



Northumberland

County Council

Your ref:

Our ref:

Enquiries to: Lesley Little

Email: lesley.little@northumberland.gov.uk

Tel direct: 01670 622614

Date: Thursday 26 October 2023

Dear Sir or Madam,

Your attendance is requested at a meeting of the **STRATEGIC PLANNING COMMITTEE** to be held in the **COUNCIL CHAMBER - COUNTY HALL** on **TUESDAY, 7 NOVEMBER 2023** at **4.00 PM**.

Yours faithfully

Dr Helen Paterson
Chief Executive

To Strategic Planning Committee members as follows:-

C Ball, L Darwin, R Dodd, B Flux, J Foster, G Hill, JI Hutchinson, J Lang, J Reid, G Renner-Thompson, M Robinson (Vice-Chair), G Stewart, M Swinbank, T Thorne (Chair), A Wallace and A Watson



Dr Helen Paterson, Chief Executive
County Hall, Morpeth, Northumberland, NE61 2EF
T: 0345 600 6400
www.northumberland.gov.uk



AGENDA

PART I

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

1. APOLOGIES FOR ABSENCE

2. MINUTES OF PREVIOUS MEETINGS

(Pages 1
- 6)

The minutes of the Strategic Planning Committee held on Tuesday 3 October 2023 as circulated, to be agreed as a true record and be signed by the Chair.

3. 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. 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.

4. **DETERMINATION OF PLANNING APPLICATIONS** (Pages 7 - 12)
- To request the Strategic Planning 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>***
5. **23/02205/RENE** (Pages 13 - 48)
Construction of a solar farm and battery energy storage facility (BESS) together with all associated work, equipment and necessary infrastructure.
Land South of Broadway House Farm, Church Lane, Bedlington
6. **22/03576/RENE** (Pages 49 - 64)
Change of use of agricultural land and construction of solar PV panels, associated electrical infrastructure, small operational and battery energy storage buildings, security fencing, CCTV, access tracks, landscaping, and other ancillary works.
Land Southwest of Quotient Sciences, South of Taylor Drive, Alnwick, Northumberland NE66 2DH
7. **23/01677/CCD** (Pages 65 - 94)
Demolition of existing buildings and construction of new secondary school with playing pitch provision, access, parking and landscaping
James Calvert Spence College Upper School, Acklington Road, Amble, Morpeth, Northumberland NE65 0NG
8. **23/01680/CCD** (Pages 95 - 118)
Demolition of former caretakers cottage and existing outbuildings, external alterations and extensions to the existing buildings, amended access and parking arrangements and associated landscaping
James Calvert Spence College, South Avenue, Amble, Morpeth Northumberland NE65 0ND
9. **PLANNING APPEALS UPDATE** (Pages 119 - 134)
- For Members' information to report the progress of planning appeals. This is a monthly report and relates to appeals throughout all 5 Local Area Council Planning Committee areas and covers appeals of Strategic Planning Committee.

10. S106 AGREEMENTS UPDATE REPORT

(Pages
135 -
138)

For Members' information to report the agreement monitoring and collection of s106 contributions in the planning process. This is a monthly report and relates to agreements throughout Northumberland during the previous 2 months.

11. URGENT BUSINESS

To consider such 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.

| | | | |
|---|--|--------------------------------|-------------------------------|
| Name: | | Date of meeting: | |
| Meeting: | | | |
| Item to which your interest relates: | | | |
| | | | |
| 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): | | | |
| | | | |
| Are you intending to withdraw from the meeting? | | 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](#).

| Subject | Description |
|--|---|
| Employment, office, trade, profession or vocation | Any employment, office, trade, profession or vocation carried on for profit or gain. [Any unpaid directorship.] |
| Sponsorship | 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. |
| Contracts | 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. |
| Land and Property | 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. |
| Licenses | Any licence (alone or jointly with others) to occupy land in the area of the council for a month or longer |
| Corporate tenancies | 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. |
| Securities | 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"> i. the total nominal value of the securities* exceeds £25,000 or one hundredth of the total issued share capital of that body; or 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. |
|--|--|

* ‘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)

This page is intentionally left blank

NORTHUMBERLAND COUNTY COUNCIL

STRATEGIC PLANNING COMMITTEE

At the meeting of the **Strategic Planning Committee** held at Council Chamber - County Hall on Tuesday, 3 October 2023 at 4.00 pm.

PRESENT

T Thorne (Chair) (in the Chair)

MEMBERS

L Darwin
J Foster
JI Hutchinson
J Reid
G Stewart
A Wallace

B Flux
G Hill
J Lang
G Renner-Thompson
M Swinbank
A Watson

OFFICERS

L Little
D Love
N Masson

R Murfin

Senior Democratic Services Officer
Senior Planning Officer
Head of Legal Services and Deputy
Monitoring Officer
Director of Housing & Planning

There was 1 member of the press and public present.

25 **PROCEDURE AT PLANNING COMMITTEES**

The Chair outlined the procedure to be followed at the meeting.

RESOLVED that the information be noted.

26 **APOLOGIES FOR ABSENCE**

Apologies had been received from Councillors Ball, Dodd and Robinson.

27 **MINUTES OF PREVIOUS MEETINGS**

The Minutes of the Strategic Planning Committee held on 1 August 2023, as circulated, were agreed as a true record and were signed by the Chair.

28 DETERMINATION OF PLANNING APPLICATIONS

The report requested the Committee to decide the planning applications attached to the report using the powers delegated to it. Members were reminded of the principles which should govern their consideration of the applications, the procedure for handling representations, the requirement of conditions and the need for justifiable reasons for the granting of permission or refusal of planning applications.

29 23/00545/RENE

Erection of ground-mounted solar farm with associated ancillary equipment Land North East Of Wooperton Station, Wooperton, Northumberland

D Love, Senior Planning Officer introduced the report with the aid of a power point presentation. He reminded Members that an addendum report had been circulated the previous week which had provided information on an additional objection to the application in respect of the disused Cornhill rail line and updated conditions to be attached to any permission granted.

R Scott, Managing Director and owner of A&J Scott, the applicant, addressed the Committee speaking in support of the application. His comments included the following:-

- The proposal was for a ground-mounted solar farm with associated ancillary equipment on land adjacent to Station Sawmills, near Wooperton. The PV panels would be sited across just over 2ha of land and would generate a much needed, sustainable source of electricity for the sawmill business.
- The business was family owned and run and had been established in 1960 supplying high-performance sawn timber nationwide for a wide variety of uses, sourced from sustainably managed forests. Over 150 people were directly employed in a range of skilled roles, and the business indirectly supported over 100 more jobs in the supply chain.
- Regular investment into the business had been undertaken to ensure it continued to have state of the art production facilities enabling it to meet the demands of an increasingly diverse customer base.
- The proposed development would enable the business to generate its own electricity from a renewable source, reducing the dependency on the national grid and energy generated from fossil fuel sources. No electricity would be exported or sold back to the national grid as it would all be used to meet the demands of the sawmill.
- The sawmill business had significant electricity demands with energy bills a large cost and it had been vital to explore ways to reduce this cost burden and ensure the business was protected. This economic context was why the application was part retrospective as a decision had been made, in the face of the ever increasing energy costs, to start the construction of the development in the hope of being able to make best use of the increased daylight levels through the summer and reduce the bills accordingly. It was appreciated that this was not the correct process to follow, and when raised by the planning officer, works on site ceased.

- As was typical for renewable energy proposals, the planning application sought consent for a 40 year period. Conditions proposed would require details of decommissioning at the appropriate future time.
- Whilst the site was covered by a mineral safeguarding allocation, it was set out in the application that the proposal would not permanently sterilise the potential supply beneath the site and that notwithstanding, there was a strong supply of existing reserves for sand and gravel extraction in Northumberland. Furthermore, there was no interest in the site from local mineral extraction companies including the adjacent Wooperton Quarry operator. The conclusion that the significant need and sustainability benefits of the proposed scheme outweighed the temporary loss of access to the potential mineral supply at the site was agreed by the Council's officers.
- The proposal was not in a particularly visually sensitive location. There were no landscape designations covering the site, and the site was relatively well-screened by boundary vegetation. There were no dwellings or flight paths in close proximity which could be impacted by potential glint or glare.
- An ecology assessment had been undertaken which did not identify any adverse impacts to habitats or protected species. Various biodiversity enhancements were proposed to ensure just more than 10% biodiversity net gain was to be achieved, including enhanced grassland underneath the solar panels.
- The site was not at a high risk of flooding, and the proposed drainage scheme would ensure that there was no adverse impact from surface water run-off either to the sawmill business or adjoining land.
- There had been significant engagement with the Council's highways officers to respond to their comments, and the additional information requested had been provided. There would be very little traffic generated by the development through the remainder of the construction period.
- All comments from officers and consultees had been positively responded to during determination and there were no technical objections.
- The conclusion in the report was that the development would provide a range of benefits and the proposal was acceptable in planning terms. It was respectfully requested that Members supported the application.

In response to questions from Members of the Committee the following information was noted:-

- The drainage arrangements had not changed and there had been no need to reconsult Northumbrian Water. The run off rates from the site had been agreed by the Local Lead Flood Authority.
- Clarification was provided that it would only be the part of the allocated site for mineral extraction in the NLP covered in this application which would be removed and the rest of the allocated site would remain available for mineral extraction. There was no mechanism to formally review the NLP and therefore any application coming forward would be contrary to MIN8.
- The requirement to provide 10% biodiversity net gain was not yet mandatory. There was a net gain achieved on this site. It was thought that the extant permission for the site achieved 10%, however the proposals for that scheme could not be achieved due to the ground coverage of the solar panels and therefore an amended scheme had been submitted, which still

provided possibly 6% which was above and beyond what was required in the current policy.

Councillor Renner-Thompson proposed acceptance of the recommendation as outlined in the addendum report, which was seconded by Councillor Stewart. A vote was taken and it was unanimously:

RESOLVED that the application be **GRANTED** as a departure to policy MIN 8 subject to the conditions as outlined in the addendum report.

30 **23/01958/VARCCM**

**Variation of Condition 1 (Time Limit) pursuant to planning permission 15/01643/VARCCM to allow for a 10-year time extension for restoration operations
Shadfen Park Drift, Shadfen, Northumberland**

D Love, Senior Planning Officer provided an introduction to the report with the aid of a power point presentation. He advised that there was an update regarding the rewording of condition 1 to make this more precise and would read as follows:

“Timescale

The importation of material hereby approved and subject to this application shall cease and the site be fully restored in accordance with the approved restoration scheme ***no later than 31 October 2033***.

Reason: To ensure that the development is carried out within a reasonable period of time. “

In response to questions from Members the following information was provided:-

- Officers were not aware of any complaints regarding the site with monitoring visits undertaken three times per year and nothing received from the Environment Agency (EA) in respect of water on or the materials on site. The slow completion of the site showed how successful recycling was within the County.
- The site plan showed the finish expected on the site with clay retaining the waterbody with a steep sided gully. Any run off from the gully would be monitored by the EA and clay would prevent any flooding out with the site. The bulk of the site was already completed and could be seen to be very green.

Councillor Flux proposed acceptance of the recommendation to approve the application as outlined in the report with the amended condition 1 which was seconded by Councillor Swinbank. A vote was taken and it was unanimously:

RESOLVED that the application be **GRANTED** for the reasons and with conditions as outlined in the report with the above amendment to condition 1.

31 **APPEALS UPDATE**

RESOLVED that the information be noted.

32 **S106 AGREEMENTS UPDATE REPORT**

RESOLVED that the information be noted.

CHAIR.....

DATE.....

This page is intentionally left blank



Northumberland
County Council



Northumberland
County Council

PROCEDURE AT PLANNING COMMITTEE

A. Chairman welcomes members and those members of the public watching on the livestream

Welcome to also include reference:

- (i) Fact that the meeting can be viewed on a live stream through You Tube Northumberland TV and a recording will be available after the meeting.
- (ii) Members are asked to keep microphones on mute unless speaking
- (iii) To switch all mobile phones off.
- (iv) Reminder that if a member leaves the Chamber whilst an application is being considered then they may take no further part in that application.

