constructed as a temporary water source. Therefore, these features were not prehistoric but still of local interest.

An interim report was available now with a full report due in April 2023.

In partnership with the NL Team, the service contributed to a number of site open days. These included engagement with Members and members of the local community and publicity through BBC Look North. A community event held in October 2022 at Newsham attracted over one hundred local children and adults.

NCC Archaeology are currently in discussions with the NL Team and their archaeological consultants regarding the scope of future community events.

The following comments were made in response to members questions:-

- Members thanked Nick for the informative presentation and found it of great interest.
- Members were assured that most developers were accommodating if any finds were discovered.
- Typically, less than 1% of planning applications require archaeological work.
- Archaeological assessment (at planning application stage) is undertaken to identify sites which may retain archaeological remains which might prejudice their development. In practice, it is very very rare for archaeology to 'prevent' development. Rather, development proposals can be amended to accommodate sensitive archaeology or programmed to allow archeological work to be undertaken in advance of construction.
- The archaeologists were under the planning service and it was not in their remit to curate heritage sites however members were assured that the request for a heritage site at Bedlington Station would be forwarded on.

**RESOLVED** that the information be noted.

## **06 BUDGET 2023-24 AND MEDIUM-TERM FINANCIAL PLAN**

Councillor R Wearmouth, Deputy Leader, gave a presentation (attached with minutes). It gave an overview of 2022 and the events that had taking place. The

presentation highlighted the three top priorities of the Authority: tackling inequality, value for money services and delivering growth and jobs.

Investments were planned to help tackle inequality with £1m Public Health funding planned to be invested into a poverty and hardship plan. The Authority's Capital Programme outlined over £806 million investment for 2022-26. The Borderlands Partnership was receiving £452 million of fresh investment to the Borderlands area. The Council were investing in a number of schools and partnerships as well as further education campuses to improve education and skills facilities in the County.

The presentation welcomed the provisional financial settlement that had been received from Central Government. The Government would also be given the Authority more powers to address issues faced by the County such as vacant and second homes. The budget would focus on the three priorities whilst continuing to look after residents in most need. It would deliver the things that were most important to residents such as free car parks in town centres. The budget would deliver efficiencies which included a new management structure. Investments would be made in future growth, jobs and prosperity across the County. The presentation also highlighted the impact of inflationary pressures on the setting of the budget.

The following comments were made in response to members' questions:-

- Members were reminded they would be invited to the Corporate Services and Economic Growth OSC meeting to scrutinize the budget.
- Members were assured that to achieve the new management structure wanted some roles would become no longer needed. It was hoped that the management structure would be achieved through voluntary redundancies.
- Council Tax setting would take place in the budget and members were assured that the administration was aware of the financial pressures on households.
- Members noted that there was maintenance needed on Council properties which was reflected in the rent increase. It was also noted that a significant proportion of tenants received support through the benefit system.
- Members noted that there had been an increase in special educational need children which added pressure to schools. The County had a large rural geography. Work was being undertaken to ensure the school transport service was being delivered effectively. It was acknowledged that communities grow at different rates and members were assured that children would always be able to receive a school place.

**RESOLVED** that the information be noted.

## **07 LOCAL AREA COUNCIL WORK PROGRAMME**

*Chair's Initials.....*

*Ashington and Blyth Local Area Council, 11 January 2023*

**RESOLVED** Members noted the plan.

**08 DATE OF NEXT MEETING**

The next meeting would be held on Wednesday 15<sup>th</sup> February at 4.00 p.m.

**Chair** \_\_\_\_\_

**Date** \_\_\_\_\_



## Northumberland County Council

### ASHINGTON AND BLYTH AREA COUNCIL

15 FEBRUARY 2023

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#### DETERMINATION OF PLANNING APPLICATIONS

**Report of the Interim Executive Director of Planning and Local Services,  
Regeneration, Commercial and Economy**

**Cabinet Member:** Councillor CW Horncastle

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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.

#### DETERMINATION OF PLANNING APPLICATIONS

##### **Introduction**

1. The following section of the agenda consists of planning applications to be determined by the Ashington and Blyth 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 6 tests that are set down in paragraph 206 of the NPPF and reflected in National Planning Practice Guidance (NPPG, March 2014 as amended). They must be:
- Necessary
  - Relevant to planning
  - Relevant to the development permitted
  - Enforceable
  - Precise
  - Reasonable in all other respects
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 constitutes material planning considerations, and as to what might be appropriate conditions or reasons for refusal.
5. Attached as Appendix 1 is the procedure to be followed at all Local Area Councils.

### **Important Copyright Notice**

- 6 The maps used are reproduced from the Ordnance Survey maps with the permission of the Controller of Her Majesty's Stationery office, Crown Copyright reserved.

### **BACKGROUND PAPERS**

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

### **IMPLICATIONS ARISING OUT OF THE REPORT**

<b>Policy:</b>	Procedures and individual recommendations are in line with policy unless otherwise stated
<b>Finance and value for</b>	None unless stated

**Money:**

**Human Resources:** None

**Property:** None

**Equalities:** None

**Risk Assessment:** None

**Sustainability:** Each application will have an impact on the local environment and it has been assessed accordingly

**Crime and Disorder:** As set out in the individual reports

**Customer Considerations:** None

**Consultations:** As set out in the individual reports

**Wards:** All

Report author Rob Murfin  
Report of the Interim Executive Director of Planning and Local  
Services, Regeneration, Commercial and Economy  
01670 622542  
Rob.Murfin@northumberland.gov.uk

## **APPENDIX 1: PROCEDURE AT PLANNING COMMITTEES**

### **Chair**

Introduce s application

### **Planning Officer**

Updates – Changes to Recommendations – present report

### **Public Speaking**

Objector(s) (5mins)

Local Councillor/Parish Councillor (5 mins)

Applicant / Supporter (5 mins)

NO QUESTIONS ALLOWED TO/ BY PUBLIC SPEAKERS

### **Member's Questions to Planning Officers**

### **Rules of Debate**

Proposal

Seconded

DEBATE

- No speeches until motion is seconded
- Speech may not exceed 6 minutes
- Amendments to Motions
- Approve/ refuse/ defer

### **Vote (by majority or Chair casting vote)**

Chair should read out resolution before voting

Voting should be a clear show of hands.



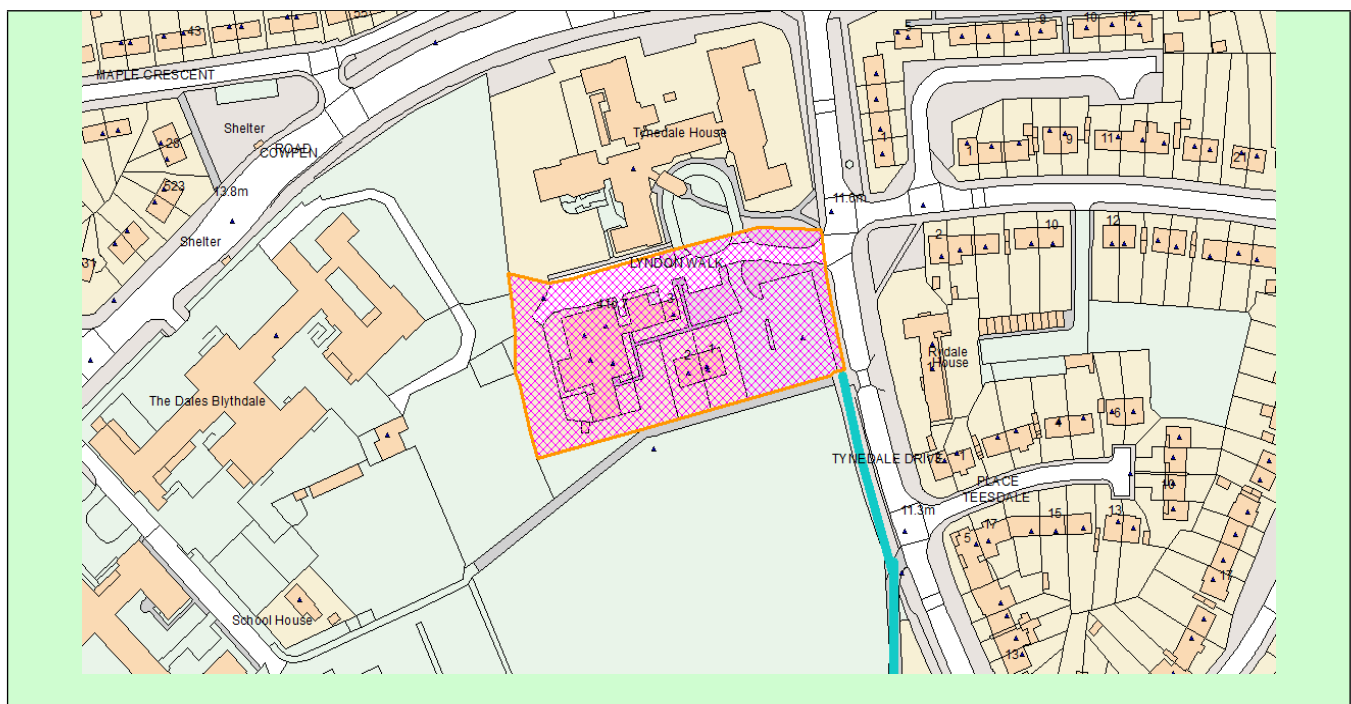


## Northumberland County Council

### Ashington/Blyth Local Area Committee 15<sup>th</sup> February 2023

<b>Application No:</b>	22/02324/FUL		
<b>Proposal:</b>	Proposed Erection of 13no Affordable 2 Bed Bungalows		
<b>Site Address</b>	Social Services, Lyndon House Day Care Centre, 1 Lyndon Walk, Blyth Northumberland NE24 4LJ		
<b>Applicant:</b>	Northumberland County Council County Hall, Morpeth, NE61 2EF,	<b>Agent:</b>	Miss Amelia Robson Unit 3, Hexham Enterprise Hub, Burn Lane, Hexham NE46 3HN
<b>Ward</b>	Kitty Brewster	<b>Parish</b>	Blyth
<b>Valid Date:</b>	2 August 2022	<b>Expiry Date:</b>	1 January 2023
<b>Case Officer Details:</b>	Name: Miss Stephanie Milne Job Title: Senior Planning Officer Tel No: 07966203682 Email: Stephanie.Milne@northumberland.gov.uk		

**Recommendation:** That this application be GRANTED permission subject to conditions and payment of the £7995.00 towards Coastal Mitigation Contribution and £1684.80 towards parks and gardens via internal transfer to be made prior to the decision being issued.



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## **1. Introduction**

1.1 The applicant is Northumberland County Council and therefore the application was referred to the director of planning and the chairs of the local area council committee. The chair referral response confirmed that the application shall be determined at local area council committee.

## **2. Description of the Proposals**

2.1 This full application on behalf of Northumberland County Council (together with Advance Northumberland and Ascent Homes) is for the proposed redevelopment of Adult Social Services' former Lyndon House Day Care Centre site in Blyth, to enable the erection of 13 affordable 2-bedroom bungalows for dementia sufferers.