B. Record 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 Management: -

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)

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

Committee members' questions to Planning Officers

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

Debate (Rules)

Proposal

Seconded

DEBATE

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

No speeches until proposal seconded

Speech may not exceed 6 minutes

Amendments to Motions

Approve/Refuse/Defer

Vote (by majority or Chair's casting vote)

Planning Officer confirms and reads out wording of resolution

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

STRATEGIC PLANNING COMMITTEE

DATE: 7TH NOVEMBER 2023

DETERMINATION OF PLANNING APPLICATIONS

Report of the Director of Housing & Planning (Chief Planning Officer)

Cabinet Member: Councillor C Horncastle

Purpose of report

To request the Strategic Planning Committee to decide the planning applications attached to this report using the powers delegated to it.

Recommendations

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

Key issues

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

Author and Contact Details

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

DETERMINATION OF PLANNING APPLICATIONS

Introduction

1. The following section of the agenda consists of planning applications to be determined by the Strategic Planning Committee 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 Strategic Planning Committee is minded to determine an application other than in accordance with the Officer's recommendation, clear reasons should be given that can be minuted, and appropriate conditions or refusal reasons put forward

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

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

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

Important Copyright Notice

5. 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

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

This page is intentionally left blank

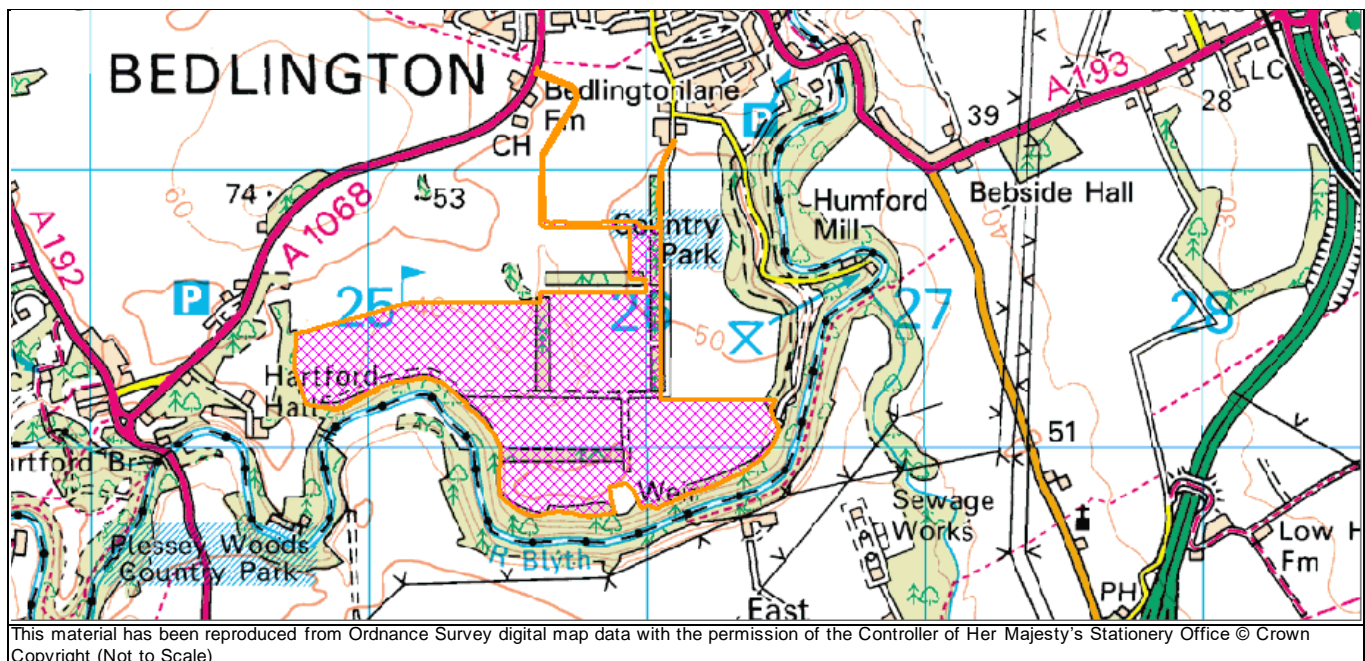


Northumberland County Council

Strategic Planning Committee, 7 November 2023

| | | | |
|------------------------------|--|---------------------|--|
| Application No: | 23/02205/RENE | | |
| Proposal: | Construction of a solar farm and battery energy storage facility (BESS) together with all associated work, equipment and necessary infrastructure. | | |
| Site Address: | Land South of Broadway House Farm, Church Lane, Bedlington | | |
| Applicant: | Mr Alan Connolly Bluefield Renewable Developments Limited Johnstone House 2a - 4a Gordon Road West Bridgeford Nottingham NG2 5LN | Agent: | Mr Michael Ruddick Pegasus Group 33 Sheep Street Cirencester GL7 1RQ |
| Ward: | Bedlington Central | Parish: | West Bedlington |
| Valid Date: | 21 June 2023 | Expiry Date: | 14 November 2023 |
| Case Officer Details: | Name: Mr Gordon Halliday Job Title: Consultant Planner Tel No: 07785 727053 Email: Gordon.Halliday@northumberland.gov.uk | | |

Recommendation: That this application be GRANTED permission



1. Introduction

1.1 This planning application is for a major development proposal and therefore is to be determined by the Strategic Planning Committee.

1.2 A screening opinion was issued on 21 January 2021 in response to a request from a previous potential developer, stating that the proposed development was not likely to have significant effects on the environment and therefore it did not represent EIA development in the context of the EIA Regulations 2017. As the proposal is very similar to the proposal then proposed, it was agreed that a further screening opinion was not required.

1.3 An extension of time was agreed for the determination of the application.

2. The Application Site and Surrounding Area

2.1 The proposed solar farm would cover an area of 79.1 hectares of farmland to the south of Bedlington. The application site predominantly comprises a series of medium-sized fields south of Broadway House Farm on Church Road on the southern fringe of the town. The River Blyth and Bedlington Country Park lie to the east and south and Bedlingtonshire Golf Course lies to the north. The northwest corner of the site is bounded by the A1068 Hartford Road

2.2 The area was the subject of opencast coal extraction in the 1950s and 1960s before it was restored to its current land uses after 1966. The arable fields within belts of linear conifer planting reflect this restored landscape. The fields are presently used to produce animal feed in the form of haylage, rather than for arable food production.

2.3 The existing vehicular access to the site is via a Broadway House Farm Road, at a point approximately 80 metres from its junction with Church Lane. A private metalled track, approximately 3 metres in width, continues southwards through the farmland. It is proposed to provide a temporary vehicular access during the construction period, to the north of Bedlingtonshire Golf Club, through golf club-owned land, to prevent vehicles having to access the site through the residential streets north of the Broadway House farmhouse.

2.4 There are no statutory or non-statutory landscape designations covering the application site. The site is not subject to any statutory or non-statutory nature conservation designations, but Bedlington Country Park to the south and east of the site is a Local Nature Reserve. There are no Public Rights of Way (PROW) across the site, with the nearest PROW running approximately 80 metres from the south-eastern boundary of the site within the Bedlington Country Park. The closest listed building is the Grade II* Hartford Hall, approximately 250 metres to the southwest of the site.

2.5 The nearest residential properties northwards are approximately 500 metres from the proposed solar panel arrays within Bedlington. A number of residential properties are located within the Hartford Hall estate to the south-west of the site, beyond the River Blyth with the nearest house some 150 metres from the panel arrays. Blyth is approximately 2.5 km to the east of the site and Cramlington is approximately 1.5 km to the south.

2.6 Members of the Committee will recall in November 2022 granting planning permission for two solar farms also proposed for development by Bluefield

Renewable Developments Limited - at Low Horton Farm to the west of Blyth (reference 22/01153/RENE) and at Burnt House Farm to the west of Bedlington (reference 22/01082/RENE). Construction is yet to commence on these sites which are located approximately 2 kilometres to the east and north-west of the current application site respectively.

3. Description of the Proposals

3.1 This application seeks full planning permission for a ground-mounted solar photovoltaic (PV) development and Battery Energy Storage System (BESS) together with all associated works, equipment and necessary infrastructure. The proposed scheme relates to the construction, operation, management and decommissioning of a grid connected solar farm and BESS project with associated infrastructure. The proposed solar development would be connected to the local electricity distribution network with an export capacity of 49.99MW, providing a reliable source of clean renewable energy.

3.2 The associated BESS would have capacity of 60MW and would assist in the integration of renewable energy with the grid. Planning Permission is sought for a temporary period of 40 years from the date of first exportation of electricity from the site. At the end of this period, the solar panels, BESS and associated equipment would be removed and the land restored to its current condition, with the exception of the proposed substation which is more than likely to be required on a permanent basis as the substation would become part of the local electricity distribution network, subject to agreement between the landowner and Distribution Network Operator (DNO).

3.3 The primary infrastructure within the proposed solar farm would comprise the arrays of photovoltaic (PV) panels in rows on an east-west orientation (to face the south at 15 to 25 degrees from the horizontal for optimum efficiency), with a maximum height of 3 metres. The arrays are spaced to avoid any shadowing effects between panels with topography dictating exact row spacing (typically between 3 and 8 metres). The panels will be mounted on a metal framework comprising upright galvanised steel posts which are driven into the ground without deep or concrete foundations and an aluminium support frame. Inverter stations and other equipment to support the generation of electricity would be located across the site, accessible by 4 to 5 metre wide crushed aggregate internal tracks for maintenance purposes.

3.4 The insulated DC cables from the solar modules will be routed in channels fixed on the underside of the framework and then within shallow trenches to link to the inverters, the site (customer) substation and the proposed NPG substation east of the existing site access. The cable trench may also carry earthing and communications cables and will be backfilled with fine sands and excavated materials to the original ground level. The grid connection will be via the NPG substation forming part of this application. Cabling will run from inverter stations to the on-site DNO 66kV substation where the electricity will be run through the transformer to 66kV and exported via an underground cable to the local distribution network, into an existing NPG substation located in Bedlington.

3.5 The battery storage compound would be co-located within the south-east quadrant of the solar farm site. The BESS would consist of multiple rows of cabinets within an enclosed fenced site plus additional plant and equipment to control the site and to connect the site to the grid. The BESS will have a capacity of 60MW with the ability to store energy and export to the local electricity grid network when required.

The BESS will share the onsite solar farm substation and its onward underground cable connection to the existing 66kV substation in Bedlington.

3.6 A perimeter security deer fence up to 3 metres high with small mammal / badger access points would be installed along the site boundary. 3 metres high pole mounted CCTV security cameras would be installed within the site and along its boundary.

3.7 Vehicular access during the construction period would be via the A1068 Hartford Road. The proposed access would be located to the north of Bedlingtonshire Golf Club, through golf club-owned land adjoining the A1068. Six trees would need to be removed to facilitate a satisfactory access point. It is anticipated that the solar farm will take up to nine months to complete. Once installed, the facility would be unmanned, being remotely operated and monitored. Operational access will only require a low number of trips for maintenance and cleaning purposes (typically around one per month), with the largest maintenance vehicle anticipated to be a small van or pick-up truck.

3.8 Existing hedgerows will be strengthened and infilled where necessary with native shrubs and trees and maintained at a minimum of 4 metres. Along the boundary with the golf club and along the site's southern boundary the hedgerows will be maintained at a minimum height of 6 metres to provide a strengthened visual screen between the solar infrastructure and the residential properties to the south-west and the informal paths within the Country Park. A range of biodiversity enhancements is proposed, including the provision of several separate 'Biodiversity Enhancement Areas' across the western and southern part of the site. These areas will provide 4.3 hectares of species-rich meadow grassland with additional planting, providing refuge and foraging opportunities for wildlife, improved habitat connectivity, and additional visual screening. The proposed layout has been designed to minimise any works to existing trees and hedgerows, by incorporating them as features within the scheme and ensuring any development avoids rooting areas of trees. However, to allow for the provision of the temporary construction access, a small number of trees will need to be removed in the north-east of the site. These will be replanted with appropriate specimens following completion of the construction phase.

3.9 At the end of the 40-year operational lifespan of the solar farm and BESS, the decommissioning process would take approximately six months. The site would be restored to its existing use and appearance. With the exception of the DNO substation, all equipment and below ground connections would be removed. The majority of solar equipment would be recycled and the BESS either reused for other batteries or also recycled.

4. Planning History

Reference Number: 20/04172/SCREEN

Description: Screening Opinion for the construction and operation of approximately 60ha of ground mounted solar farm development and related infrastructure, including site access, inverter/ transformer units, substation, battery storage provision and security measures.