2.2 The proposed scheme, to be managed with the Tynedale House residential care home to the northern side of Lyndon Walk, would comprise 5 single-storey residential blocks and small private garden spaces backing onto three sides of a communal courtyard garden on the southern part of the site - a terrace of 3 bungalows on the eastern and western sides of the communal garden, with a semi-detached pair of bungalows either side of another terrace of 3 bungalows along the northern side of the communal garden. There would be 14 car parking spaces situated to the northern side of those northern blocks along the southern side of Lyndon Walk itself, with a further 8 parking spaces to the eastern side of the site (beside Tynedale Drive) and 13 spaces on the western side of the site, together with cycles and bin storage shelters.

2.3 The 0.44ha application site is located towards the north-western edge of the settlement of Blyth. It currently comprises a pair of bungalows (nos.1 and 2), plus the residential day care centre (nos. 3-7), together with a 39-space car park on the eastern part of the site and 3 disabled parking bays on the southern side of Lyndon Walk (plus 15 parking spaces on the northern side of Lyndon Walk). The application form notes that this care home facility is now redundant, while the proposed scheme would result in a loss of 8 parking spaces (reduced from 43 down to 35).

2.4 The Tynedale House Care Home bounds the north of Lyndon Walk with Cowpen Road beyond, while Tynedale Drive bounds the eastern side of the site with the main residential areas of Blyth to the east of that. The buildings and playground of the Dales School - Blythdale bound the western side of the site (with Horton Grange Primary School just beyond that), with the middle school playing fields to the south of the site. The agent's supporting Planning Statement notes that a public right of way between Tynedale Drive and the schools runs along the southern boundary of the site, but that this would be fenced off from the proposed development given the level of control that would be needed for the anticipated residents of the site. There are several trees and hedgerows within the site.

## **3. Planning History**

**Reference Number:** 22/02127/DEMGDO

**Description:** Prior notification of demolition of vacant residential buildings to allow construction of new bungalow accommodation for dementia sufferers

**Status:** PANR

**Reference Number:** B/04/00455/CPO

**Description:** Construction of 39 parking bays and associated lighting

**Status:** Approved

**Reference Number:** 22/02127/DEMGDO

**Description:** Prior notification of demolition of vacant residential buildings to allow construction of new bungalow accommodation for dementia sufferers

**Status:** PANR

#### 4. Consultee Responses

Blyth Town Council	No response received.
Highways	No objection subject to conditions
Affordable Housing	Support
NHS NORTH EAST & CUMBRIA ICB	No comment
Waste Management - South East	No response received.
Climate Change Team	No objection
Education - Schools	No impact on educational infrastructure on either mainstream or SEND provision the area and therefore no contribution would be sought.
Natural England	No objection subject to securing appropriate mitigation for recreational pressure impacts on habitat sites (European sites).
Lead Local Flood Authority (LLFA)	No objection subject to conditions
County Ecologist	No objection subject to conditions and contribution to coastal mitigation of £7995.00
Public Protection	No objection subject to conditions
Strategic Estates	No response received.
Fire & Rescue Service	No response received.
Architectural Liaison Officer - Police	No objections
Northumbria Ambulance Service	No response received.
The Coal Authority	Withdraws its objection subject to conditions
Adult Services NCC	Adult Social Services support the proposed development. The properties will provide much needed accommodation for adults living with Dementia and help to fill a gap in the Council's

## 5. Public Responses

### Neighbour Notification

Number of Neighbours Notified	27
Number of Objections	0
Number of Support	0
Number of General Comments	0

### Notices

General site notice, 6th September 2022

News Post Leader 12th August 2022

### Summary of Responses:

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=RE70H0QSHRV00>

## 6. Planning Policy

### 6.1 Development Plan Policy

- STP 1 - Spatial strategy (Strategic Policy)
- STP 2 - Presumption in favour of sustainable development (Strategic Policy)
- STP 3 - Principles of sustainable development (Strategic Policy)
- STP 4 - Climate change mitigation and adaptation (Strategic Policy)
- STP 5 - Health and wellbeing (Strategic Policy)
- STP 6 - Green infrastructure (Strategic Policy)
- HOU 2 - Provision of new residential development (Strategic Policy)
- HOU 4 - Housing development site allocations (Strategic Policy)
- HOU 5 - Housing types and mix
- HOU 6 - Affordable housing provision (Strategic Policy)
- HOU 9 - Residential development management
- HOU 11 - Homes for older and vulnerable people (Strategic Policy)
- QOP 1 - Design principles (Strategic Policy)
- QOP 2 - Good design and amenity
- QOP 3 - Public realm design principles
- QOP 4 - Landscaping and trees
- QOP 5 - Sustainable design and construction
- QOP 6 - Delivering well-designed places
- TRA 1 - Promoting sustainable connections (Strategic Policy)
- TRA 2 - The effects of development on the transport network
- TRA 4 - Parking provision in new development

ICT 2 - New developments  
ENV 1 - Approaches to assessing the impact of development on the natural, historic and built environment (Strategic Policy)  
ENV 2 - Biodiversity and geodiversity  
WAT 3 - Flooding  
WAT 4 - Sustainable Drainage Systems  
POL 2 - Pollution and air, soil and water quality  
INF 1 - Delivering development related infrastructure (Strategic Policy)  
INF 5 - Open space and facilities for sport and recreation  
INF 6 - Planning obligations

## 6.2 National Planning Policy

NPPF - National Planning Policy Framework (2021)  
NPPG – National Planning Policy Guidance (2021)

## **7. Appraisal**

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
- S106 requirements/contributions
- Design, landscaping and impact on residential amenity impact
- Highways
- Flood Risk/ Drainage
- Ecology matters
- Contamination

### Principle of development

7.1 Paragraph 119 of the NPPF states that Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.

7.2 Policy STP 1 sets out the Council's Spatial Strategy which is to deliver sustainable development which enhances the vitality of communities across Northumberland, supports economic growth, and which conserves and enhances the County's unique environmental assets. The Main Towns of Alnwick, Amble, Ashington, Bedlington/Bedlington Station, Berwick-upon-Tweed, Blyth, Cramlington, Haltwhistle, Hexham, Morpeth, Ponteland and Prudhoe will be the main focus for employment, housing, retail and services.

7.3 Policy STP 3 In applying the presumption in favour of sustainable development in Northumberland, and to deliver against economic, social and environmental objectives development proposals will be expected to adhere to the following principles where appropriate:

- a. Contribute to building a strong, responsive and competitive economy across Northumberland, support more and better jobs, protect and enhance the vitality and viability of Northumberland's town centres and other important economic sectors;
- b. Provide a type and mix of homes to meet local housing need, and increase choice in the local housing market;
- c. Support and provide opportunities to improve health, social and cultural wellbeing for all, and provide the infrastructure which is required to enhance the quality of life of individuals and communities;

7.4 The application site is within the delineated settlement boundary of Blyth, as shown on the Policies Map which is identified in Policy STP 1 as a main town which will be the main focus for employment, housing, retail and services. Further to this, Policies STP3(h) and HOU2 encourage the re-use of previously-developed 'brownfield' sites. This site previously formed part of the existing care home, with the buildings being demolished following submission of 22/02127/DEMGDO which confirmed that Prior Approval was Not Required for the demolition of the buildings. This site is therefore considered to be previously developed land. Overall it is considered that the principle of the proposal is acceptable and conforms with the policies in the Northumberland Local Plan and the NPPF.

#### Section 106 contributions

7.5 Policy INF 6 Planning obligations sets out 'Where it is not possible to address any unacceptable impacts of development through the use of planning conditions, planning obligations will be secured to ensure that otherwise unacceptable development can be made acceptable...Planning obligations will be used, as necessary, to ensure that development meets relevant planning policy requirements set out in the Local Plan and any made neighbourhood plans.... Planning obligations will only be sought where they meet all of the following tests which require that they are: 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.'

7.6 The site is within the ownership of Northumberland County Council and therefore it is not possible to enter into a legal agreement for the purposes of S106 contributions. Therefore the contributions are required to be made via internal transfer between departments prior to the decision being issued. The applicant has agreed to this.

#### *Housing Mix and Affordable Housing*

7.7 Policy HOU 2 requires proposals to deliver new open market and affordable dwellings in a range of tenures, types and sizes and will be supported where it is consistent with: a. The spatial strategy for Northumberland; b. Meeting the objectively assessed housing needs and housing priorities as identified through an up-to-date assessment; and c. Making the best and most efficient use of land and buildings, encouraging higher densities in the most accessible locations and the redevelopment of suitable previously-developed 'brownfield' sites wherever possible and viable to do so.

7.8 Further to the overall countywide housing requirement in Policy HOU2, Table 7.1 provides an indicative spatial distribution of that requirement, including for Blyth

parish to provide for 1,800 net additional dwellings over the plan period 2016-2036. Monitoring shows that there were 1,315 net additions completed in Blyth during the first 6 years of the plan period, including 177 affordable homes, while there are over 500 further permitted homes outstanding to be built.

7.9 Policy HOU4 additionally allocates a few further sites in Blyth for housing development, including this approx. 0.43ha application site at Lyndon Walk for 10 dwellings. Part 2 of the Policy sets out a number of requirements that proposals for housing development on these allocated sites should abide by, including to reflect identified local housing needs and the provision of affordable housing, having regard to and mitigating any impacts of transport and utilities infrastructure works, avoiding development in flood zones 2 and 3, and to take account of the findings of the NLP's Heritage Impact Assessment of the site. The site is not within a flood risk zone and the HIA identified no known heritage assets in relation to the site.

7.10 Policy HOU5 seeks to ensure a range and mix of good quality, energy-efficient housing is provided across the county that meets identified local needs and aspirations, including the provision of affordable homes and supported specialist housing for older and vulnerable people. The supporting text (para.7.29 and 7.42) notes that the latest SHMA identified a particular need for smaller 1 and 2-bedroom homes, especially affordable bungalows and level-access accommodation to help meet the needs of the ageing population. The need to provide housing, including bungalows, that meets the changing needs of older and vulnerable people is further reflected in Policy HOU11, as part of the Council's strategy to enable residents to live securely and independently in their own homes over their lifetimes. The supporting text (para.7.70-7.71) notes that the Council's Extra Care and Supported Housing Strategy and Market Position Statement for Care and Support in Northumberland identify a priority need for delivering specialised supported housing for older adults in Blyth, and that some of the site allocations in Policy HOU4 have the potential to help provide for some of these needs. The agent's Planning Statement notes that Adult Social Services have previously identified a specific need for affordable housing for dementia sufferers in the Blyth area, as there is a lack of residential care and nursing homes available within the town.

7.11 Criterion 1e of Policy HOU11 requires planning applications to demonstrate in their supporting Design and Access Statement that development proposals meet the space and accessibility needs of older and vulnerable people, as well as supporting the principles of 'active ageing'. Part 2 of the policy goes on to require 20% of market homes and 50% of affordable homes to be designed to meet or exceed the higher M4(2) accessibility and adaptability standards of the Building Regulations. The agent's Planning Statement advises that the proposed dwelling sizes would be above that required by the Nationally Described Space Standards (NDSS).

7.12 In terms of Policy HOU6 (Affordable Housing), as the proposed development site is within a low value area and would only involve 13 dwellings, less than the policy's 30 dwellings threshold, it would be exempt from the policy requirement to otherwise provide at least 10% as affordable homes. Nevertheless, the proposed scheme is for 100% affordable housing and would therefore be wholly supported.

#### Open space requirements

7.13 As a major development, the applicant would also need to pay a S106 financial contribution towards open space provision in accordance with Policies INF5 and

INF6 and Appendix H1. This sets out that three different types of open space that should be provided as follows:

Amenity green space and natural and semi-natural green space  
Parks and Gardens  
Provision for children and young people

7.14 Housing for older people is exempt from providing towards the children and young people provision component of open space (para. H20). The Appendix also includes when this is required on site or off site, standards that should be met and formulas for working out the exact provision required. Using the formula the following provisions are required.

- Amenity Green Space- 234sq m of amenity green space / natural semi natural green space is required- on-site. 811 sqm of amenity green space / natural and semi natural green space is provided on site therefore no financial contribution is required.
- Parks and gardens- to be provided off site  $23.4 \times 3$  ( Sq per person)= 70.2sq m of parks and gardens is required-multiplied by £24 (cost and maintenance cost of 5 years) = **£1684.80** to be secured via financial contribution through internal transfer.

### *Coastal Mitigation*

7.15 As this is a proposed residential development within 10km of the coast, consideration has been 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.

7.16 When developers apply for planning permission for new residential development within the coastal zone of influence, the Local Planning Authority has to fulfil its obligations under the Wildlife and Countryside Act (for SSSIs) and the Conservation of Habitats and Species Regulations (for SPAs, SACs and Ramsar Sites), by ensuring that the development will not have adverse impacts on designated sites. The Council has introduced a scheme whereby developers can pay a contribution into a strategic mitigation service which will be used to fund coastal wardens who will provide the necessary mitigation.

7.17 Contribution to the Coastal Mitigation Service (CMS) enables a conclusion of no adverse effect on site integrity to be reached when a planning application is subject to appropriate assessment, without the developer having to commission any survey or mitigation work. Similarly it enables a conclusion of no adverse effect on the interest features of coastal SSSIs.

7.18 In this particular case the site lies within 10km distance from the relevant protected sites and as a result a contribution of £615 per unit for those between 7-10km of the coast. An Internal transfer of **£7995.00** will be required between departments of Northumberland County Council to provide wardening and associated activity to mitigate the impact of recreational activity on designated sites on the Northumberland coast. The County Ecologist has therefore confirmed this will ensure that adequate mitigation will be provided to address increased recreational



disturbance and damage within the coastal designated sites and so will enable the Council to reach a conclusion that there will be no adverse effect on site integrity in respect of this issue when undertaking the Habitats Regulations Assessment for this development. The proposal would therefore accord with Local Plan Policy ENV2 in this respect.

### *Education*

7.19 Housing for older people is also specifically exempted from the education contribution requirement of Appendix H2 (para. H49). The Education officer has confirmed that the development would not require a contribution towards Education facilities.

### *Healthcare*

7.20 Policy INF6 and Appendix H3 would require a S106 financial contribution towards health facilities provision. The Northumberland Clinical Commissioning group has confirmed that the development would not require a contribution towards healthcare provision due to the small scale nature of the development.

### Design, landscaping and impact on Residential Amenity

7.21 The proposal comprises 13 residential bungalows all of similar appearance with private gardens, communal garden area and car parking. The site entrance is located to the north eastern side of the site and the properties are situated within a U shaped formation, with the private gardens facing onto the communal garden area. Car parking is provided to the property frontages as well as cycle storage and bin stores. The properties will be predominantly finished in facing bricks with concrete roof tiles. The properties will be low profile and in combination with the design and materials, would sit well within the street scene. As such the properties are considered acceptable in terms of their design.

7.22 In terms of landscaping of the site, the proposed access road, parking and footpaths consist of a mixture of materials. Areas of soft landscaping are included between the parking areas which will allow for interest around the site and to soften the appearance. Soft landscaping is proposed to the communal area in the centre of the site including planting and resin bonded gravel walkways. A 1.8 metre close boarded fence is proposed to the southern boundary of the site to provide security to residents. Each private amenity area is to be bounded by fencing at 1.8 metres in height which will reduce to 1.2 metres to allow views onto the communal areas. The Council's Ecologist has no objection to the landscaping proposed but has requested a condition to ensure that all trees and shrubs (outside of the ornamental, non-native hedge) will be composed of species native to Northumberland and include berry bearing species such as rowan, hawthorn and wild cherry. There are a variety of small trees and shrubs currently on the site that will be cleared as part of the proposed development. There are no protection orders on the trees and they are not considered significant in their appearance such that their loss would be harmful. The proposal includes planting of trees and hedging within the site. There are also no concerns raised by ecology with regard to the loss of existing vegetation.

7.23 Overall, it is considered that the quality of the design and landscaping proposed is acceptable in terms of their impact on the character and appearance of the area. The layout is also considered to be acceptable and there is no overbearing impact to

neighbouring properties and the residential amenity of future residents is acceptable in terms of loss of light, outlook and privacy. It is also considered the layout will not cause any impact to the existing residential amenity of occupants of existing nearby properties. In this respect the proposal accords with Local Plan Policies HOU9 QOP1, QOP2, QOP4, QOP6, ENV2 and the NPPF.

### Highways

7.24 The application has the potential to impact on highway safety, the highway network and parking, by virtue of its layout and vehicular movements to and from the development when built and through construction traffic. In this case given the sites location, the Highway Authority have therefore been consulted on the information submitted.

7.25 The Council's 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. A review of the information provided has been undertaken and following the submission of further information including safe pedestrian links, revised internal layout, revised vehicle swept path, surface water management, EV charging details, visibility splay, refuse management strategy, construction method statement and details of street lighting, Highways now have no objection to the proposal. Overall, the proposals are therefore now considered acceptable on highways grounds and as such in this respect the proposal is in accordance with the NPPF and Local Plan Policies Policy TRA1, TRA2 and TRA4.

### Flood Risk/Drainage

7.26 The Lead Local Flood Authority (LLFA) who assess the proposal in terms of impact of surface water run off and potential impact of flooding from the site, have no objection to the proposal subject to conditions. In light of these comments, the proposal is considered to be in accordance with NLP Policies WAT3 and WAT4 which deal with Flooding and Sustainable Drainage Systems.

### Ecology

7.27 The County Ecologist, who assesses the proposal in terms of impact upon biodiversity, protected species and protected sites has considered the submitted Ecological Impact Assessment (OS Ecology 2020 (Amended) and the Biodiversity net gain assessment and has no objection to the proposal subject to conditions which will help to maintain and enhance biodiversity. Subject to these the proposal would accord with the NPPF and Local Plan Policy ENV2 which seeks to protect and enhance biodiversity and geodiversity.

### Contamination

7.28 The site falls within the defined Development High Risk Area; therefore within the application site and surrounding area there are coal mining features and hazards. As such the Coal Authority and Public Protection were consulted on this application. Following the submission of further information, the Coal Authority removes their objection subject to the suggested conditions. Public protection also raised no objections subject to the inclusion of conditions relating to ground gas protections, working and construction delivery hours. Public Protection therefore

have no objection to the proposal on these grounds subject to conditions which will help to protect future and existing residents from contamination and sources of noise during construction. Subject to these conditions the proposal would be acceptable and in accordance with Local Plan Policy Pol1.

### 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 main planning considerations in determining this application have been set out and considered above stating accordance with the relevant Development Plan Policy. The application has also been considered against the relevant sections within

the National Planning Policy Framework (NPPF) and there is not considered to be any conflict between the local policies and the NPPF on the matters of relevance in this case.

8.2 The proposal has addressed the main considerations and would accord with relevant policy and is considered acceptable. The proposal is therefore recommended for approval.

## **9. Recommendation**

That this application be GRANTED permission subject to conditions and payment of the £7995.00 towards Coastal Mitigation Contribution and £1684.80 towards parks and gardens via internal transfer to be made prior to the decision being issued.

### 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:-

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

03. Notwithstanding any description of the materials in the application, the dwellings shall not be constructed above damp proof course until precise details, of the materials to be used in the construction of the external walls and / roof(s) of the buildings have been submitted to and approved in writing by, the Local Planning Authority. All roofing and / or 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 Northumberland Local Plan Policies QOP1 and 2.

04. All landscaping outside the boundaries of the houses shall be carried out in accordance with the approved drawings not later than the expiry of the next planting season following commencement of the development, or within such other time as may be approved with the Local Planning Authority. The landscaping and boundary treatments (ie fences) within and to the boundaries of the bungalows shall be carried out before that particular dwelling is occupied. The landscaped areas shall be subsequently maintained to ensure establishment of the approved scheme, including watering, weeding and the replacement of any plants, or areas of seeding or turfing comprised in the approved landscaping plans, which fail within a period up to 5 years from the completion of the development.

Reason: In the interests of visual amenity and the satisfactory appearance of the development upon completion, and in accordance with the provisions of Northumberland Local Plan Policies QOP1, QOP 2 and QOP 4.

05. The properties hereby permitted shall always used as affordable bungalows for use by adults with a care and support need and not sold separately as market housing.

Reason: To provide suitable housing mix that helps meet the needs of the ageing population in accordance with HOU5 and HOU 11.

06. No development shall commence until;  
a) a scheme of intrusive site investigations has been carried out on site to establish the risks posed to the development by past coal mining activity, and;  
b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

Reason: The undertaking of intrusive site investigations, prior to the commencement of development, is considered to be necessary to ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site. This is in order to ensure the safety and stability of the development, in accordance with paragraphs 183 and 184 of the National Planning Policy Framework.

07. Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

Reason: The undertaking of intrusive site investigations, prior to the commencement of development, is considered to be necessary to ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site. This is in order to ensure the safety and stability of the development, in accordance with paragraphs 183 and 184 of the National Planning Policy Framework.

08. No foundation works shall be commenced until a report detailing the protective measures to prevent the ingress of ground gases, including depleted Oxygen (<19%), to the CS2 standard specified in BS8485:2015+A1:2019 (Code of Practice for the design of protective measures for Methane and Carbon Dioxide ground gases

for new buildings), have been submitted to and approved in writing by the Local Planning Authority.

The report shall contain full details of the validation and verification assessment to be undertaken on the installed ground gas protection, as detailed in CIRIA C735 (Good practice on the testing and verification of protection systems for buildings against hazardous ground gases).

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

09. No building shall be brought into use or occupied until the applicant has submitted a validation and verification report to the approved methodology in Condition 6, which has been approved in writing by the Local Planning Authority.