Status: EIA not required

5. Consultee Responses

| | |
|-----------------------------------|---|
| West Bedlington Town Council | The Town Council SUPPORTS the application. The developer has discussed this application with the Town Council and also listened to residents concerns regarding any construction traffic using church lane and has removed this from being an issue during construction via the construction of the temporary construction route off Hartford Road, which has already been welcomed by residents in the area. The Town Council supports the environmental gain and increased bio-diversity of the site as a result of this application and a reduction in the towns overall carbon footprint. The Town Council also welcomes any community gain finances from this application. |
| Environment Agency | No objections subject to conditions |
| Natural England | No objections subject to conditions. The proposed development will not have significant adverse impacts on designated sites. |
| The Coal Authority | No objections subject to the imposition of conditions to ensure that a scheme of intrusive investigations is carried out and remediation works or mitigation measures required to address any land stability arising from coal mining legacy is implemented. |
| Forestry Commission | No objections. |
| Newcastle International Airport | No objections and no impacts requiring mitigation. |
| Northumbria Police | Suggest that the perimeter fence is upgraded to a security fence |
| Fire & Rescue Service | No objections. |
| County Highways | No objections subject to the imposition of recommended conditions and informatives. |
| Lead Local Flood Authority (LLFA) | No objections subject to conditions. |
| Public Protection | No comments or objections. |
| County Ecologist | No objections subject to the imposition of conditions to secure ecological avoidance, mitigation and enhancement measures. |
| County Archaeologist | No objections subject to a condition requiring a targeted programme of archaeological mitigation to be undertaken. |
| Built Heritage and Design | No objections on heritage grounds. |
| Strategic Estates | No response received |
| Climate Change Team | No objections. |

6. Public Responses

Neighbour Notification

6.1 Neighbour notification was carried out as described in the following table.

| | |
|-------------------------------|-----|
| Number of Neighbours Notified | 187 |
| Number of Objections | 2 |
| Number of Support | 1 |
| Number of General Comments | 1 |

Notices

6.2 General site notices were posted around the site on 22 June 2023 and a press notice advertising the application as a 'major application' was placed in the News Post Leader on 30 June 2023.

Summary of Responses

6.3 Two letters of objection have been received from residents of the Hartford Hall residential estate who refer to the following points.

- The proposed development including the panels, buildings and perimeter fencing will create noise and low-level radiation blighting the local area that is a haven for wildlife and widely used for walking by local residents and visitors.
- The proposed development is too extensive and too close to the boundary of the Hartford Hall estate.
- Concern about visibility and glare on adjacent properties in the Hartford Hall estate especially in winter when there is no foliage on the trees in the intervening country park.
- Impact on quality of life including noise, views and value of property.
- Tree planting needed on southeastern boundary to screen the development and reduce noise.

6.4 One letter of support has been received whilst raising concerns that the access for the temporary access road might increase the risk of accidents on this busy stretch of road.

6.5 One letter has been received expressing support for renewable energy but also concerned at the scale of the proposed scheme and seeking assurance that there will be no visual or noise impact.

6.5 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=RW93E6QSIER00>

7. Planning Policy

Development Plan Policy

7.1 In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, planning applications should be determined in accordance with the development plan, unless material considerations indicate otherwise. In this case the development plan is the Northumberland Local Plan (NLP) that was adopted on 31 March 2022. The policies in the NLP are therefore up-to-date and must be given full weight.

7.2 The policies in the NLP that are relevant to the consideration of the application include the following policies.

- Policy STP1: Spatial Strategy
- Policy STP 2: Presumption in favour of Sustainable Development
- Policy STP 3: Principles of Sustainable Development
- Policy STP 4: Climate Change Mitigation and Adaptation
- Policy STP 5: Health and Wellbeing
- Policy QOP 1: Design Principles
- Policy QOP 2: Good Design and Amenity
- Policy QOP 4: Landscaping and Trees
- Policy TRA 2: The Effects of Development on the Transport Network
- Policy TRA 7: Aerodrome safeguarding areas
- Policy ENV 1: Approaches to assessing the impact of development on the natural, historic and built environment
- Policy ENV 2: Biodiversity and Geodiversity
- Policy ENV 3: Landscape
- Policy ENV 7: Historic Environment and Heritage Assets
- Policy ENV 9: Conservation Areas
- Policy WAT 3: Flooding
- Policy WAT 4: Sustainable Drainage Systems
- Policy POL 1: Unstable and Contaminated Land
- Policy POL 2: Pollution and Air, Soil and Water Quality
- Policy POL 3: Agricultural Land Quality
- Policy MIN 4: Safeguarding mineral resources
- Policy MIN 5: Prior extraction of minerals
- Policy REN 1: Renewable and low carbon energy and associated energy storage
- Policy INF 5: Open space and facilities for sport and recreation

National Planning Policy

7.3 The National Planning Policy Framework (NPPF) (September 2023) and Planning Practice Guidance (PPG) are material considerations in determining this application.

Neighbourhood Planning Policy

7.4 The site of the proposed development is located within the Civil Parish of West Bedlington. This is a designated Neighbourhood Area and West Bedlington Town Council is preparing a Neighbourhood Development Plan. The plan has reached the pre-submission stage and a consultation on the 'West Bedlington

Neighbourhood Plan: Pre-Submission Draft' took place between 10 February 2021 and 7 April 2021. As the plan is at the pre-submission stage it should be afforded little weight in decision-making at this time.

7.5 The policies from the West Bedlington Neighbourhood Plan that are relevant to this application are:

- Policy WB 1: Sustainable development
- Policy WB 2: Design Policy
- Policy WB 3: General location of new development
- Policy WB 4: Green infrastructure
- Policy WB 8: Heritage assets
- Policy WB 18: Transport and new development

Other Documents/Strategies

7.6 A variety of other documents and strategies are relevant to the consideration of the proposals and these are referred to as appropriate in the appraisal section of this report.

8. Appraisal

8.1 The main issues for consideration in the determination of this application are:

- Principle of the development
- Climate change
- Agricultural land
- Landscape and visual impact
- Impact on residential amenity
- Transport considerations
- Impact on ecology
- Impact on heritage assets
- Glint and glare
- Water management
- Open space
- Mineral safeguarding
- Cumulative effects

Principle of the Development

8.2 Policy STP 1 sets the spatial strategy for Northumberland and directs development towards existing settlements. The site of the proposed development is in the open countryside and outside of an existing settlement. For development in the open countryside to be supported it must align with at least one of the relevant policy criteria in Policy STP 1 (g). This includes if the proposal provides for essential energy infrastructure in accordance with other policies in the plan (g, iv).

8.3 Policy REN 1 of the Northumberland Local Plan is generally supportive of renewable energy such as solar photovoltaic developments, provided that the effects from the development are acceptable or can be made acceptable when considered against the criteria in this policy and the other policies in the development plan. It also supports energy storage systems where this would improve the efficiency of the associated renewable energy development. The Local Plan does not allocate sites for solar photovoltaic developments with Policy REN 1 requiring an assessment of the likely effects of a proposal as described above.

8.4 The NPPF is also supportive of new renewable energy development. Paragraph 152 states the planning system should support the transition to a low carbon future and support renewable and low carbon energy and associated infrastructure. Paragraph 158 (b) goes on to state when determining planning applications for renewable and low carbon development, local planning authorities should approve the application if its impacts are (or can be made) acceptable. The NPPF also does not provide specific locational requirements for solar photovoltaic developments.

8.5 It is therefore considered that Policy REN 1 of the Northumberland Local Plan and Paragraph 152 of the NPPF support solar photovoltaic development in principle, including the development that is the subject of this planning application. This support in principle is subject to the proposed development being considered acceptable when assessed against the relevant policies in the development plan.

Climate Change

8.6 Both national legislation and international agreements set targets for the reduction of carbon emissions and the increase in renewable energy generation. In 2019 the Government amended the Climate Change Act 2008 by introducing a target for at least a 100% reduction of greenhouse gas emissions (compared to 1990 levels) in the UK by 2050. This is known as the commitment to 'net zero'. Paragraph 2 of the NPPF states that planning decisions must reflect relevant international obligations, and the UK's legally binding commitments to energy targets is also an important material consideration.

8.7 The Energy White Paper (Energy White Paper: Powering our net zero future, December 2020) addresses the transformation of the UK's energy system towards the 2050 target for net-zero emissions. It sees the expansion of renewable technologies as a key contributor to achieving an affordable clean electricity system by 2050 and sets out that solar is one of the key building blocks of the future energy mix. In October 2021, the Government published the Net Zero Strategy: Build Back Greener. Under 'Key Policies' for power it explains that subject to security of supply, the UK will be powered entirely by clean electricity through, amongst other things, the accelerated deployment of low-cost renewable generation such as solar.

8.8 In February 2023 the Government created a new Department for Energy Security and Net Zero and the following month published 'Powering up Zero' as the new Department's manifesto for the future. In the Ministerial Foreword the document is described as follows. *'By bringing together our Energy Security Plan, and Net Zero Growth Plan, it explains how we will diversify, decarbonise and domesticate energy production by investing in renewables and nuclear, to power Britain from Britain.'* The document recognises the contribution that solar can make. *'Solar has huge potential to decarbonise the power sector. We have ambitions for a fivefold increase in solar by 2035, up to 70GW enough to power around 20 million homes.... Government seeks large scale solar deployment across the UK, looking for development mainly on brownfield, industrial and low / medium grade agricultural land'*. In March 2023 a draft National Policy Statement for Renewable Energy Infrastructure was published. Whilst dealing with projects over 50MW such national energy statements can be material considerations in relation to planning applications for developments <50MW.

8.9 The proposed development has a capacity of 49.9MW and would generate a significant amount of electricity from a clean, renewable source. This would provide for a reduction of approximately 8,700 tonnes of carbon dioxide emissions annually

and meet the energy needs of approximately 13,000 homes each year. The scheme could therefore make an important contribution to the objective of achieving the statutory Net Zero target set for 2050, the commitment to reducing emissions by 78% compared with 1990 levels by 2035 and the ambitions for a fivefold increase in solar by 2035. This benefit of the scheme should be given significant weight in the planning balance.

8.10 It is also considered that the proposed development accords with Part 1 of Policy STP 4 of the Northumberland Local Plan with regard to contributing to meeting binding targets to reduce greenhouse gas emissions and contributing to mitigating climate change. The proposed development is also supported by Paragraph 158 (a) of the NPPF which states when determining planning applications for renewable and low carbon development, local planning authorities should not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions.

Agricultural Land

8.11 Paragraph 174 of the NPPF indicates that decisions should recognise the economic and other benefits of best and most versatile agricultural land, which it classes as land in Grades 1, 2 and 3a of the Agricultural Land Classification. NLP Policy POL 3 states that regard will be had to the wider economic and other benefits of the best and most versatile agricultural land when considering any irreversible loss in accordance with national policy. Where significant development of such land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of higher quality. Part 2 of Policy POL 3 goes on to state temporary or reversible development on best and most versatile agricultural land will be supported where the land would be reinstated to its pre-development quality.

8.12 As stated in paragraph 8.8 above there is Government support for locating solar developments on low / medium grade agricultural land.

8.13 Planning Practice Guidance (PPG) includes specific advice on large scale ground-mounted solar photovoltaic farms (see Paragraph 013, Reference ID 5-013-20150327). The PPG encourages the effective use of land by focussing large-scale solar farms on previously developed and non-agricultural land, provided that it is not of high environmental value. Where a proposal involves greenfield land, consideration should be given to whether the proposed use of any agricultural land has been shown to be necessary and poorer quality land has been used in preference to higher quality land; and the proposal allows for continued agricultural use where applicable and/or encourages biodiversity improvements around arrays.

8.14 The application site comprises a number of regularly sized agricultural fields that are currently used to produce animal feed (in the form of haylage) rather than for arable food production. It forms part of a wider land holding which extends northwards to Broadway House Farm and the southern edges of Bedlington. An Agricultural Land Classification Report prepared by Soil Environment Services has been submitted. This demonstrates that all the agricultural land is classed as Grade 3b with wetness and a topsoil texture of medium silty clay loam, silt loam or heavy clay loam being the limiting factors.

8.15 The proposed solar farm (excluding the substation) will be a temporary installation to operate for a 40-year lifespan. A suitably worded planning condition is recommended to be imposed to control this and to require the solar arrays and

associated equipment to be removed, and the site restored following the cessation of this 40 year period. There would be no permanent or irreversible loss of agricultural land with a conversion from arable cropping to pasture grazing in between the solar panels. Whilst there is likely to be a reduction in agricultural production over the whole development area, it can be anticipated that the soil quality would improve over this long fallow period, and the restored land whether used for arable or livestock farming will be more productive than at present. Conditions have also been recommended to ensure that the soil resource is protected during construction and restoration. This would be encapsulated within the Construction Management Plan and post-development restoration conditions.

8.16 Although the development would temporarily remove a significant portion of land from arable use it would still be available for low intensity grazing. The development would also be fully reversible if the land were to be required for food production during the operational period. Nevertheless there is likely to be a loss of agricultural production over the whole development area and this factor will need to be taken into account in the planning balance.

Landscape and Visual Impact

8.17 Part 3 (a) of Policy REN 1 states appropriate weight will be given to landscape character and sensitivity of landscape and visual receptors including landscapes and views demonstrated to be of value at the local community level in assessing whether applications for renewable energy development are acceptable or can be made acceptable. Part 1 (a) of Policy ENV 3 states proposals affecting the character of the landscape will be expected to conserve and enhance important elements of that character. A number of other NLP policies are relevant when considering landscape matters including policies STP 3, QOP 1, QOP 4 and ENV 1.

8.18 The application site is not within a landscape which has been nationally or locally designated because of its value.

8.19 It is located within National Character Area 13: South East Northumberland Coastal Plain, which contains four Landscape Character Types (LCTs) and seven Landscape Character Areas (LCAs) as defined in the Northumberland Landscape Character Assessment prepared by Land Use Consultants and published in August 2010.

8.20 With the exception of the most northerly sections of proposed access routes, the site falls within the 'Coalfield Farmland' Landscape Character Type (LCT) and 'Stannington' Landscape Character Area (LCA) 39c, which extends across the landscape to the west of the site and towards the northern edges of Cramlington to the south. A key feature of LCA 39c is that the character of the landscape is significantly modified and influenced by adjoining urban areas and their associated infrastructure and a characteristic of relevance to the application site is that the level of the enclosure is categorised as "*generally open, enclosed in places*", with the level of intervisibility noted as "*self-contained, restricted intervisibility*".

8.21 The northern-most sections of access routes into the wider site are included within Landscape Character Type 42: Urban and Urban Fringe. This LCT is represented by one character area, 'Ashington, Blyth and Cramlington' and key features include large built up areas and large scale industrial and commercial land uses.

8.22 A Landscape and Visual Impact Assessment (LVIA) prepared by Pegasus Group has been submitted with the planning application. The LVIA considers possible effects of the proposed development upon landscape features, landscape character and visual amenity. The LVIA assesses both the permanent effects of the development and the temporary effects associated with its construction. It also has regard to seasonal variations in the visibility of the development which is considered to be important for this proposal because most of the woodland around the site is deciduous thus its screening and filtering effects are reduced during winter months.

8.23 The application site comprises a number of regularly sized agricultural fields which are divided by mature native hedgerows or belts of coniferous woodland bounded to the south and east by the steeply sloping banks of the River Blyth and to the west and part of the northern boundaries, by the Bedlingtonshire Golf Course. The LVIA states: *'The proposed development layout has been developed iteratively in conjunction with the production of the LVIA with the intention of incorporating mitigation into the scheme from the outset. The effects identified and described as part of this LVIA are based on the Master Layout and Landscaping Plan submitted as part of this application which provides the strategy for the design of landscape that respects local landscape character, whilst also assimilating new development within views for the few visual receptors who might see it'*.

8.24 The landform across the site slopes gradually, reflecting the prevailing landform beyond the boundaries of the site. Local high points are located at Bedlington Country Park to the northeast and Ewart's Hill on the A1068 to the northwest. From these points, the land falls steadily in a south-westerly and south-easterly direction respectively towards the River Blyth to the south of the site, which flows within a steep valley and passes through a corridor of ancient woodland. This corridor wraps round an area of restored opencast coal workings, including the application site. Within the site and across the local landscape linear belts of coniferous trees and hedgerows are common. There are areas of plantation woodland in the vicinity of the site including at Bedlington Country Park, Bedlingtonshire Golf Club and Hartford Bridge. The areas of woodland in combination with the sloping topography restrict views and result in the site having limited visual connectivity with the surrounding landscape and its wider environs, including potential visual receptors. The LVIA assesses the value of the local landscape as medium and this is agreed.

8.25 It is proposed that six trees would need to be removed to create the proposed access track from Hartford Road. Four trees, to allow increased space for the trees to mature, would be replaced in this location as part of the detailed landscaping proposals. No other trees would be removed. The landscaping proposals include the provision of new native trees, hedgerows and shrub planting to better integrate the proposals with the surrounding area and provide screening for example from properties within the Hartford Hall residential estate. In the LVIA these planting proposals are assessed as having a minor beneficial landscape effect and this is agreed. Several areas for biodiversity enhancement are proposed which will be seeded with species-rich and structurally diverse grassland including an area of fruiting trees for foraging benefits. The impact of the proposed development on biodiversity is considered further at paragraphs 8.42 – 8.50 below.

8.26 The effects of the proposed development on the character of the site itself would be locally transformative due to the scale of the proposed development, the introduction of a new form of development not currently present in this area, and the urbanising effects creating from the solar panels and the associated elements of the proposed development. However, as noted above (paragraph 8.24) the site has

limited visual connectivity with the surrounding landscape and this together with the proposed landscaping will significantly reduce the impact on the character of the wider landscape and visual effects on users of the Country Park, golf course and residential properties, including properties on the Hartford Bridge residential estate. A small number of residents of this estate have objected to the proposed development but it is considered that the proposed landscaping on the boundary of the site will diminish the visual effects as the planting matures, including in winter months when foliage in the intervening woodland will be reduced. In summer months the existing vegetation in the woodland will largely filter any views of the solar panels until the proposed planting matures to screen the panels. It should also be noted that in response to comments made at the pre-application stage, the distance between the site boundary and the location of the solar arrays has been increased in this western field with the result that the arrays are further away from residential properties in the Hartford Hall residential estate.

8.27 The proposed Battery Storage Energy Facility (BESS) is located in the south-eastern part of the site. This location was selected for a number of reasons. In particular there was a need to avoid any areas of former surface mining and the historic high walls. The location of the BESS means that it will not be visible from anywhere outside of the site.

8.28 In conclusion, it is considered that the proposed development would have some adverse landscape and visual impact effects. However, the topography of the site, existing screening and the proposed introduction of new tree and hedgerow planting would limit the adverse effects. It is considered that the adverse effects have been suitably mitigated in the proposals. Notwithstanding this, it is considered that the proposal would be in some conflict with Policy ENV 3 of the Northumberland and Part 15 of the NPPF due to the harm identified. In the planning balance consideration will be given as to whether the benefits of the proposed development outweigh the harm.

Impact on Residential Amenity

8.29 NLP Policy STP 5 requires development proposals to demonstrate that they will prevent negative impacts on amenity and do not have a negative impact on air and noise pollution. Policy QOP 2 requires that development does not cause unacceptable harm to the amenity of those living in, working in or visiting the local area. Policy REN 1 requires the assessment of proposals to give appropriate weight to amenity due to noise, odour, dust, vibration or visual impact.

8.30 The site lies to the immediate south of Bedlington with the nearest residential properties northwards are approximately 500 metres from the proposed solar panel arrays. A number of residential properties are located within the Hartford Hall estate to the south-west of the site, beyond the wooded course of the River Blyth Valley, with the nearest house some 150 metres from the panel arrays.

8.31 A Noise Assessment has been submitted. It states that the existing baseline noise levels are low and are influenced by local road traffic and noise from the surrounding environment. The assessment concluded that the operation of the solar farm and BESS would generate very low noise levels at surrounding properties throughout the day and night-time periods, with the mitigation measures provided around the BESS facility, as proposed. It concluded also that the operation of the plant would result in a low impact, with noise levels not exceeding a level which would represent a No Observed Effects Level, thus ensuring that the operation did not result in unacceptable levels of noise.

8.32 The Public Protection team was consulted on the application but had no comments to make. In view of the nature of the proposed development and the distance from residential properties it is considered that there will be minimal adverse effects in terms of noise during both construction and operation. The potential impact of transport operations and of glint and glare on residential amenity is considered below. The proposed development therefore is in accordance with NLP Policies, QOP 2, REN 1 and STP 5.

Transport Considerations

8.33 Policies TRA 2 and REN 1 (Part 3g) are relevant to the effects of new development on the transport network. Policy TRA 2 requires all developments affecting the transport network to:

- a. Provide effective and safe access and egress to the existing transport network;
- b. Include appropriate measures to avoid, mitigate and manage any significant impacts on highway capacity, congestion or on highway safety including any contribution to cumulative impacts;
- c. Minimise conflict between different modes of transport, including measures for network, traffic and parking management where necessary;
- d. Facilitate the safe use of the network, including suitable crossing points, footways and dedicated provision for cyclists and equestrian users where necessary;
- e. Suitably accommodate the delivery of goods and supplies, access for maintenance and refuse collection where necessary; and
- f. Minimise any adverse impact on communities and the environment, including noise and air quality.

8.34 The existing access to the application site is from an access track extending south from Broadway House Farm Road which connects with Church Lane and the A193 Front Street to the north. Church Lane provides access to a number of residential roads as well as having residential properties along its length with St Cuthbert's Church close to the junction with Front Street.

8.35 A Transport Statement prepared by PFA Consulting has been submitted and notes that the proposals take into account comments made by both County Highways and others at the pre-application stage. A key issue raised at pre-application stage was the impacts on Church Lane and associated pedestrian and cycle movements.

8.36 It is proposed that a temporary construction access for the full extent of the construction period would be provided from the A1068 Hartford Road to the north of Bedlingtonshire Golf Club. This will avoid the routing of construction traffic through the residential area via Church Lane hence minimising the conflict with the existing traffic and other highway users including pedestrian and cyclists. It will also allow for the HGV construction route to avoid routing through the centre of Bedlington.

8.37 Deliveries will be spaced across the construction period of approximately 9 months, with typically up to 8 deliveries per day. It is unlikely that, even at the most intense periods of construction there will be more than 10 deliveries (20 HGV movements) per day. The first weeks of the construction period will see initial deliveries to the site involving site security measures, machinery, temporary site welfare and office and establishment of a site construction compound and aggregate to construct the temporary access track and some internal access tracks. It is

estimated that this could result in approximately 350 HGV deliveries to the site. The main construction of the solar farm will see items such as the transformers/inverters, cabling, solar panels, solar panel support frames, DNO substation and aggregate to construct the battery storage base and remaining internal access tracks. It is calculated that this will result in approximately 800 deliveries to the site. In total the construction of the solar farm will result in approximately 1,450 deliveries to the site, which will be spread over the construction period. The expected HGV numbers are based on best estimates at this stage and will be dependent upon the construction programme and shipping of materials.

8.38 Construction hours will be between 08:00 and 18:00 Monday to Friday, and between 08:00 and 14:00 on Saturday. The temporary access and its exact position will be secured by condition given its proximity to the existing right hand turn lane on the A1068 which will require a Road Safety Audit. This access shall be reinstated to its original state once the development is complete. Parking for 25 construction staff vehicles and cycle parking would be provided in the construction compound adjacent to the office / welfare area. Materials for the construction of the proposed development would be stored on the site compound.

8.39 Access for on-going maintenance of the solar farm and battery storage facility is proposed along the existing access track extending south from Broadway House Farm Road. This will involve vehicles travelling along Church Lane past residential properties. However, vehicle movements during the operational period of the solar farm would be limited in number and mainly associated with the monitoring, upkeep and cleaning of the site. These trips would typically be made by small vans with between 10 and 20 trips each year. Due to the low number of vehicular movements being made to and from the site during its operational period, the site is unlikely to have any significant impact to the local highway network once constructed and operational.

8.40 The Council's Highways Development Management team has reviewed the submitted information and has raised no objections to the proposed development, subject to the imposition of relevant planning conditions and informatives.

8.41 It is concluded that the proposed development accords with Policies TRA 2 and REN 1 (Part 3g) of the Northumberland Local Plan. It is therefore acceptable in highways terms subject to the imposition of appropriate planning conditions.