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

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

a) A Phase 2 intrusive site investigation shall be carried out as recommended in the submitted Phase 1 Geoenvironmental Appraisal (Coast Consulting Engineers, Report Number:20103-01 (Rev A) dated 29 May 2020 to fully and effectively characterise the nature and extent of any land contamination and/ or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle, in order that any potential risks are adequately assessed taking into account the sites existing status and proposed new use. The site investigation and findings shall be forwarded to the Local Planning Authority without delay upon completion.

b) Thereafter, a written Method Statement (or Remediation Strategy) detailing the remediation requirements for the land contamination and/or pollution of controlled waters affecting the site shall be submitted and approved by the Local Planning Authority, and all requirements shall be implemented and completed to the satisfaction of the Local Planning Authority. No deviation shall be made from this scheme without express written agreement of the Local Planning Authority.

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.

11. The development hereby permitted shall not be brought into use or continue in use until two full copies of a full closure (Verification Report) report shall be submitted to and approved by the Local Planning Authority. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring

results shall be included in the closure report to demonstrate that the required remediation has been fully met.

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

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

Should no contamination be found during development then the applicant shall submit a signed statement indicating this to discharge this condition.

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

13. During the construction period, there should be no noisy activity from mobile plant, pneumatic equipment, power tools etc. audible at the site boundary, on Sundays or Bank Holidays or outside the hours:

Monday to Friday - 0800 to 1800  
Saturday 0800 to 1300

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

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

Monday to Friday - 0800 to 1800  
Saturday - 0800 to 1300

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

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

15. Demolition works and vegetation clearance will not be undertaken during the nesting bird season (March to August inclusive) unless the site is checked by an appropriately experienced ecologist and nests are confirmed to be absent.

Additional external lighting that may affect the sites suitability for bats will be avoided. If required this will be limited to low level lighting, avoiding use of high intensity security lighting.

Any excavations left open overnight will have a means of escape for mammals that may become trapped in the form of a ramp at least 300mm in width and angled no greater than 45°

Reason: To prevent harm to protected species during land clearance, construction and ongoing use of the development.

16. All trees and shrubs (outside of the ornamental, non-native hedge) will be composed of species native to Northumberland and include berry bearing species such as rowan, hawthorn and wild cherry.

Reason: to ensure that a net gain for biodiversity results from this development as required by the NPPF.

17. No dwelling shall be occupied until details of the proposed boundary treatment have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the development is occupied.

Reason: In the interests of visual amenity and highway safety, in accordance with the National Planning Policy Framework and Policy TRA1 of the Northumberland Local Plan.

18. No dwelling shall be occupied until details of the external lighting of the building(s) and external area(s) have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the development is occupied and retained as such thereafter.

Reason: In the interest of amenity and highway safety, in accordance with the National Planning Policy Framework and Policy TRA1 of the Northumberland Local Plan.

19. No dwelling shall be occupied until the car parking area indicated on the approved plans, has been implemented in accordance with the approved plans. Thereafter, the car parking area shall be retained in accordance with the approved plans and shall not be used for any purpose other than the parking of vehicles associated with the development.

Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework and Policy TRA4 of the Northumberland Local Plan.

20. No dwelling shall be occupied until details of the proposed highway works for modifications to the site access onto the U9700, tie-in of the pedestrian footways from the site access to the existing footways on the U9700, dropped kerbs and associated works have been submitted to and approved in writing by the Local Planning Authority. The building(s) shall not be occupied until the highway works have been constructed in accordance with the approved plans.

Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework and Policy TRA2 of the Northumberland Local Plan.

21. No dwelling shall 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 and Policy TRA1 of the Northumberland Local Plan.

22. Prior to occupation the Electric Vehicle Charging points shown on the approved plans shall be implemented. Thereafter, the Electric Vehicle Charging Points shall be retained in accordance with the approved plans and shall be kept available for the parking of electric vehicles at all times.

Reason: In the interests of Sustainable Development, in accordance with the National Planning Policy Framework and Policy TRA1 of the Northumberland Local Plan

23. Development shall not commence until a Demolition and Construction Method Statement, together with a supporting plan has been submitted to and approved in writing by the Local Planning Authority. The approved Demolition and Construction Method Statement shall be adhered to throughout the demolition/ construction period. The Demolition and Construction Method Statement and plan shall, where applicable, provide for:

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

Reason: To prevent nuisance in the interests of residential amenity and highway safety, in accordance with the National Planning Policy Framework and Policy TRA2 of the Northumberland Local Plan.

24. No external refuse or refuse containers 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 and Policies TRA1 and TRA2 of the Northumberland Local Plan.

25. Prior to first occupation details of the adoption and maintenance of all SuDS features shall be submitted to and agreed by the Local Planning Authority. A maintenance schedule and log, which includes details for all SuDS features for the lifetime of development shall be 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.

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

Reason: To ensure the risk of flooding does not increase during this phase and to limit the siltation of any on site surface water features.

27. 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 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. Photographs of the surface water system being installed as per the agreed scheme including flow controls, storage structures and any other SuDS components. d. Health and Safety file; and e. Details of ownership organisation/adoption details.

Reason: To ensure that all sustainable drainage systems are designed to the DEFRA non-technical standards.

Informatives:

1. Ground Gas Protection. Our adopted guidance provides a guide to what should be included in a gas protection proposal and is included in Appendix 2 of the YALPAG Technical Guidance - Verification Requirements for Gas Protection Systems, Version 1.1 Dec 2016, which can be accessed in the “related documents” section for environmental protection – development advice at: <https://www.northumberland.gov.uk/Protection/Pollution/Advice.aspx> Verification of the gas protection should be proposed to address the first gas condition, once the buildings are erected to floor level then the second gas protection condition can be discharged and the verification should match what is proposed but should broadly consist of the items listed in Appendix 3 of the above guidance document. Please note that following BS 8485:2015+A1:2019 “Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings,” there is a scoring system for the gas risk and building type. It is likely that the following applies to this site:

<b>Gas Risk Score</b>	<b>Elements and Score</b>
Precautionary Gas Risk	CS2 (Characteristic Situation 2)
Building Type	A - private housing
Score Required for Gas and Building Type	3.5
<b>Design Elements to Achieve Score</b>	<b>Score Achieved</b>
Gas Membrane (installed per Table 7 of BS 8485)	2.0
AND;	
Passively-ventilated sub-floor void	1.5 or 2.5*
OR;	
Well reinforced raft/slab	1.5 (1.0 if minimal reinforcing)

\* Either “good performance” or “very good performance” for ventilation from the sub-floor void.

A “standard” installation might normally include a gas membrane installed by a qualified/experienced installer with the installation suitably validated and verified (independently) could achieve a score of 2.0 with a ventilated sub-floor void which could achieve a score of 1.5, giving a total of 3.5

Where a ventilated sub-floor void cannot be accommodated, then a well reinforced raft/slab may achieve the required score of 1.5, alongwith the gas membrane installation achieving a total score of 3.5.

Please note our adopted guidance - YALPAG Technical Guidance Verification Requirements for Gas Protection Systems, which is available under the related documents section at:

<https://www.northumberland.gov.uk/Protection/Pollution/Advice.aspx>

The British Geomembrane Association lists approved installers and should be qualified to a minimum of NVQ qualification (NVQ Level 2 membrane installation). The British Geomembrane Association website is:  
<http://www.britishgeomembraneassociation.co.uk/>

2. Ventilation Performance of Subfloor Void If the foundation/floor design is to include a sub-floor void then this will have to be passively ventilated to achieve a minimum of “good performance” and should be a include;

The void beneath the floor should be a minimum of 150mm depth.

Periscopic vents should connect the void to the outside of the building through airbricks.

The area of external airbricks should be as a minimum 2000mm<sup>2</sup>/m run of wall on least two opposite facades of the building, to ensure adequate cross-ventilation. Additional can also be fitted to any third or fourth facade (where applicable).

Internal airbricks fitted to the sleeper walls should be at least to the same area as the external airbricks (ie 2000mm<sup>2</sup>/m run of sleeper wall).

3. Sealing and Verification of Service Ducts (gas protection) The applicant should ensure that as well as the top-hat being secured to the gas membrane (tape or weld) that the internal annulus of the duct holding each of the service pipes and conduits (water, gas, electric etc.) should be filled with a recognised gastight sealant such as FILOseal+ or FILOseal+HD produced by Filoform UK Ltd:

<https://www.filoform.co.uk/catalog/category/view/s/re-enterableductsealingsystem/id/9/>

The applicant should submit additional verification of how the annulus in the dwellings have been sealed, with what method and with photographic evidence.

4. Burning Materials Onsite There shall be no burning of any material associated with the construction phase on the site. Statutory Nuisance The effectiveness of the development’s design in ensuring that a nuisance is not created, is the responsibility of the applicant / developer and their professional advisors / consultants. Developers should, therefore, fully appreciate the importance of obtaining competent professional advice.

In all cases, the Council retains its rights under the Section 79 of the Environment Protection Act 1990, in respect of the enforcement of Statutory Nuisance.

5. Under the Coal Industry Act 1994 any intrusive activities, including initial site investigation boreholes, and/or any subsequent treatment of coal mine workings/coal mine entries for ground stability purposes require the prior written permission of The Coal Authority, since such activities can have serious public health and safety implications. Failure to obtain permission will result in trespass, with the potential for court action. In the event that you are proposing to undertake such work in the Forest of Dean local authority area our permission may not be required; it is recommended that you check with us prior to commencing any works. Application forms for Coal Authority permission and further guidance can be obtained from The Coal Authority's website at: <https://www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property>.
6. It is recommended that the applicant considers applying for the Secured by Design Accreditation, the scheme is designed to prevent crime and reduce the opportunities for crime to occur and provide a safe and secure environment for residents and visitors. Details can be found at [www.securedbydesign.com](http://www.securedbydesign.com) and following the links to the design guides.
7. All species of bat and their roosts (whether occupied or not) are strictly protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended). Similarly, all wild birds and their nests are protected whilst in use and it is an offence to recklessly or intentionally destroy nests or dependent young when on or near the nest, or to kill or take them.
8. Amphibians, reptiles and mammals such as hedgehog and red squirrel also have legal protection, with great crested newt afforded additional protection under the Conservation of Habitats and Species Regulations 2017 (as amended).
9. Applicants and contractors should note that the protected species legislation operates independently of the planning system, planning consent does not override the legislation relating to protected species and that they should be aware that there is a good chance of encountering protected species during works.
10. Care should be taken when removing any roof coverings, window frames or other external features which may support bats or nesting birds.
11. If protected species such as bats or nesting birds are encountered during development then works should cease immediately and professional advice should be sought straight away.