Impact on Ecology

8.42 NLP Policy ENV 2 states that development proposals affecting biodiversity will minimise their impact, avoiding significant harm through location and/or design and secure a net gain for biodiversity as calculated to reflect latest Government policy and advice. Policy REN 1 (Part 3) states that in considering applications appropriate weight will be given to (inter alia) Internationally, nationally and locally designated nature conservation sites and features and protected habitats and species.

8.43 An Ecological Impact Assessment (EIA) prepared by Tyler Grange Ltd., a Biodiversity Metric 4.0 demonstrating a greater than 10% net gain in both habitat and hedgerow units and an Arboricultural Impact Assessment prepared by Barton Hyett were submitted in support of the application. An updated EIA was subsequently submitted containing additional information as requested by Natural England and the County Ecologist.

8.44 The main habitat on site is agricultural land with hedgerows. There is also a block of mixed woodland plantation in the south of the site and areas of grassland managed for amenity and lines of trees. There are no watercourses or ditches on site. Intact native hedgerows are a Habitat of Principal Importance under s41 of the Natural Environment and Rural Communities (NERC) Act 2006 and all of the hedgerows on site meet this definition, with two hedgerows also being classed as species rich. The hedgerows will be retained with a buffer and incorporate areas of habitat enhancement which should continue to support the four protected and notable breeding birds (dunnock, song thrush, skylark and yellowhammer) that have been recorded.

8.45 To the south and east are areas of deciduous woodland which form part of Bedlington Country Park, a designated Local Nature Reserve. There is also the Plessey Woods designated Local Wildlife Site. These woodlands are both designated ancient woodland, and a Habitat of Principal Importance under s41 of the NERC Act. The woodland is wholly outside the red line boundary and the scheme has been designed so that no development, including the security fence will be within 15m of the trees.

8.46 The site is within 6km of the Northumbria Coast Special Protection Area (SPA) and Ramsar site. The wintering bird surveys and local data records have not recorded any of the SPA bird species to be present at the application site. Therefore, due to the distance from the Northumbria Coast SPA and Ramsar site and the large expanses of arable crop on the majority of the site it is concluded that the site could not be functionally linked land to the SPA.

8.47 The initial consultation response from Natural England highlighted potential impacts on two Sites of Special Scientific Interest (SSSI) - Northumberland Shore SSSI and Holywell Pond SSSI. Natural England required further information in order to determine the significance of these impacts and the scope for mitigation. The applicant subsequently submitted further information in response to Natural England's concerns. This enabled Natural England to conclude that the proposed development would not damage or destroy the interest features for which the sites had been designated.

8.48 The Northumberland Shore SSSI, located about 3.5 kilometres to the east, provides important non-breeding grounds for wading and shore birds, some which will also roost on nearby farmland outside of the designated site. Due to the presence of suitable arable farmland habitat on the application site wintering and breeding bird surveys have been undertaken. None of the SSSI notified species were recorded on site. A peak number of 30 lapwing were recorded, however this is not considered significant in the context of the Northumberland Shore which as a whole is used by about 4000 lapwing in the winter. Holywell Pond SSSI, located more than 7 kilometres to the south east, is designated for the aggregations of non-breeding whooper swan which it supports. Whooper swan will feed on arable land through the winter. The wintering bird surveys of the application site did not record any presence of swans. Due to the absence of swans from the site plus the distance from, and the availability of arable land closer to the SSSI, the site is not considered to be core habitat for this species or linked to the SSSI.

8.49 The requirement for a quantified 10% net gain is not yet mandatory therefore, the early use of Natural England's Biodiversity Metric to quantify losses and gains on site is to be welcomed. The County Ecologist supports the proposals in the submissions subject to appropriate conditions.

8.50 It is concluded therefore that the proposals are in accordance with NLP policies ENV 2 and REN 1 (Part 3) subject to the imposition of conditions as recommended by Natural England and the County Ecologist.

Impact on Heritage Assets

8.51 Policy ENV 1 of the NLP states that great weight will be given to the conservation of designated heritage assets with the impact of proposed development on their significance being assessed in accordance with Policy ENV 7.

8.52 Policy ENV 7 of the NLP states that development proposals will be assessed and decisions made that ensure the conservation and enhancement of the significance, quality and integrity of Northumberland's heritage assets and their settings. Applicants are required to provide a heritage statement; describing the significance of the asset and any contribution made to this significance by its setting. Development proposals that would result in substantial harm to the significance of designated heritage assets will not be supported unless they meet various criteria. Where development proposals would cause less than substantial harm to the significance of designated heritage assets, the policy states that this will be weighed against the public benefits of the proposal, including securing the optimum use that is viable and justifiable. This policy approach accords with the policy approach towards designated heritage assets set out in the NPPF (paragraphs 194 and 199 – 203).

8.53 Policy ENV 9 of the NLP states that where development may affect a conservation area or its setting, it will be ensured that development enhances and reinforces the local distinctiveness of the conservation area, while, wherever possible, better revealing its significance;

8.54 A Heritage-based Risk Assessment (HDS) has been submitted with the planning application. The HDS concludes that the proposed development would not result in any harm to the heritage significance of any designated heritage asset through change to setting.

8.55 The Council's architectural heritage and design officer has reviewed the submissions including the HDS and the Design and Access Statement and has also visited the site and the surrounding area to inform her response to the proposals. She considers that the nature, scale and location of the proposed development have the potential to impact the setting and significance of the following heritage assets.

- Bedlington Conservation Area
- The Tower and Beeches Grade II listed building
- Hartford Hall Grade II* listed building
- Hartford Hall Stables and Terraced Walls Grade II listed buildings.

8.56 There are also other Grade II listed buildings in the vicinity of the proposed development but the Council's architectural heritage and design officer considers that due to the natural topography of the area and established estate planting and shelter belts, the ability to appreciate and understand the setting and significance of these assets would not be impacted by the development proposals.

8.57 The Council's officer's views and conclusions are set out below.

8.58 The development proposals would not result in a direct physical impact to the Conservation Area, but given their substantial scale, form and nature they would result in a change to the agricultural land to its south and southeast, thereby altering

its setting. However, the enclosed nature and linear form of the Conservation Area, its orientation, siting, surrounding topography and how it is encountered, means that while the development proposals would result in a change to the landscape (in function and appearance), it would not result in a harmful impact to the setting and significance of the Bedlington Conservation Area.

8.59 The Tower and Beeches Grade II listed building also has an enclosed setting orientated to face west and set within a pleasing garden bounded by metre high walls, there is no intervisibility between or with the proposed development site. It is concluded therefore that the ability to appreciate and understand the listed building would not be impacted by the development proposals.

8.60 Hartford Hall and its associated listed buildings are encountered on approach from the south along the A192 towards Hartford Bank. From these views its domed roof, palatial form, and massing, serve to distinguish it as a building of status and antiquity. Its verdant surroundings provide a soft frame to the heritage asset, enhancing its architectural design and significance. However, it is not until within close proximity, on approach to the gate lodge, screen walls and upon entering its grounds that the scale and grandeur of the listed building as a Country House set within its parkland is fully revealed. From these southern and western approaches to the Hall and its ancillary listed buildings, there is no intervisibility with, from or to the development site. Whilst the development proposals are extensive in form and layout resulting in a significant change to the existing landscape, the established planting to the northeast is retained thereby ensuring that the verdant frame (and buffer) to the listed buildings is not altered or severed. It is therefore concluded that the development proposals would not result in a harmful impact to the setting and significance of the Grade II* listed Hartford Hall, and its ancillary Grade II listed buildings.

8.61 The County Archaeologist has also reviewed the submissions. The proposed development site was subject to a phased programme of archaeological assessment comprising desk-based assessment (DBA) and a geophysical survey. The DBA included a review of historic mapping, aerial photographs and historic mining data. This exercise identified that large areas of the site have been subject to significant damage or truncation associated with the operation of the Acorn Bank surface mine between 1955 and 1966, following which the site was restored. The precise extent of the open cast workings are not accurately recorded, though large areas of the site were truncated either by mineral extraction or associated works such as soil storage, mineral processing and plant movement. Any archaeological remains previously present within this area are assumed to have been either wholly destroyed or substantially truncated by mining activity.

8.62 The archaeological geophysical survey did identify a number of anomalies of potential archaeological origin beyond the area of the former surface mine. These features had not been tested via archaeological field evaluation, such that their presence or absence or significance had not yet been established. The County Archaeologist therefore advised that the application should not be determined until the archaeological field evaluation had been undertaken and the evaluation report submitted to the Local Planning Authority.

8.63 An Archaeological Evaluation report prepared by Durham University was subsequently submitted presenting the results of the field evaluation. A total of 31 linear evaluation trenches were excavated in the southern and western areas of the site. Potentially significant archaeological remains were identified in only one trench and comprised a pit containing burnt organic material consistent deposition in the

Late Iron Age / Romano-British. This feature was not absolutely dated and no material suitable for radiocarbon dating was recovered. Other features identified in the evaluation trenches comprised evidence of medieval and post-medieval agriculture (field boundaries and ploughing) and land drains of most-medieval or modern date.

8.64 The County Archaeologist has raised no objections to the proposed development subject to the imposition of a condition requiring a targeted programme of archaeological mitigation to be undertaken. The County Archaeologist has provided a brief for this work which will involve 'strip, map and record' mitigation area based on a 10m buffer from the pit feature identified in Trench 16 of the evaluation exercise. Should further archaeological features be identified, an additional area of 'strip, map and record' mitigation should be stripped based on a further 10m buffer from edge of identified archaeological features.

8.65 It is concluded therefore that the proposals are in accordance with Policies ENV 1, ENV 7 and ENV 9 and relevant provisions in the NPPF and that there are no objections to the proposed development on heritage grounds.

Glint and Glare

8.66 Planning Practice Guidance (Paragraph 013, Reference ID: 5-013-20150327) advises the potential for the effects of glint and glare on the landscape, neighbouring uses and aircraft safety should be given consideration for large-scale solar farms. The definition of glint and glare is as follows:

- Glint – a momentary flash of bright light typically received by moving receptors or from moving reflectors;
- Glare – a continuous source of bright light typically received by static receptors or from large reflective surfaces.

8.67 Relevant policies in the NLP to be taken into account are Policies POL 2, TRA 7 and REN 1.

8.68 The solar panels will be dark blue or black with a matt anodized aluminium frame. The purpose of the panels is to absorb and not reflect light; the latest generation of panels have an anti-reflective coating to limit any glint and glare associated with earlier versions of the technology. Similarly, the framework material is designed to avoid glint or gleam in the light.

8.69 A Glint and Glare Study has been submitted that assesses the possible effects of the proposed development on surrounding road users, dwellings, and aviation activity associated with Newcastle International Airport. The study indicates that whilst reflections are possible, the existing vegetation would mitigate the impacts to block views of the reflective area and the distance between the observer and the closest reflecting panel area is such that the proportion of an observer's field of vision that is taken up by the reflecting area is significantly reduced. Furthermore the study indicates that the proposal would not adversely impact as the modelling indicates that no solar reflections are geometrically possible towards the air traffic control tower at Newcastle Airport and towards either of the 2-mile approach paths to the airport. It is therefore considered that the proposed development is therefore considered to be acceptable in terms of glint and glare.

8.70 Newcastle International Airport has welcomed the production of a Glint & Glare Assessment which takes into account the potential impact to the aerodrome operations as a result of the development. The Airfield Technical Advisor has

reviewed the contents of the assessment and has confirmed that due to the location of the site (9km from the aerodrome) and the results of the assessment, it is considered that there are no impacts requiring mitigation with regards to Newcastle International Airport. As a result the Airport raises no objection to the proposals.

8.71 Public Protection and Council's Highways Development Management team also raise no objections or concerns with regard to glint and glare.

8.72 In respect of residential amenity further information was sought on any potential impact on properties on the Hartford Hall residential estate in view of the concern expressed about the potential for glare in winter when there is no foliage on the trees in the intervening country park. The applicant responded pointing out that reflections are possible from March to September and for the majority of this time the woodland would be fully in leaf. It is concluded that the risk of glare to residential amenity is low due, however, a condition is recommended to control glare should it be identified post-construction. Subject to the imposition of a condition, it is considered that the proposal does not conflict with NLP Policies POL 2, TRA 7 and REN 1 and relevant provision in Planning Practice Guidance in relation to the effects from glint and glare.