Applicants and contractors can obtain advice on bats by telephoning the National Bat Helpline on 0345 1300 228 <https://www.bats.org.uk/advice/bat-found-during-building-works>

The Chartered Institute of Ecology and Environmental Management (CIEEM) has an online professional directory should assistance be required. <https://cieem.net/i-need/finding-a-consultant/>

12. Further information about protected species and the law can be found on the government website <https://www.gov.uk/guidance/bats-protection-surveys-and-licences>
13. The applicant should note that where sites are very overgrown or have features such as log piles or piles of stones there may be risk of causing harm to species protected under law from killing or injury such as reptiles, or species of principal importance such as hedgehogs. Any vegetation or materials clearance be carried out gradually and with due care and attention.
14. All fuel and chemicals used on site should be kept on an impervious base within a secondary containment system such as a bund, not within 10m of any watercourse, and above flood water level.
15. INFO24 Alterations to vehicle crossing point (S184) You should note that alterations to the existing vehicle crossing point(s) are required. These works should be carried out before first use of the development. To arrange alterations to the existing vehicle crossing point(s) (and to make good any damage or other works to the existing footpath or verge) you should contact the Highways Area Office at: [blythdepot@northumberland.gov.uk](mailto:blythdepot@northumberland.gov.uk)
16. INFO29 Highway condition survey 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).
17. INFO33 Reminder to not store building material or equipment on the highway 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.
18. INFO40 Reminder to not deposit mud/ debris/rubbish on the highway In accordance with the Highways Act 1980 mud, debris or rubbish shall not be deposited on the highway.

**Date of Report:** 2<sup>nd</sup> February 2023

**Background Papers:** Planning application file(s) 22/02324/FUL

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# Northumberland County Council

# Appeal Update Report

Date: February 2023

## Planning Appeals

**Report of the Director of Planning**

**Cabinet Member:** Councillor CW Horncastle

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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?
None		

## 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?
20/03389/FUL	<p>Proposed residential development of four dwellings (as amended 21.12.2020) - land south of Centurion Way, Heddon-on-the-Wall</p> <p>Main issues: development would appear as an incongruous and over dominant addition to the street scene resulting in significant harm to the visual amenity of the locality.</p> <p>Committee Decision - Officer Recommendation: Approve</p>	No
21/02377/FUL	<p>Retrospective: Construction of carport in existing car park to provide cover for three car parking spaces and provide shelter for diners during COVID – Feathers Inn, Hedley, Stocksfield</p> <p>Main issues: inappropriate development in the Green Belt; and the design and materials adversely impact on the character of the site and its surroundings.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No
21/04982/FUL	<p>Resubmission: Erection of 5no. custom self build homes, with associated garages, car parking and landscaping – land north of 30 Longhirst Village, Longhirst</p>	No



	<p>Main issues: development in the open countryside; inappropriate development in the Green Belt; detrimental impact on the rural character of the site and wider landscape; harm to the setting and significance of the Conservation Area; insufficient information to assess archaeological impacts; insufficient information to assess impacts on protected species; and fails to address disposal of surface water.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	
20/02026/COU	<p>Change of use of 8no. Holiday cottages to residential dwellings – 1 - 4 Bamburgh Cottages and 5 - 8 Craster Cottages, Northumbrian Hills, Burgham Park, Felton</p> <p>Main issues: unnecessary and unjustified residential development in the open countryside.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No
22/00042/LBC	<p>Listed building consent to replace 6 windows with similar casement windows with wooden rather than plastic dividers – Broomhaugh Farm, Broomhaugh, Riding Mill</p> <p>Main issues: would result in loss of historic fabric and fail to preserve the special historic interest of the building, and would cause less than substantial harm to the listed building.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	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
21/04426/CLEXIS	<p>Certificate of lawful development of existing vehicular access from the B6318 – land on Hadrian’s Wall remains south of Black Pasture Cottage, Brunton Bank, Wall</p> <p>Main issues: lack of information and evidence as submitted to grant certificate.</p>	<p>28 April 2022</p> <p>Appeal against non-determination</p>
19/01687/FUL	<p>Change of use of land for the siting of up to 60 static caravans, along with associated infrastructure and hard and soft landscaping. Archaeological report received 09.2.2021 and amended site location plan received 26.02.21 - land north west of Springwood, Coast View, Swarland</p> <p>Main issues: obtrusive development in the rural landscape that would adversely affect the rural setting and visual relationship between Swarland and wider countryside setting.</p>	<p>1 June 2022</p> <p>Committee Decision - Officer Recommendation: Refuse</p>
21/03532/FUL	<p>Restore and re-build existing derelict dwellings to create single dwelling house with attached holiday-let and erection of ancillary workshop/agricultural storage building – land south west of Woodbine Cottage, Carrshield</p> <p>Main issues: significant works required to existing structure therefore conversion is unacceptable as a matter of principle; design would not respect historic character of the building and would affect the character of the North Pennines AONB; new outbuilding would be inappropriate in size and scale in the open countryside with impacts on the landscape and the AONB; insufficient information to assess ecological impacts of the proposals; and insufficient information to assess archaeological impacts.</p>	<p>16 August 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
20/02094/FUL	<p>Remove green keepers compound and erection of 48 dwellings (including 10 affordable houses) plus upgrade of access road, electric substation, SUDs, domestic package treatment works and domestic gas storage.- Amended description – land north</p>	<p>17 August 2022</p> <p>Committee Decision - Officer Recommendation:</p>

	<p>west of Burgham Park Golf Club, Felton</p> <p>Main issues: inappropriate development in the Green Belt; unnecessary and unjustified development in the open countryside and unsustainable location; and lack of completed S106 Agreement in respect of affordable housing, education, health and a Habitat Maintenance and Management Plan</p>	Approve
22/01413/FUL	<p>Dormer window to roof slope on principal (south) elevation – 3 Dene Park, Darras Hall, Ponteland</p> <p>Main issues: design, scale and massing would not be subordinate to the dwelling and would be out of character in the street scene.</p>	<p>27 September 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
19/04687/OUT	<p>Outline permission for development for up to 43 residential dwellings (Use Class C3), demolition, infrastructure, access, open space and landscaping (All matters reserved except for access) - land north of Eilansgate, Hexham</p> <p>Main issues: inappropriate development in the Green Belt; lack of information in relation to ecological impacts; loss of woodland and larger trees would impact the setting of the Conservation Area; lack of information in relation to drainage and flood risk; and the application does not secure necessary planning obligations in respect of affordable housing, healthcare and education.</p>	<p>27 September 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
22/01100/FUL	<p>Timber shed for storage of tools and equipment required to maintain the woods and culverts. (Retrospective application) - Ochre Wood, Corbridge</p> <p>Main issues: inappropriate development within the open countryside and Green Belt; and insufficient information on access and car parking arrangements.</p>	<p>31 October 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
21/01112/FUL	<p>Replacement of existing store and smoking shelter within the rear car park with a shipping container to provide outdoor food and drink service ancillary to Beadnell Towers Hotel – Beadnell Towers Hotel, The Wynding, Beadnell</p> <p>Main issues: harm to the setting of the listed building and Conservation Area; and fails to conserve or enhance the Northumberland Coast AONB.</p>	<p>31 October 2022</p> <p>Committee Decision - Officer Recommendation: Refuse</p>

21/04958/FUL	<p>Resubmission - Retrospective application for outdoor dining facilities within car parking area to front. Material amendment to roof covering and part timber cladding – Percy Arms, Chatton</p> <p>Main issues: development results in harm to the character and appearance of the Conservation Area; and substandard access to rear car park.</p>	<p>1 November 2022</p> <p>Committee Decision - Officer Recommendation: Approve</p>
21/03396/FUL	<p>Construction of 3no. residential cottages with associated garages, access, car parking and landscaping and demolition of existing outbuilding(s) and extension(s) to 4 &amp; 5 Front Street with replacement extension(s) and internal alterations - 4 and 5 Front Street, Capheaton</p> <p>Main issues: proposals are not commensurate with the size of the settlement and encroach into the open countryside, adversely impacting on the setting and appearance of the settlement and surrounding countryside; proposals result in harm to the heritage assets and their setting without clear and convincing justification of this harm or public benefits to outweigh the harm; layout, scale and design as well as pattern of development would be detrimental to local vernacular and character; lack of information on car parking, access arrangements, refuse, drainage and opportunities to promote walking, cycling and public transport; and proposals result in biodiversity net loss.</p>	<p>2 November 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
21/03397/LBC	<p>Listed Building Consent for demolition of existing outbuilding(s) and extension(s) to 4 &amp; 5 Front Street with replacement extension(s), internal alterations and alterations to boundary walls – 4 and 5 Front Street, Capheaton</p> <p>Main issues: proposals result in harm to the heritage assets without clear and convincing justification of this harm or public benefits to outweigh the harm.</p>	<p>2 November 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
22/00393/FUL	<p>Siting of 'Timber Living Trailer' - land south of Jubilee Cottages, West Woodburn</p> <p>Main issues: site is in the open countryside and not in a sustainable or accessible location; and adverse impacts on the open countryside and landscape.</p>	<p>3 November 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

21/02696/S106A	<p>Variation of S106 Agreement relating to planning permission A/2004/0323 dated 3rd February 2005 – Hawkshaw, Old Swarland, Swarland</p> <p>Main issues: the S106 continues to serve a useful purpose and insufficient information has been submitted to demonstrate that there is no longer a requirement for discount market value accommodation for a local person(s) in the area.</p>	<p>7 November 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
22/00749/OUT	<p>Outline application for demolition of existing garage and stable block and construction of new dwellinghouse (all matters reserved) - building and land west of Roecliffe, Ladycutter Lane, Corbridge</p> <p>Main issues: appeal against imposition of a condition in the decision notice that limits the siting and scale of the new dwelling.</p>	<p>9 November 2022</p> <p>Delegated Decision - Officer Recommendation: Approve</p>
21/04002/FUL	<p>Proposed 6no. Yurts and associated structure for holiday and tourism – land south-east of Alnham House, Alnham Main Road, Alnham</p> <p>Main issues: the site is not in an accessible location; and results in incursion into the open countryside and fails to respect the intrinsic character and beauty of the area.</p>	<p>17 November 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
22/00913/FUL	<p>Resubmission of approval 18/03632/REM for the construction of two detached dwellings and associated works – land to north west of Blue House Farm Cottages, Blue House Farm Road, Netherton Colliery</p> <p>Maini issues: isolated residential development in the open countryside; and no planning obligation secured in respect of a contribution to the Coastal Mitigation Service or other alternative mitigation.</p>	<p>7 December 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
21/04208/FUL	<p>Proposal to erect a single self-build dwelling house – land south west of Hazeldene Cottage, Sinderhope</p> <p>Main issues: isolated development in the open countryside in an unsustainable location; fails to conserve and enhance the natural beauty and scenic qualities of the North Pennines AONB; visibility splays from the access are inadequate; insufficient information to assess ecological impacts; and insufficient information regarding foul water drainage.</p>	<p>7 December 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