Water Management

8.73 Policy WAT 3 of the Northumberland Local Plan requires development proposals to demonstrate how they will minimise flood risk to people, property and infrastructure from all potential sources. In line with Paragraph 159 of the NPPF, Policy WAT 3 states inappropriate development in areas at risk of flooding should be avoided and directs development away from areas at highest risk of flooding. Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere. Policy REN 1 also requires consideration of flood risk when considering planning applications for renewable energy development. Policy WAT 4 requires SuDS for any development where it is necessary to manage surface water drainage.

8.74 There is an ordinary watercourse running along the north east boundary of the application site and the River Blyth is located south of the application site. The site lies predominately within Flood Zone 1, defined as land with a low probability of flooding, having less than 0.1% (1 in 1000) annual probability of river flooding. There is a small section of the site to the south west that lies within Flood Zone 2, defined as land with a medium probability of flooding, having between 1% (1 in 100) and 0.1% (1 in 1000) annual probability of flooding. Solar Farms are classified as Essential Infrastructure and therefore appropriate in Flood Zone 2 and the sequential test is satisfied.

8.75 The application is accompanied by a site-specific flood risk assessment to assess flood risk to and from the proposed development. The potential flood risk to the site from all sources of flooding is considered to be 'High' to 'Very Low'. Areas of elevated surface water flood risk are present associated with isolated low spots where surface waters could accumulate and low lying areas adjacent to watercourses. All control equipment is restricted to areas of 'Very Low' risk and all sensitive equipment, including a small number of solar panels, would be raised above ground level and would not be affected by shallow overland flows. The security fencing is permeable to flood waters and solar panels are raised above the flood levels. The development would remain operational and safe for users in times of flood and not impede water flows and not increase flood risk elsewhere. There are

areas of elevated surface water flooding associated with low points across the site, these depths range from 0.3m to >1.2m.

8.76 The risk of flooding from surface water is assessed as between 'High' and 'Low'. A sustainable drainage strategy, involving the implementation of SuDS in the form of interception swales, is proposed for managing surface water runoff. Interception swales are proposed at the low points of the site to intercept extreme flows which may already run offsite. The interception swales have no formal discharge arrangements but will gradually empty by natural processes and provide runoff pathway management. The volume of depression storage provided within the proposed interception swales (204.06 cubic metres) is greater than the additional runoff volume generated as a result of the extreme 1 in 100 year storm event, including an allowance for climate change (198.49 cubic metres) and is an appropriate form of mitigation.

8.77 Due to the inclusion of a Battery Energy Storage System (BESS) and substation a more robust sustainable drainage strategy (SuDS) is proposed for managing surface water runoff. It is proposed that runoff from the BESS area and substation would be collected by perimeter filter drains which would then convey runoff to attenuation swale. Overflow controls would be utilised to ensure that if the attenuation swale were to flood, the surface water would be directed away from the BESS area and would allow flows to spread overland to replicate the natural overland flow routes. The proposed drainage strategy would ensure that surface water arising from the developed site would be managed in a sustainable manner to mimic the surface water flows arising from the site prior to the proposed development, while reducing the flood risk to the site itself and elsewhere, taking climate change into account.

8.78 The Lead Local Flood Authority was consulted on the application and in their initial response objected to the proposals as they sought clarification and assurances on a number of issues. A Technical Note addressing the LLFA's points was subsequently submitted. This further information enabled the LLFA to withdraw its objections subject to the imposition of planning conditions requiring the maintenance of vegetation cover, grass filter strips and interception swales around the proposed development and the location of the control equipment. These conditions have been included in the recommended conditions.

8.79 In relation to water management, it is considered that the proposal would accord with Policies WAT 3 and WAT 4 of the Northumberland Local Plan and the NPPF, subject to the imposition of the recommended conditions.

Open Space

8.80 Part 1 of Policy INF 5 of the NLP states that:

The loss of open spaces defined on the Policies Map, or other existing open space, sports and recreational buildings and land, including playing fields, will not be supported unless:

- a. an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- b. the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a sustainable location; or*

- c. the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.*

8.81 Policy INF 5 is consistent with paragraph 99 of the NPPF.

8.82 The temporary construction access route for the solar farm passes through the designated open space of Bedlingtonshire Golf Club. An Open Space Assessment has been submitted in support of the planning application. This explains that the part of the golf course affected by the construction access has historically been used as a golf practice area and the golf club has indicated that it will continue to be used through the construction period subject to health and safety considerations. Following construction the temporary access will be removed and the area restored back to its previous use.

8.83 The loss of open space will therefore be very limited in extent, will be for a temporary period of up to 9 months and will not affect the operation of the golf club. It is considered that whilst there is a conflict with Policy INF 5, the weight to be given to any harm that would result is very limited.

Mineral Safeguarding

8.84 The Northumberland Local Plan identifies Mineral Safeguarding Areas (MSA) to protect mineral resources from unnecessary sterilisation by non-mineral development. The proposed development is located within a Mineral Safeguarding Area for coal. Policy MIN 4 sets out policy criteria to assess proposals for new non-mineral development within these areas.

8.85 In accordance with Part 2 (a) of Policy MIN 4, the applicant has submitted a desk-based assessment of the effect of the proposed development on the mineral resource beneath and adjacent to the site of the proposed development. This assessment identifies that the majority of the site has been subject to past surface coal mining, which has removed the potential resource from these areas. The assessment also finds evidence that in the remainder of the site, in the south-east shallow coal reserves have been partially mined by underground pillar and stall methods with approximately 30 – 70% of the coal extracted. A detailed assessment has been carried out of this area that concludes that this resource is not of strategic importance or demonstrable economic value.

8.86 It is therefore considered that the proposed development can be supported within a MSA because the applicant can demonstrate that the mineral concerned is not of economic value in accordance with Part 3 (a) of Policy MIN 4. While the proposed development has a proposed operational lifespan of 40 years, it is both temporary and reversible in nature. The proposed development can therefore be supported in line with Part 3 (c) of Policy MIN 4. The requirements of Policy MIN 5 have also been considered and it is considered that there is no conflict.

Cumulative Impacts

8.87 NLP Policy RENE 1 Part 3 states that applications will be supported where it has been demonstrated that the environmental, social and economic effects of the proposal, individually and cumulatively, are acceptable or can be made acceptable. Part 4 requires an assessment to be made of the cumulative impacts arising from the proposal. The officer appraisal set out in this report has taken into account the effects of the proposed development both individually and cumulatively. This has

included consideration of the cumulative effects of this solar farm together with other solar farms that have been granted planning permission in the area, in particular the Burnt House Farm solar farm on land between Bedlington and Hepscott to the north of the proposed development and the Low Horton farm solar farm east of Blyth to the south of the proposed development. There would be no intervisibility between these sites and it not considered that any other effects give rise to cumulative issues. On this basis it is therefore concluded that there is no conflict with NLP Policy RENE 1 Part 4.

Other Matters

Public Rights of Way

8.88 There are no Public Rights of Way (PRoW) within the site. The nearest PRoW is a footpath of approximately 1.6 km length, located approximately 100 m from the site's south-eastern boundary. This footpath provides a route through Bedlington Country Park, on the southern side of the River Blyth. Beyond this, there is a further footpath located between housing from Hartford Road and Church Lane, approximately 60 m from the proposed access at Hartford Road and 570 m from the main site's northern boundary. There is also a network of footpaths around Plessey Woods Country Park, approximately 560 m from the south-western site boundary.

Land Stability

8.89 The site is located within a 'Coalfield Development High Risk Area', which means there are coal mining features and hazards that need to be considered in determining this planning application. A coal mining risk assessment has been submitted in support of the planning application.

8.90 The Coal Authority records indicate that within the application site and surrounding area there are coal mining features and hazards, which need to be considered in relation to the determination of this planning application, including shallow coal workings associated with a thick coal seam outcrop, which may have been worked from the surface. Voids and broken ground associated with such workings can pose a risk of ground instability and may give rise to the emission of mine gases. The Coal Authority advise that their records indicate that the application site is in an area of recorded and likely unrecorded coal mine workings at shallow depth. Where such mining has taken place general settlement of backfill and differential settlement over / in the vicinity of buried opencast highwalls can occur, which in turn can result in damage to buildings and structures. These features pose a potential risk to surface stability and public safety.

8.91 The Coal Authority has no objection to the proposed development subject to the imposition of planning conditions to require the undertaking of intrusive site investigations to establish the risks posed to the development by past coal mining activity prior to the commencement of development, and the submission for approval in writing of a statement prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the development. The Coal Authority considers 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 works commence on site. This is in order to ensure the safety and stability of the

development, in accordance with Policy POL 1 of the Northumberland Local Plan and paragraphs 183 and 184 of the National Planning Policy Framework.

Health & Safety

8.92 A fire Safety Management Plan for the Battery Energy Storage System (BESS) prepared by Reliance Fire Ltd has been submitted. The BESS will be constantly monitored and controlled through an Energy Management System (EMS) that will monitor the energy dispatch of the system and the temperature of the cells and cabins. The EMS will raise any alarms regarding temperatures, smoke detection, fire detection and fire suppression. The Fire & Rescue Service was consulted and has raised no objections on fire safety grounds.

Time limit for commencement of development

8.93 It is normal for the time limit for the commencement of development to be not later than the expiration of three years beginning with the date on which the permission is granted, but the local planning authority may consider a longer or shorter time period where this would assist the delivery of the development. The applicant has requested a period of not later than the expiration of five years beginning with the date on which the permission is granted be conditioned in order to provide an appropriate period of time to allow works associated with grid connection to be agreed and programmed with the network operator.

8.94 It is considered that a period of five years is justified in these circumstances and this is incorporated in the recommended planning conditions.

Community Benefits

8.95 The applicant company has had discussions with West Bedlington Town Council regarding contributing to local community projects as part of its solar farm investment. It has pledged a sum of at least £250,000 and discussions are ongoing to identify local projects for investment. The provision of community benefits is not a consideration that is taken into account in the appraisal or determination of the planning application.

Equality Duty

8.96 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

8.97 Northumbria Police submitted representations on the application. They stated that they support the move toward renewable energy sources but believe that more consideration needs to be given to the impact of crime on solar farms in view of the increased number of thefts from solar farms, in particular of solar cable, in recent years. They point out that as solar farms are usually in secluded locations, offenders can often work undisturbed for a number of hours through the night.

8.98 At Broadway House Farm, a perimeter security deer fence up to 3.0m high with small mammal/badger access points would be installed along the site boundary. Northumbria Police suggest that upgrading to a security fence would have no more visual impact than the livestock fence proposed, but would be more appropriate given the risk of theft from the site. In their consultation response they provide advice on the type of security fence that they consider would be suitable and better deter potential thieves.

8.99 The Northumbria Police response has been discussed with the applicants but they wish to install the type of perimeter fencing originally proposed. It is considered that a decision on the type of fence is ultimately a matter for the applicants and that the type of fencing proposed is acceptable in land use planning terms.

Human Rights Act Implications

8.100 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.

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

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

9. Conclusion

9.1 The proposed development has a capacity of 49.9MW and would generate a significant amount of electricity from a clean, renewable source. The applicant states that this would provide for a reduction of approximately 12,000 tonnes of carbon dioxide emissions annually and meet the energy needs of approximately 15,000 homes each year. The scheme could therefore make an important contribution to the objective of achieving the statutory net zero target set for 2050 and the commitment to reducing greenhouse gas emissions by 78% compared with 1990 levels by 2035. The development of the BESS would also provide benefits including the storage of energy and assisting in the integration of renewable energy with the national grid. These benefits of the scheme will be given significant weight in the planning balance.

9.2 Policy REN 1 of the Northumberland Local Plan is supportive of solar energy development and associated energy storage, provided the effects are acceptable or can be made acceptable. The assessment of the application has identified that the proposals would result in some landscape and visual harm. The adverse effects are localised due to a combination of existing topography, existing screening and the proposed landscape mitigation. The proposals would result in considerable visual and character change to the current experience of open views over rolling countryside. There is also likely to be a reduction in agricultural production notwithstanding that the site will be grazed by sheep during the lifetime of the development. With regard to the other main planning matters assessed, it is considered that the effects are acceptable or can be made acceptable through appropriate mitigation and the imposition of planning conditions in accordance with the relevant policies in the Northumberland Local Plan and the NPPF.