22/00262/FUL	<p>Demolition of existing extension and rebuilding an extension – 1 Sandridge, Newbiggin-by-the Sea</p> <p>Main issues: unacceptable design with detrimental loss and alteration of a historic building group with harm to the Conservation Area.</p>	<p>8 December 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
22/01675/FUL	<p>Erection of 1 no. Dwelling (C3 use) - land south of Old Smithy, Widdrington Village</p> <p>Main issues: development in the open countryside; harm to the setting of a Grade I listed building with no public benefits; and no unilateral undertaking has been completed to secure a contribution to the Coastal Mitigation Service.</p>	<p>19 December 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
22/03313/AGTRES	<p>Prior notification for change of use and conversion of agricultural building to single dwelling – The March Barn, Welton</p> <p>Main issues: the proposal involves significant building operations that go beyond what is reasonably necessary to convert the building and therefore it is not permitted development.</p>	<p>21 December 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
21/01833/FUL	<p>Development of 60 no. Pitches for holiday accommodation comprising touring caravan/campervan pitches and tents – land at Elwick Farm, Belford</p> <p>Main issues: unsustainable major tourism in the open countryside; lack of information in relation to impacts on wildlife; lack of information in respect of a nutrient calculation relating to the Lindisfarne SPA; and lack of information relating to surface water drainage and highways.</p>	<p>10 January 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
22/00394/FUL	<p>Retrospective: Construction of pergola and decking within existing beer garden – The Dyvels Hotel, Station Road, Corbridge</p> <p>Main issues: inappropriate development in the Green Belt with no demonstrated very special circumstances to outweigh the harm; and harm to the character and appearance of the building and the surrounding area.</p>	<p>13 January 2023</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
20/01383/ENDEVT	Material change of use of the land from use for agriculture to a vehicle parking area – School House Farm, Kiln Pit Hill, Consett  Appeal against Enforcement Notice and linked with appeal submitted against refusal of 20/01457/CLEXIS (see above).	9 February 2022  Inquiry date: 16 May 2023
22/00022/NOTICE	Unauthorised dwelling – Horsley Banks Farm, Horsley	6 April 2022  Hearing date: 22 November 2022
22/00023/NOTICE	Unauthorised stable buildings – Horsley Banks Farm, Horsley	6 April 2022  Hearing date: 22 November 2022
18/01525/ENDEVT	Change of use of the land for the stationing of 2 caravans including a linking structure for residential purposes - School House Farm, Kiln Pit Hill, Consett	29 April 2022

18/01525/ENDEVT	Erection of a building used to house parrots and other animals; the erection of a corrugated steel barn; the erection of 2 timber structures to accommodate birds; and the construction of a hardstanding area - School House Farm, Kiln Pit Hill, Consett	29 April 2022
19/01230/ENDEVT	Material change of use of the land from agricultural use for the siting of a shepherd's hut for use as holiday let accommodation - land south east of Closehead, Otterburn	29 June 2022

## Inquiry and Hearing Dates

Reference No	Description and address	Inquiry/hearing date and decision level
20/01457/CLEXIS	<p>As amended: Use of land to the west of School House Farm, Kiln Pit Hill (as outlined in red on amended location plan received 16/9/21) as a Motocross Track with associated visitor parking, catering van, portable toilet, security gates and sign in shed. Operating times throughout the year (excluding every Tuesday together with Christmas Day, Boxing Day and New Years Day when it is closed) are 8am-5pm (bikes allowed on tracks from 10am-4pm only) with additional opening hours of 4pm-7pm on Monday, Wednesday and Friday during the months of May, June, July, August and September (amended 29/9/21) - Motorcycle track west of School House Farm, Kiln Pit Hill</p> <p>Main issues: the submitted evidence fails to demonstrate that the lawful use is as described in the application.</p>	<p>Inquiry date: 16 May 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</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

COMMITTEE: ASHINGTON & BLYTH LOCAL AREA COUNCIL

DATE: 15 FEBRUARY 2023

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### LOCAL TRANSPORT PLAN PROGRAMME 2023-24

**Cabinet Member:** John Riddle, Cabinet Member for Environment and Local Services

**Report of the Interim Executive Director:** Rob Murfin, Interim Executive Director of Planning and Local Services

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#### **Purpose of report**

This report sets out the details of the draft Local Transport Plan (LTP) programme for 2023-24 for consideration and comment by the Local Area Council, prior to final approval of the programme by the Executive Director responsible for Local Services in consultation with the Cabinet Member for Environment and Local Services.

#### **Recommendations**

Members of the Local Area Council are asked to comment on the proposals, so that their comments can be considered in the finalisation of the LTP programme for 2023-24.

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

This report is relevant to the following key themes in the Corporate Plan for 2021-2024:

- Enjoying, Connecting - We will maintain, protect and enhance the environment, prioritising our commitments on Climate Change. We will deliver high-quality services in all our communities and secure investment in housing and transport across the County.

#### **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 confirm the capital allocations for 2023/24 and beyond. Subsequently, at this stage an indicative settlement of £23,488,124 has been assumed, based on the LTP allocation received from the DfT at the start of 2022/23.

2. 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 £23,425,624 Council Local Transport Plan programme has therefore been developed for 2023-24, consisting of improvements and maintenance schemes to address four key areas: Sustainable Transport; Safety; Roads; and Bridges, Structures & Landslips.
3. Appendix A to D sets out the details of the recommended LTP Programme for 2023-24.
4. The final LTP programme will need to be reviewed and refined as appropriate to reflect the actual level of funding received from DfT and following consideration of feedback from the LACs, before being finalised in late February 2022.

## **Background**

### **LTP PROGRAMME 2023 - 24**

5. The draft LTP programme 2023/24 is based on an indicative settlement from DfT of £23,488,124, which reflects the LTP allocation received from the DfT at the start of 2022/23 and is the expected allocation for 23/24. This is made up of an indicative allocation of £21,780,000 for maintenance and £1,708,124 for integrated transport improvements. A sum of £62,500 of the integrated transport 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 2022/23 LTP programme of £23,425,624.
6. 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 2023.
7. The £23,425,624 Local Transport Plan programme developed for 2023-24 consists of improvements and maintenance schemes to address four key areas: Sustainable Transport; Safety; Roads; and Bridges, Structures & Landslips, the details of the 2023/24 LTP programme are set out in Appendix A to D.
8. The summary of proposed expenditure in 2023-24 across scheme types is as follows:

<b>Appendix</b>	<b>Scheme Type</b>	<b>Proposed Expenditure</b>
<b>A</b>	Sustainable Transport	£2,085,000
<b>B</b>	Safety	£2,032,000
<b>C</b>	Roads	£16,102,624
<b>D</b>	Bridges, Structures and Landslips	£3,206,000
	<b>Total Programme</b>	<b>£23,425,624</b>

9. 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 were provided with details of requests made from their own areas throughout the previous year and they are asked to take these into account when considering any priorities they submit for the programme.
10. Priorities for the 2023-24 programme were invited from County Council Members and Town and Parish Councils during early summer 2022 and those put forward have been assessed against criteria from the 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.
11. 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.
12. It should also be noted that any schemes from the 2022-23 programme which are not completed by the end of the financial year will continue to be implemented in 2023-24 and are not detailed in this report.
13. A brief description of the types of highways and transport issues addressed by the LTP programme is set out below.
14. Priority for Integrated Transport is given to schemes that contribute to the achievements of LTP objectives. The objectives reflect local needs and are related to national transport goals. These goals are:
  - a. to support economic growth;
  - b. to reduce carbon emissions;
  - c. to promote equality of opportunity;
  - d. to contribute to better safety, security and health; and,
  - e. to improve the quality of life and a healthy natural environment.
15. 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 sustainable transport, as well as improvements for road users. The improvements are designed to make the highway environment more attractive to the range of users, address areas of congestion and meet new and increased demands.
16. 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.

17. 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.
18. It should be noted that proposed expenditure for Maintenance within the programme is £20,863,624 and for Integrated Transport is £2,562,000. These are generally in line with the expected allocations, but with Integrated Transport slightly exceeding the allocation and Maintenance expenditure set to balance this.

## **Sustainable Transport**

19. The £2,085,000 allocation for sustainable transport is split across 'Improvements' and 'Maintenance' activities. Improvements for sustainable transport are already a significant feature within the LTP programme. This year the draft LTP for 2023-24 has a specific allocation of £880,000 for sustainable transport improvements as set out in Appendix A attached to this report. This allocation includes £480,000 for the permanent pedestrianisation of Narrowgate, Alnwick to create a more pedestrian friendly environment. The allocation also contains £400,000 for other sustainable transport improvements such as new footways, crossings, street lighting for pedestrians and public transport improvements.
20. In addition, the sustainable transport allocation includes £1,205,000 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).
21. 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, speed reduction, road safety improvements and safety outside schools, which will support cycling and walking by creating a safer environment for cyclists and pedestrians.
22. It should be noted that a number of County Councillors and Town and Parish Councils put forward priorities for the introduction of new cycleways and footways which when assessed were considered to be beyond the funding scope that would be available through the LTP capital programme. The details of these potential cycleways and footways have been captured separately and recorded so that they can also be

considered should any other appropriate sources of external funding or bidding opportunities for such schemes become available.

23. The details of the draft LTP Sustainable Transport Programme of £2,085,000 for 2023-24 is set out in Appendix A, attached to this report.

## **Safety**

24. An allocation of £2,032,000 has been made to improve safety on the highway network. Details of the programme are set out in Appendix B attached to this report.
25. £950,000 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 be at an increased level of £600,000 compared to £220,000 in 2017-18. It also includes allocations of £250,000 for Rural Road Safety Improvements and £50,000 for Urban Road Safety Improvements.
26. £732,000 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. Specific funding continues to be allocated to improve road safety around schools. The programme of introduction of 20mph speed limits outside schools is now reaching its conclusion and an allocation of £125,000 has been made for completion of any remaining schemes in 2023/24. An allocation of £75,000 has also been made for other school safety measures such as introduction of school streets schemes. These schemes at schools continue to address safety concerns and should encourage more children and their parents and carers to walk or cycle to school.
27. 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**

28. This section of the programme is the largest part of the programme with an allocation of £16,102,624 for maintenance of existing roads, including drainage, traffic lights, street lighting and car park maintenance.
29. The programme is guided by the principles of effective asset management and is made up of £7,438,624 for named carriageway repair and drainage schemes (of which £2,540,624 is on major roads and the resilient road network, £4,498,000 on other local roads and £400,000 on approaches to those level crossings set to be modified as part of the Northumberland Line project); £4,109,000 for surface dressing; £400,000 for micro surfacing; and finally £4,155,000 of general refurbishment which includes drainage, traffic signals, street lighting column replacement and car parks as well as preparatory work for the next year's surface dressing programme.
30. The works on approaches to the Northumberland Line level crossings are areas where carriageway is in relatively poor condition and works are proposed to be carried out before the line is in increased use for passenger train operation.
31. It should be noted that a significant allocation of funding for C class and unclassified (U class) roads has been made within the named carriageway repair schemes,

surface dressing and micros surfacing programmes, deliberately targeted towards the continued effort with improving their condition.

32. The details of the draft Roads Programme for 2023-24 is set out in Appendix C attached to this report.

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

33. An allocation of £2,611,000 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.

34. There is also an allocation of £595,000 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.

35. The details of the Bridges, Structures and Landslips Programme of £3,206,000 for 2023-24 is set out in Appendix D, attached to this report.

### **Next Steps**

36. Following consideration by Local Area Councils at their meetings in February, any comments received will be considered and the final 2023-24 programmes for the Local Transport Plan will be prepared for consideration and approval by the Portfolio Holder for Environment and Local Services and the Executive Director responsible for Local Services.

37. 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.