9.3 Overall, whilst it is accepted that the proposed solar farm would have a modest adverse impact on the landscape and result in a reduction in agricultural production, it is considered that the benefits of the proposed development particularly in terms of the supply and storage of renewable energy would outweigh the identified harm. It is therefore recommended that planning permission be granted for this proposed development, subject to the imposition of planning conditions.

10. Recommendation

10.1 That this application be GRANTED permission subject to the following conditions.

1. The development hereby permitted shall be begun before the expiration of five years from the date of this planning permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended) and to prevent an accumulation of unimplemented planning permissions.

2. The development hereby permitted shall be for a temporary period only to expire 40 years and 6 months after the first export date of the development. Written confirmation of the first export date shall be provided to the Local Planning Authority within one month after the event.

Reason: The development is not considered suitable for permanent retention and to enable the impacts to be assessed as to the impacts on the landscape character and visual amenity in accordance with Policy ENV 3 and Policy REN 1 of the Northumberland Local Plan.

3. If the solar farm hereby permitted ceases to operate for a continuous period of 12 months, then a scheme for the decommissioning and removal of the solar farm and ancillary equipment together with the restoration of the site shall be submitted within 6 months of the end of the cessation period to the Local Planning Authority for written approval. The scheme shall make provision for:
 - a. the removal of the solar panels, battery energy storage facility and associated above ground works approved under this permission;
 - b. the management and timing of any works;

- c. a traffic management plan to address likely traffic impact issues during the decommissioning period;
- d. an environmental management plan to include details of measures to be taken during the decommissioning period to protect wildlife and habitats;
- e. details of site restoration; and
- f. an implementation timetable.

The decommissioning of the site shall be carried out in accordance with the approved scheme.

Reason: To ensure that the decommissioning and restoration of the site is carried out in a managed approach that minimises the impacts on the natural, built and historic environment and upon highway safety in accordance with Policies REN 1, TRA 2 and ENV 1, ENV 2, ENV 3, ENV 4 and ENV 7 of the Northumberland Local Plan.

4. Within a period of 39 years and 6 months following the first export date, a scheme for the decommissioning of the solar farm, battery energy storage facility and its ancillary equipment and restoration of the site, shall be submitted to and approved in writing by the Local Planning Authority (except in the event that Condition 3 has been triggered and decommissioning has been completed). The scheme shall incorporate the criteria set out within Condition 3 as a minimum. The decommissioning of the site shall be carried out in accordance with the approved scheme.

Reason: To ensure that the decommissioning and restoration of the site is carried out in a managed approach that minimises the impacts on the natural, built and historic environment and upon highway safety in accordance with Policies REN 1, TRA 2 and ENV 1, ENV 2, ENV 3, ENV 4 and ENV 7 of the Northumberland Local Plan.

5. The solar farm, battery energy storage facility and its ancillary equipment shall be dismantled and removed from the site and the land restored in accordance with the approved decommissioning and restoration scheme within a period of 40 years and 6 months following the first export date.

Reason: In the interests of natural, built and historic environment in accordance with Policy REN 1 of the Northumberland Local Plan and the National Planning Policy Framework.

6. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Plans

- Site Location Plan, Drawing Number P21-3244_EN_01 (Rev a). 18 May 2023
- General Preliminary Layout. Drawing Number P008.2-102-Rev 14
- Detailed Landscape Proposals. Drawing Number P21-3244_EN_011 (Rev A) 31 May 2023
- Master Site Layout and Landscaping Plan. Drawing Number P21-3244_EN_010 (Rev B) 31 May 2023

- Planning Elevations PV Array-Side. Drawing Number P008.2-300-Rev A1
- Planning Elevations PV Array-Front. Drawing Number P008.2-301-Rev A1
- Planning Elevations Perimeter Fence. Drawing Number P008.2-304-Rev A1
- Planning Elevations CCTV System. Drawing Number P008.2-305-Rev A1
- Planning Elevations 5m Acoustic Fencing. Drawing Number P008.2-312-Rev A1
- Transformer Elevations. Drawing Number 10070-E-ELV-05 Rev A
- Flood Constraints Plan. Drawing number B774/04 Rev C dated 19 May 2023
- Natural Catchment Plan Rev. Drawing number B774/14 dated August 2023
- Preliminary Drainage Strategy Rev E. Drawing number B774/06 dated 19 May 2023
- Compound Elevations. Drawing Number 10070-E-ELV-01 Rev C
- Main Control Room. Drawing Number E-ELV-02 Rev C
- BESS Control and Switchroom. Drawing Number E-ELV-03 Rev B
- Palisade Fencing. Drawing Number E-ELV-06
- Substation Location Plan. Drawing Number ESN-E-SP-01 Rev C
- Customer Substation Elevation. Drawing Number P008.2-302 Rev 02
- Inverter Substation Elevation. Drawing Number P008.2-303 Rev 02
- O&M Building Elevation. Drawing Number P008.2-306 Rev 02
- Welfare Office Elevation. Drawing Number P008.2-307 Rev 02
- BESS Elevation. Drawing Number P008.2-308 Rev 02
- PCS Elevation Drawing Number P008.2-309 Rev 02
- BESS Control Room Elevation. Drawing Number P008.2-310 Rev 02

Documents

- Planning Statement Broadway House Farm. Pegasus Group. Reference MH | P20-2730. February 2023
- Ecological Impact Assessment Broadway House Farm. Tyler Grange. Revision A. 30 August 2023
- Breeding Bird Survey. Tyler Grange. June 2023-09-30 Biodiversity Net Gain Calculation. Tyler Grange. June 2023
- Open Space Assessment Broadway House Farm. Pegasus Group. 27 July 2023
- Fire Safety Management Plan Broadway House Farm Battery Energy storage System. Reliance Fire Limited. 2 June 2023
- Arboricultural Impact Assessment Broadway House Farm Solar Farm. Barton Hyett Associates. June 2023
- Agricultural Land Classification Report. Soil Environmental Services Limited. September 2022

- Design and Access Statement Broadway House Farm. Pegasus Group. Reference MH | P21-0063. June 2023
- Transport Statement Broadway House Solar Farm. PFA Consulting. June 2023
- Construction traffic Management Plan. Broadway House Solar Farm. PFA Consulting. June 2023
- Solar Photovoltaic Glint and Glare Study Broadway House Solar Farm. Pager Power Urban & Renewables. June 2023
- Heritage Desk-based Assessment Broadway House Farm. Pegasus Group. 7 June 2023
- Noise Assessment Broadway House Farm Solar Farm. LFAcoustics. June 2023-09-30
- Landscape and Visual Impact Assessment Broadway House Farm. Pegasus Group. 6 June 2023
- Coal Mining Risk Assessment. Hydrock. June 2023
- Minerals Reserve Assessment. Hydrock. June 2023
- Geophysical Survey. WYAS. December 2022
- Flood Risk Assessment. PFA Consulting. June 2023
- Technical Note on Flood Risk and Drainage. Proposed Solar Farm, Land At Broadway House Farm, Bedlington, Northumberland Document B774-FN01. August 2023

Reason: For the avoidance of doubt and in the interests of proper planning.

7. Notwithstanding the approved plans, prior to the commencement of development, details of the proposed materials, colours and finishes of all solar panels, frames, buildings and equipment shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details and be maintained as such for the lifetime of the development.

Reason: Details are required in the absence of accompanying the application and in the interests of visual amenity in accordance with Policies REN 1, QOP 2 and ENV 3 of the Northumberland Local Plan and the National Planning Policy Framework.

8. No development shall take place (including ground works and vegetation clearance) until a Construction Environmental Management Plan (CEMP) (Biodiversity) to address potential impacts on biodiversity has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall be based on the principles outlined in the Ecological Impact Assessment dated June 2023 by Tyler Grange Ltd, be proportionate and tailored to the specific works, but include the following considerations.

i) Risk assessment of potentially damaging construction activities (informed by a method statement of the installation).

ii) Inclusion of an appropriate plan identifying the sensitive habitats/features adjacent to the site (e.g., retained habitats on and off-site and protected species) to inform contractors working on site.

iii) Practical measures (both physical measures such as warning signs and sensitive working practices) to avoid or reduce impacts during construction, including a minimum 15m buffer from the woodland south of the site.

iv) Details for storage and disposal of any waste arising from the works (e.g. excavated soil).

v) Details of remediation works and methods, e.g. making good ground disturbed during construction.

vi) Details of responsible persons and lines of communication.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that adverse effects on the adjacent ancient woodland and Bedlington Country Park Local Nature Reserve, and wider biodiversity from construction activities are avoided and minimised in accordance with Policies REN 1 and ENV 2 of the Northumberland Local Plan.

9. The landscaping and habitat creation proposals set out on the Detailed Landscape Proposals DRWG No: P21-3244_EN_011 Rev A, including a minimum 15m buffer to the adjacent ancient woodland and Bedlington Country Park Local Nature Reserve shall be fully implemented during the first full planting season (November to March inclusive) following the completion of the commencement of development. Any trees or plants, which, within a period of five years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To maintain and protect the landscape value of the area and to enhance the biodiversity value of the site, in accordance with Policies REN 1, QOP 4, ENV 2 and ENV 3 of the Northumberland Local Plan and the National Planning Policy Framework.

10. The perimeter fence shall include small mammal gaps or two-way gates measuring a minimum of 200mm x 250mm in key locations as determined by the project ecologist to enable badgers to pass freely through fences without causing damage. Prior to installation of the perimeter fence a plan showing the location of the mammal gaps/gates shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To conserve biodiversity in accordance Northumberland Local Plan Policy ENV 2 and the National Planning Policy Framework.

11. A Landscape and Ecological Management Plan (LEMP) for the retained and newly created habitats shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the development. The content of the LEMP shall be based on the proposals outlined in the Ecological Impact Assessment dated June 2023 by Tyler Grange Ltd (including hedgerows, biodiversity enhancement areas, bird and bat boxes) and include the following.

i) Description and evaluation of features to be managed.

- ii) Ecological trends and constraints on site that might influence management.
- iii) Aims and objectives of management.
- iv) Appropriate management options for achieving aims and objectives.
- v) Prescriptions for management actions.
- vi) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- vii) Details of the body or organization responsible for implementation of the plan.
- viii) Ongoing monitoring and remedial measures.

The LEMP shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

Reason: To mitigate impacts and enhance biodiversity in accordance with Northumberland Local Plan Policy ENV 2 and the National Planning Policy Framework.

- 12. Vegetation cover under the solar panels shall be present and maintained throughout the lifetime of development. Any erosion shall be rectified and made right.

Reason: To minimise the risk of soil erosion and reduce runoff rates.

- 13. Maintenance of grass filter strips and / or interception swales shall be undertaken throughout the lifetime of development.

Reason: To ensure that the scheme to dispose of surface water operates at its full potential throughout the development's lifetime.

- 14. There shall be no control equipment located within 'low' and 'medium' areas of surface flood risk and Solar Panels shall be 0.3m above the ground level as shown on drawing "Flood Constraints Plan" Rev C dated 19-05-2023 by PFA Consulting.

Reason: To ensure all solar panels are above any overland flood flow routes

- 15. No external lighting (other than low level lighting required on ancillary buildings during occasional maintenance and inspection visits) or floodlighting is permitted to be installed, used or modified as part of the hereby approved development without the prior written consent of the Local Planning Authority. To apply for consent the operator must provide a detailed report of the proposed lighting which details:

- a. The specific location of all external lighting units;

- b. Design of all lighting units;
- c. Details of beam orientation and lux levels; and
- d. Any proposed measures such as motion sensors and timers that will be used on lighting units

Reason: To protect residential amenity and provide a commensurate level of protection against artificial light, in accordance with Policy POL 2 and Policy REN 1 of the Northumberland Local Plan and the National Planning Policy Framework.

16. The operator shall ensure that a notice board is erected and maintained at the entrance to the site during its construction and operation indicating the name, address and telephone number of a representative of the operator who would be available to deal promptly with any complaints.

Reason: In the interests of the proper working of the site in accordance with Policy REN 1 of the Northumberland Local Plan.

17. The development shall not be brought into use 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 Policy TRA 4 of the Northumberland Local Plan and the National Planning Policy Framework

18. The development shall not commence until details of the temporary construction vehicular access have been submitted to and approved in writing by the Local Planning Authority. Construction works shall not commence until the highway works have been constructed in accordance with the approved details. Upon completion of the construction works the highway including roads, kerbs, footway and grass verge shall be reinstated.