38. It should also be noted that it is intended to undertake a review of the process for developing future years LTP programmes during 2023/24, in particular to consider moving away from an annual process to a multi-year LTP programme that better aligns with the MTFP period. The LACs will be consulted on any proposed changes as part of the LTP review process.

### **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 2023-24. The £23,488,124 quoted in this report is an indicative figure and confirmation of the final allocation is awaited from DfT and is expected before March 2023.</p> <p>Should the allocation vary from that expected the programme will be amended in the final decision report.</p>



<b>Legal</b>	The LTP is delivered by the County Council using its powers and in fulfilment of its statutory duties as a Highways Authority, primarily under the provisions of the Highways Act 1980
<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 checked="" type="checkbox"/>	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.
<b>Risk Assessment</b>	The programme has been developed to minimise risks to the travelling public.  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.
<b>Crime &amp; Disorder</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 sustainable transport, 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 sustainable transport, 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	NM
Executive Director of Finance & S151 Officer	JW
Relevant Executive Director	RM
Acting Chief Executive	RF
Portfolio Holder(s)	JR

**Author and Contact Details**

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**Appendices**

Appendices A to D – LTP Programme 2023-24

		Appendix A
<b>Local Transport Plan Programme 2023-24</b>		
<b>Sustainable Transport</b>	<b>£2,085,000</b>	
<b>Improvements for Sustainable Transport</b>		
Location	Proposed Improvement	Budget Allocation
Narrowgate	Pedestrianisation scheme. Includes works to improve the Fenkle St/Market St junction	£480,000
Blanchland	village centre public realm improvements phase 2, including sign rationalisation and measures to manage parking.	£50,000
Newbiggin Road, Ashington	Convert existing zebra crossing to raised zebra.	£35,000
Various, including Seaton Sluice, Ponteland, Hipsburn and Scremerston	Bus stop accessibility improvements.	£45,000
Mill Lane, Seghill	Hardstanding/footway at crossing point where footpath joins road carriageway	£10,000
Weavers Way, Alnwick	Footway in grass verge between Taylor Drive and bus stop in Weavers Way	£22,000
Various including Tweedmouth, Alnmouth, Beadnell, Humshaugh	Dropped kerbs	£60,000
Hadrian Court, Humshaugh	Replace steps with ramp phase 1	£5,000
A695 Farnley	New footway in grass verge	£75,000
Fenwick village to A1 bus stop	New street lighting on pedestrian route between the village and bus stop.	£22,000
Kirkwhelpington to A696 bus stop	New street lighting on pedestrian route between the village and bus stop.	£10,000
A697 Powburn	Extend system of streetlighting northwards to include Hedgeley.	£22,000
Woodbine Street bus stop, Amble	Kerb build-out to allow pedestrians direct access to bus services.	£10,000
Various including A190 Seaton Sluice, Beaumont St Hexham, Clayport Bank Alnwick	Pedestrian crossings phase 1	£34,000
<b>sub total</b>		<b>£880,000</b>
<b>Maintenance of Footpaths, Footways and Cycleways</b>		
<b>Rights of Way</b>		
Reference	Proposed Improvement	Budget Estimate
Allendale FP 26	Bank stabilisation, culvert, surface & steps	£40,000
Bedlington (riverside FP)	Revetment/stabilisation and route reconstruction	£85,000
Amble FP 16	Drainage and surfacing	£80,000
Blyth FP 107	Erosion protection/stabilisation works	£20,000
Blyth / Wansbeck FP & BW	FP & BR surface improvements	£20,000
Alnmouth (England Coast Path)	Surface improvements - feasibility and design	£10,000
Bellingham FP 16	Surface improvements	£10,000
Various	ROW signage works	£15,000
Various	ROW surface construction works	£50,000
Various	ROW structure installation	£45,000
Various	ROW accessibility improvements	£20,000
NNPA	Various ROW works in National Park	£10,000
<b>Total</b>		<b>£405,000</b>
<b>Footway Maintenance</b>		
Road No	Location	Budget Estimate
U3149	Magdalene Fields, Warkworth Phase 2	£90,000
U6111	Lancaster Park, Morpeth (Phase)	£80,000
U8289	Leazes Park, Hexham (Phase)	£60,000
C410	Newsham Road, Blyth (Phase)	£70,000
U113	Dean Drive, Tweedmouth Phase 2	£70,000
U9131	Valerian/Marius Avenue, Heddon on the Wall	£70,000

U9548	Harwood Close, Cramlington	£60,000	
U3124	The Cordwainers, Alnwick	£30,000	
B1331	Stead Lane, Bedlington	£70,000	
	<b>Total</b>	<b>£600,000</b>	
	<b>General Cycleway and Footway Refurbishment Work</b>	<b>£200,000</b>	
A countywide programme of sites selected on a priority basis.			
	<b>Improvements for Sustainable Transport Total</b>	<b>£2,085,000</b>	

Local Transport Plan Programme 2023-24			Appendix B
<b>Safety</b>	<b>£2,032,000</b>		
<b>Local Safety Schemes</b>			
Location	Issue	Potential Solution	Budget Allocation
Various countywide	High Risk and Route Action Sites	Various road safety improvements	£600,000
Various countywide, (including Bondgate Within Alnwick, A192 Holywell)	Urban road safety issues	Various road safety improvements	£50,000
Various countywide, (including Clifton Lane, Nunwick Hall, Chollerford, Matfen, Chathill, Mitford, Branxton, Berrington, Allenheads, High Buston, Ogle, Swinhoe crossroads, Furnace Road Bedlington, Sundaysight corner Greenhaugh)	Rural road safety issues	Various road safety improvements	£250,000
Various countywide	Urgent safety measures	Various road safety improvements	£50,000
		<b>Sub Total</b>	<b>£950,000</b>
<b>Traffic Calming</b>			
Location	Issue	Potential Solution	Budget Allocation
Bamburgh	Traffic speeds	Various traffic calming measures	£150,000
Horsley	Traffic speeds	Various traffic calming measures	
Wall	Traffic speeds	Various traffic calming measures	
		<b>Sub Total</b>	<b>£150,000</b>
<b>Traffic Management</b>			
Location	Issue	Potential Solution	Budget Allocation
Various countywide	Various traffic management issues	Traffic Regulation Orders	£250,000
Hampeth	Traffic speeds	30mph speed limit	£46,000
Foxton	Traffic speeds	40mph speed limit	£8,000
A192 Hepscoth to Nedderton	Traffic speeds	50mph speed limit	£18,000
Fenwick nr Stamfordham	Traffic speeds	30mph speed limit	£20,000
B1331 Nedderton to Bedlington	Traffic speeds	50mph speed limit	£10,000
Etal	Traffic speeds	30mph speed limit	£18,000
Thrum Mill Rothbury	Traffic speeds	40mph speed limit	£12,000
Schools countywide	Safety outside schools	20mph speed limits	£125,000
Countywide 'School Streets' schemes, (including St Wilfrids School Blyth, Holywell school)	Safety outside schools	Various school safety measures	£75,000
		<b>Sub Total</b>	<b>£582,000</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>£2,032,000</b>

**Local Transport Plan Programme 2023-24**  
**Roads** £16,102,624

**Major Road & Resilient Network Maintenance Schemes**

Road No	Location	Description	Budget Estimate
A6079	Acomb Village Phase 1	Carriageway Repairs	£270,000
A1068	Hipsburn Rbt to Wooden Farm	Carriageway Repairs	£250,000
A196	North Seaton Road, Ashington	Carriageway Repairs	£160,000
A1167	Billendean Roundabout, Tweedmouth	Carriageway Repairs	£100,000
A192	Hartford Bank, Cramlington	Carriageway Repairs	£200,000
A686	Esp Hill, Haydon Bridge Phase 2	Carriageway Repairs	£220,000
B6344	Weldon Bridge Interchange	Carriageway Repairs	£130,000
C172	Greenside Bank, Flotterton Phase 2	Carriageway Repairs	£160,000
A696	Ponteland Road, Ponteland	Carriageway Repairs	£120,000
B1340	Alnwick Garden entrance to Denwick Bridge	Carriageway Repairs	£190,000
A6079	Chollerton Viaduct to B6318 xroads	Carriageway Repairs	£140,000
A686	Cupola to Bearsbridge (Tarry Back)	Carriageway Repairs	£190,000
A1068	Scotland Gate, Choppington	Carriageway Repairs	£160,000
A1147	Moorland Crossroads, Bedlington Station	Carriageway Repairs	£80,624
A190	Avenue Road, Seaton Sluice	Carriageway Repairs	£170,000
<b>Major Road &amp; Resilient Network Maintenance Schemes Total</b>			<b>£2,540,624</b>

**Northumberland Line - Approaches to Level Crossings**

A190	Station Road, Seghill	Carriageway Repairs	£45,000
U9706	New Hartley Level Crossing	Carriageway Repairs	£45,000
B1523	Plessey Road, Newsham	Carriageway Repairs	£125,000
C403	Wansbeck Terrace, West Sleekburn	Carriageway Repairs	£145,000
A196	North Seaton railway crossing (north side of Black Close Bank)	Footway Repairs	£40,000
<b>Northumberland Line - Approaches to Level Crossings Schemes Total</b>			<b>£400,000</b>

**Other Local Roads Maintenance Schemes**

**Other Local Roads Maintenance Schemes - North Northumberland**

Road No	Location	Description	Budget Estimate
B6345	Swarland Mill to Longframlington Ph 2	Carriageway Repairs	£150,000
B6352	Thornington Farm	Carriageway Repairs	£175,000
B6353	Lowick (East of Silos)	Carriageway Repairs	£180,000
C176	Netherton Burnfoot	Carriageway Repairs	£160,000
U113	Dean Drive, Tweedmouth Phase 2	Carriageway Repairs	£170,000
U114	Highcliffe, Spittal	Carriageway Repairs	£100,000
C136	The Lee to B6342 junct. Phase 3	Carriageway Repairs	£93,000
B1338 U3026	Shepherds Hill/The Wynd, Alnmouth	Carriageway Repairs	£170,000
U4060	Hillside Road, Rothbury	Carriageway Repairs	£90,000
<b>Sub Total</b>			<b>£1,288,000</b>

**Other Local Roads Maintenance Schemes - Ashington and Blyth**

Road No	Location	Description	Budget Estimate
U6533	Burnside, North Seaton	Carriageway Repairs	£110,000
U9511	Bondicar Terrace, Blyth Phase 1	Carriageway Repairs	£160,000
C399	Station Road, Ashington Phase 2	Carriageway Repairs	£175,000
U9503	Maddison Street, Blyth	Carriageway Repairs	£70,000
U6518	North View / Matfen Terrace, Newbiggin	Carriageway Repairs	£90,000
U9724	Percy Street, Blyth	Carriageway Repairs	£50,000
<b>Sub Total</b>			<b>£655,000</b>

**Other Local Roads Maintenance Schemes - Cramlington, Bedlington and Seaton Valley**

Road No	Location	Description	Budget Estimate
B1319	Low Main Place / Station Road, Cramlington Village Phase 2	Carriageway Repairs	£140,000
C420	Northumbrian Road, Cramlington (Burnside section)	Carriageway Repairs	£200,000
B1505	Village road to Clifton Road, Cramlington	Carriageway Repairs	£180,000
<b>Sub Total</b>			<b>£520,000</b>

**Other Local Roads Maintenance Schemes - Tynedale**

Road No	Location	Treatment	Budget Estimate
B6320	Bellingham to Hareshaw junct. Phase 3	Carriageway Repairs	£190,000
C242	Ferry Road, Hexham	Carriageway Repairs	£270,000
C254	Ovingham to Wylam	Carriageway Repairs	£80,000
C322	Fellhouse Fell Phase 2	Carriageway Repairs	£110,000
U8282	Fairview, Prudhoe	Carriageway Repairs	£90,000
U8280	Umfraville Dene Road / Broomhill Road, West Wylam	Carriageway Repairs	£140,000
C256	Oatens Bank	Carriageway Repairs	£120,000
B6309	Apperley Dene	Carriageway Repairs	£80,000
C294	Thornley Gate	Carriageway Repairs	£90,000
<b>Sub Total</b>			<b>£1,170,000</b>

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

Road No	Location	Treatment	Budget Estimate
C144	East Benridge to West Benridge	Carriageway Repairs	£205,000
C121	C125 junct. to North Linton Farm Phase 2	Carriageway Repairs	£140,000
C187	Harwood Phase 4	Carriageway Repairs	£170,000
C129	A1 junct. to Tritlington Phase 2	Carriageway Repairs	£150,000
U6109	St Marks Street / Hollon Street, Morpeth	Carriageway Repairs	£120,000
C134	Bywell Phase 1	Carriageway Repairs	£80,000
<b>Sub Total</b>			<b>£865,000</b>
<b>Other Local Roads Maintenance Schemes - Total</b>			<b>£4,498,000</b>

**Surface Dressing Programme**
**Major Road & Resilient Network - Countywide**

Road Number	Location	Description	Budget Allocation
A1068	Hawkhill Bridge to Lesbury	Surface Dressing	£146,000
B6318	Low Teppermoor to Carraw Farm	Surface Dressing	£212,000
B6344	Knocklaw to Black Burn Bridge, Rothbury	Surface Dressing	£94,000
B6318	Harlow Hill West	Surface Dressing	£83,000
A68	Carterway Head to Snods Edge	Surface Dressing	£196,000
A1068	Fisher Lane, Cramlington (northbound)	Surface Dressing	£122,000
B6343	Mitford to Dyke Neuk	Surface Dressing	£250,000
B6341	Flotterton to Hepple	Surface Dressing	£125,000
B6318	Wall Fell to Codlaw Hill	Surface Dressing	£107,000
B1340	Denwick Bridge to Denwick Village	Surface Dressing	£88,000
A696	Mirlaw Ho to West Shaftoe	Surface Dressing	£81,000
A696	B6309 Junct to Harnham	Surface Dressing	£123,000
A68	Bennettsfield, North of Otterburn	Surface Dressing	£127,000
<b>Sub Total</b>			<b>£1,754,000</b>

**Other Local Roads - North Northumberland**

Road Number	Location	Description	Budget Allocation
C33	Pawston to Scottish Border	Surface Dressing	£171,000
B1339	Embleton Mill	Surface Dressing	£114,000
C51	North Middleton Junction to Cheviot Street, Wooler	Surface Dressing	£117,000
C60	Cragmill Road, Belford (East of A1)	Surface Dressing	£22,000
C80	Lesbury to Foxton	Surface Dressing	£79,000
C105	Guilden Road, South of Warkworth	Surface Dressing	£106,000
B6346	A697 jct. to New Bewick Farm	Surface Dressing	£181,000
C111	North of Felton	Surface Dressing	£114,000
<b>Sub Total</b>			<b>£904,000</b>

**Other Local Roads - Castle Morpeth**

Road Number	Location	Description	Budget Allocation
C144	Netherwitton to Folly House	Surface Dressing	£114,000
C133	North Highmoor to West Moor (A697 - A1)	Surface Dressing	£206,000
B6342	Ewesley Fell	Surface Dressing	£77,000
B6309	Stamfordham to Kiln House	Surface Dressing	£125,000
<b>Sub Total</b>			<b>£522,000</b>

**Other Local Roads - Tynedale**

Road Number	Location	Description	Budget Allocation
U7070	Haltwhistle to Melkridge	Surface Dressing	£136,000
C216	Chollerton to Wark Bridge Ph 2	Surface Dressing	£250,000
C322	Plenmeller Common	Surface Dressing	£293,000
C327	Lambley to Craigs Bank	Surface Dressing	£194,000
<b>Sub Total</b>			<b>£873,000</b>

**Other Local Roads - Ashington and Blyth**

Road Number	Location	Description	Budget Allocation
U6575	Boiler Road, Ashington	Surface Dressing	£56,000
<b>Sub Total</b>			<b>£56,000</b>

<b>Surface Dressing Programme Total</b>	<b>£4,109,000</b>
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**Micro Surfacing Programme**
**Other Local Roads - North Northumberland**

Road Number	Location	Description	Budget Allocation
U3136	Links Avenue, Amble	Micro Surfacing	£40,000
U103	Magdalene Drive / Bede Avenue, Berwick	Micro Surfacing	£45,000
<b>Sub Total</b>			<b>£85,000</b>

**Other Local Roads - Castle Morpeth**

Road Number	Location	Description	Budget Allocation
U6064	Coquet Drive, Ellington	Micro Surfacing	£40,000
U6057	River View, Lynemouth	Micro Surfacing	£50,000
<b>Sub Total</b>			<b>£90,000</b>

**Other Local Roads - Ashington and Blyth**

Road Number	Location	Description	Budget Allocation
U9524	Heron Close, Blyth	Micro Surfacing	£40,000
U9524	Fulmar Drive, Blyth	Micro Surfacing	£45,000
<b>Sub Total</b>			<b>£85,000</b>

**Other Local Roads - Cramlington, Bedlington and Seaton Valley**

Road Number	Location	Description	Budget Allocation
U6551	Poplar Grove / Trevelyan Avenue, Bedlington Phase 2	Micro Surfacing	£40,000
U9544	Chesterhill, Cramlington	Micro Surfacing	£50,000
<b>Sub Total</b>			<b>£90,000</b>

**Other Local Roads - Tynedale**

Road Number	Location	Description	Budget Allocation
U8285	South Road, Prudhoe	Micro Surfacing	£50,000
<b>Sub Total</b>			<b>£50,000</b>

<b>Micro Surfacing Programme Total</b>	<b>£400,000</b>
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**General Refurbishment Countywide****General Carriageway Refurbishment**

A countywide programme of sites selected on a priority basis.

£2,000,000**Surface Dressing & Micro surfacing Pre Patching**

Preparation of sites included in the programme

£200,000**Retexturing Refurbishment**

A countywide programme of sites selected on a priority basis.

£30,000**General Structures Refurbishment**

A countywide programme of sites selected on a priority basis.

£450,000**General Drainage Refurbishment**

A countywide programme of sites selected on a priority basis.

£805,000**General Car Park Refurbishment**

A countywide programme of sites selected on a priority basis.

£100,000**Traffic Signal Refurbishment**

A countywide programme of sites selected on a priority basis.

£100,000**Street Lighting Column Replacement**

A countywide programme of sites selected on a priority basis.

£100,000**Concrete Road Refurbishment**

A countywide programme of sites selected on a priority basis.

£40,000**Highway Maintenance Assessment and Advance Design**£330,000

<b>General Refurbishment Countywide Total</b>	<b>£4,155,000</b>
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			APPENDIX D
<b>Local Transport Plan Programme 2023-24</b>			
<b>Bridges, Structures and Landslips</b>		<b>£3,206,000</b>	
<b>Bridges and Structures</b>			
<b>Road Number</b>	<b>Location</b>	<b>Description</b>	<b>Budget Estimate</b>
	Various	Structural Assessments	£120,000
	Various	Interim Measures Inspections	£38,000
	Various	Principal Inspections	£163,000
	Various	Advance Preparation - Advance design of future schemes	£300,000
	Various	Steel Bridge Painting	£100,000
C358	Ogle North	Strengthening of masonry arches extended with RC slabs	£170,000
C205	Middleburn	Strengthening of RC slab	£130,000
U4093	Harwood Village	Refurbishment	£130,000
U6008	Earsdon Mill	Strengthening of steel trough deck	£150,000
C82	Dubbs Burn	Strengthening of brick arch	£90,000
C180	Swindon Kennels	Replacement of existing bridge deck	£430,000
C198	Tarset Tyne	Joint replacement and waterproofing	£310,000
C61	Spindlestone	Replacement of existing RC bridge deck	£350,000
U4012	Alnham East	Replacement of concrete slab	£130,000
		<b>Bridges and Structures Total</b>	<b>£2,611,000</b>
<b>Landslip Management</b>			
<b>Road Number</b>	<b>Location</b>	<b>Description</b>	<b>Budget Estimate</b>
B6344	B6344 Crag End Anchors	Anchor Replacement	£50,000
B6353	Lowick to Fenwick	Verge Erosion Repair	£210,000
B6341	Midrig	Drainage Improvement and Embankment Repairs	£90,000
C269	Chathill Crossing	Landslip Repair	£100,000
C43	Harehope to Old Bewick	Carriageway Edge Failure Repair	£25,000
	Various	Advance preparation	£120,000
		<b>Landslip Management Total</b>	<b>£595,000</b>
		<b>TOTAL</b>	<b>£3,206,000</b>

<b>Summary</b>		
<b>Local Transport Plan Programme 2023-24</b>		
<b>Appendix A</b>	<b>Sustainable Transport</b>	<b>£2,085,000</b>
	Improvements for Sustainable Transport	£880,000
	Maintenance of Footpaths, Footways and Cycleways	£1,205,000
<b>Appendix B</b>	<b>Safety</b>	<b>£2,032,000</b>
	Safety Improvement Schemes for All Users	£1,682,000
	Maintenance of Signs and Lines	£350,000
<b>Appendix C</b>	<b>Roads</b>	<b>£16,102,624</b>
	Major Road & Resilient Network Maintenance Schemes	£2,540,624
	Northumberland Line - Approaches to Level Crossings	£400,000
	Other Local Roads Maintenance Schemes	£4,498,000
	Surface Dressing Programme	£4,109,000
	Micro Surfacing Programme	£400,000
	General/Structural Refurbishment Work	£4,155,000
<b>Appendix D</b>	<b>Bridges, Structures and Landslips</b>	<b>£3,206,000</b>
	Bridges and Structures	£2,611,000
	Landslips	£595,000
	<b>LTP Programme Total</b>	<b>£23,425,624</b>
	<i>LTP - Maintenance Block Allocation</i>	<i>£21,780,000</i>
	<i>LTP - Integrated Transport Block Allocation</i>	<i>£1,708,124</i>
	<i>Less NECA Contribution</i>	<i>-£62,500</i>
	<b>Total</b>	<b>£23,425,624</b>
	<b>Balance</b>	<b>£0</b>