Reason: In the interests of highway safety, in accordance with and Policy TRA 2 of the Northumberland Local Plan and the National Planning Policy Framework.

19. Development shall not commence until a Construction Method Statement, together with a supporting plan has been submitted to and approved in writing by the Local Planning Authority. The approved Construction Method Statement shall be adhered to throughout the construction period. The Construction Method Statement and plan shall, where applicable, provide for
- a. details of temporary traffic management measures, temporary access, routes and vehicles;
 - b. vehicle cleaning facilities;
 - c. the parking of vehicles and cycles of site operatives and visitors;
 - d. the loading and unloading of plant and materials;

- e. storage of plant and materials used in constructing the development;
- f. site contact details - name, telephone number etc.;
- g. measures to control the emission of dust during construction; and
- h. details of methods and means of noise reduction, or controlling noise impacts during construction;

Reason: To prevent nuisance in the interests of residential amenity and highway safety, in accordance with Policy TRA 2 of the Northumberland Local Plan and the National Planning Policy Framework.

20. Means of vehicular access for all Heavy Goods Vehicles (16.5m long articulated vehicles) to the permitted development site shall be from the A1068 Hartford Road to the north of Bedlingtonshire Golf Club only, as set out in Paragraph 3.3 Construction Access Arrangements of the approved Transport Statement.

Reason: In the interests of highway safety, in accordance with Policy TRA 2 of the Northumberland Local Plan and the National Planning Policy Framework.

21. During the construction period, there shall be no noisy activity, i.e. audible at the site boundary, on Sundays or Bank Holidays or outside the hours: Monday to Friday 0800 to 1800, and Saturday 0800 to 1400.

Reason: To protect residential amenity and provide a commensurate level of protection against noise, in accordance with and Policy POL 2 and Policy REN 1 of the Northumberland Local Plan and the National Planning Policy Framework

22. Deliveries to and collections from the construction and/or decommissioning phase of the development shall only be permitted between the hours:
- a. Monday to Friday - 08:00 to 18:00
 - b. Saturday - 08:00 to 14:00

No deliveries or collections shall take place on a Sunday or Bank Holiday, unless agreed in writing with the Local Planning Authority.

Reason: To protect residential amenity and provide a commensurate level of protection against noise, in accordance with the National Planning Policy Framework and Policy POL 2 and Policy REN 1 of the Northumberland Local Plan.

23. No development shall commence until:
- a. a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past coal mining activity;
 - 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 safe and stable for the development proposed; and

- c. 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 has been submitted to and approved in writing by the Local Planning Authority. 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.

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

Reason: The site is in an area affected by historic coal mining and in the interests of the safe working of the site in accordance with Policy POL 1 of the Northumberland Local Plan.

24. A programme of archaeological work is required in accordance with NCC Conservation Team (NCCCT) Standards for Archaeological Mitigation and Site-Specific Requirements document (dated 05/10/23). The archaeological scheme shall comprise three stages of work.
 - a. No development or archaeological mitigation shall commence on site until a written scheme of investigation based on NCCCT Standards and Site-Specific Requirements documents has been submitted to and approved in writing by the Local Planning Authority.
 - b. The archaeological recording scheme required by NCCCT Standards and Site-Specific Requirements documents must be completed in accordance with the approved written scheme of investigation.
 - c. The programme of analysis, reporting, publication and archiving if required by NCCCT Standards and Site-Specific Requirements documents must be completed in accordance with the approved written scheme of investigation.

Reason: The site is of archaeological interest in accordance with Policies ENV 1, ENV 7 and ENV 9 and the National Planning Policy Framework.

Informatives

1. Under the Highways Act 1980 a vehicle crossing point is required. These works should be carried out before first use of the development. To arrange the installation of a vehicle crossing point (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.
2. 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.
3. Building materials or equipment shall not be stored on the highway unless otherwise agreed. You are advised to contact the Streetworks team on 0345 600 6400 for Skips and Containers licences.

4. In accordance with the Highways Act 1980 mud, debris or rubbish should not be deposited on the highway.
5. Road Safety Audits are required to be undertaken. Northumberland County Council offers this service. You should contact highwaysplanning@northumberland.gov.uk
6. You are advised to contact the Council's Highway Development Management team at highwaysplanning@northumberland.gov.uk concerning the Section 59 Agreement of the Highway Act 1980 relating to extraordinary expenses.
7. A CEMP (Biodiversity), as required by condition no. 8, sets out construction stage environmental mitigation in sufficient detail to allow it to be incorporated into the construction programme and to be implemented on the ground. Many construction companies/contractors now prepare a CEMP as standard, incorporating a range of topics such as pollution, traffic management, noise, public access etc. For this project it must also include specific measures for the natural environment (particularly the woodland to the south of the site and hedgerows within the site) and may need the input of a suitably qualified ecologist but be written for a non-ecological audience. All contractors working on site should familiarise themselves with the CEMP (Biodiversity) and site-specific requirements prior to work commencing.
8. With appropriate land management, solar farms have the potential to support wildlife and enhance local biodiversity. Published guidance from the BRE providing high-level guidance on solar farms and biodiversity is available online <https://www.bre.co.uk/filelibrary/pdf/Brochures/NSC-Biodiversity-Guidance.pdf>.
9. In relation to condition no. 24, you should follow the brief for the 'strip, map and record' mitigation provided by the County archaeologist

Date of Report: 19 October 2023

Background Papers: Planning application file 23/02205/RENE

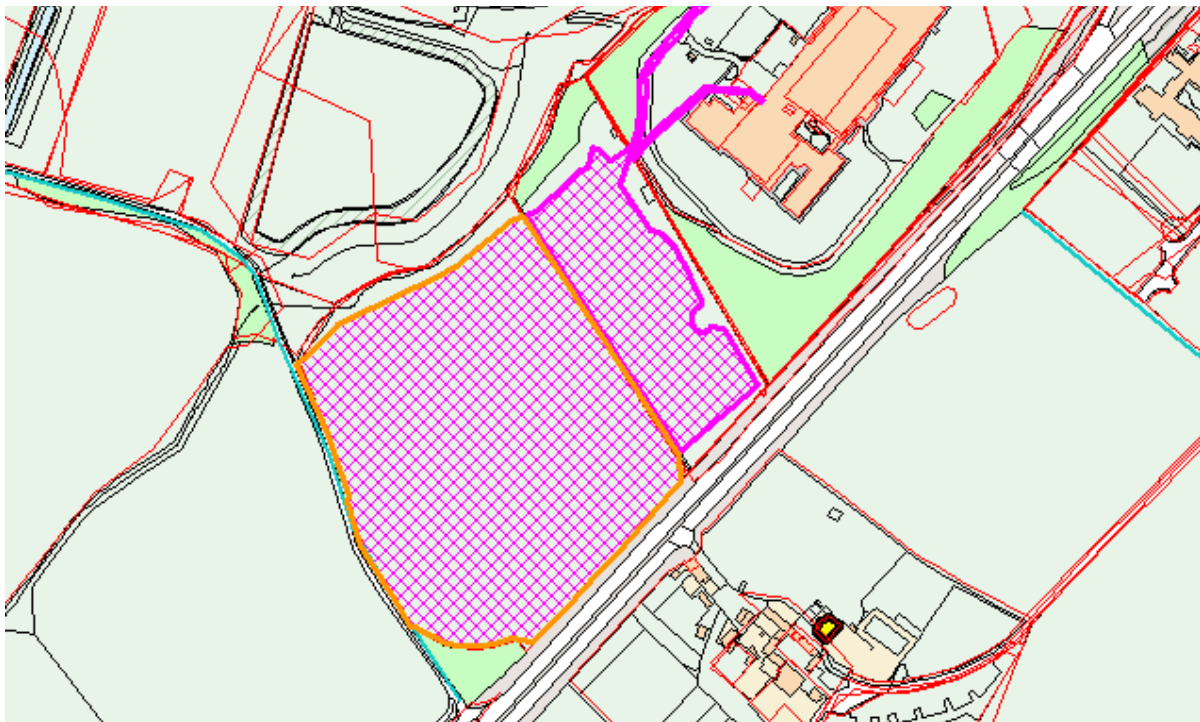
This page is intentionally left blank



Northumberland
County Council
Strategic Planning Committee
7th November 2023

| | | | |
|------------------------------|--|---------------------|--|
| Application No: | 22/03576/RENE | | |
| Proposal: | Change of use of agricultural land and construction of solar PV panels, associated electrical infrastructure, small operational and battery energy storage buildings, security fencing, CCTV, access tracks, landscaping, and other ancillary works. | | |
| Site Address | Land Southwest of Quotient Sciences, South of Taylor Drive, Alnwick, Northumberland NE66 2DH | | |
| Applicant: | Mr. Barry Spall Northumberland Estates, Estates Office, Alnwick Castle, Alnwick NE66 1NQ | Agent: | Mr. Barry Spall Northumberland Estates, Estates Office, Alnwick Castle, Alnwick NE66 1NQ |
| Ward | Alnwick | Parish | Alnwick |
| Valid Date: | 19 October 2022 | Expiry Date: | 10 November 2023 |
| Case Officer Details: | Name: Mr. David Love Job Title: Specialist Senior Officer Tel No: 07517553360 Email: David.love@northumberland.gov.uk | | |

Recommendation: That this application be GRANTED permission subject to the conditions appended below and agreement from National Highways on additional condition considered necessary to address their concerns on trunk road safety.



1. Introduction

1.1 The application is a major scale renewable energy application and requires to be determined by the elected members of the Strategic Planning Committee (SPC).

1.2 Officers are aware of comments from National Highways objecting to the proposal on grounds of safety. However, we believe that we have an agreed approach allowing the application to be determined subject to these matters being resolved prior to the committee meeting. The applicant has amended plans as per the National Highways consultee response dated 27th September 2023 and we are working together to agree a range of safeguarding conditions with the consultee.

2. Site and Description

2.1 The application site is located at the southern edge of Alnwick, to the south-west of the industrial building currently occupied by Quotient Sciences and comprises 6.64 hectares. To the east the site is bordered by A1, to the south is further agricultural land whilst to the west is a small burn followed by school playing fields. The site's current use is agricultural and grassland purposes.

2.2 This application is for the change of use of an area of agricultural land and installation of solar photo-voltaic panels and associated infrastructure capable of delivering up to 4MW of energy to local businesses. The proposed infrastructure includes operational and a single battery energy storage container, security fencing and CCTV, access tracks, landscaping, and other ancillary works. The energy generated would be used by the occupiers of the nearby industrial estate.

2.3 Access to the site for construction purposes will be through the Quotient Sciences site off Taylor Drive via Willowburn Road and the A1. Operational and maintenance requirements are minimal, and access will be achieved through both the Quotient Sciences site for Phase 1 and via agricultural tracks from the south for future phases. There is no access off the A1.

3. Planning History

There is no history relevant to this proposal.

4. Consultee Responses

| | |
|----------------------------|---|
| County Archaeologist | No objection but suggested they may want a condition depending on the depth of excavations. |
| Alnwick Town Council | The TC support this application. |
| Climate Change Team | No response received. |
| Natural England | No objection |
| Countryside/ Rights of Way | I have no objection to the proposed development on the condition that Public Footpath No. 39 is protected throughout. No action should be taken to disturb the path surface, without prior consent from us as Highway Authority, obstruct the path or in any way prevent or deter public use without the necessary temporary closure or Diversion Order having been made, confirmed and an acceptable alternative route provided. |

| | |
|---|--|
| | |
| County Ecologist | No objection subject to conditions. |
| Public Protection | No objection |
| Northumbrian Water Ltd | No comments. |
| Lead Local Flood Authority (LLFA) | No objection subject to conditions. |
| National Highways (formerly Highways England) - on-going consultation | <p>National Highways originally objected to this proposal on grounds that the proposed glint and glare mitigation along the shared boundary of the A1. The initial mesh fencing proposal was not considered acceptable. The applicant then changed their design to a solid bund which could also be planted. This would provide a greener edge to the development. This was accepted in principle.</p> <p>In their most recent response, they have asked for the plans to be amended to remove any reference to the existing agricultural access off the A1 layby adjacent the site and to change the phasing plan.</p> <p>Discussions regarding compliance and safeguarding conditions are ongoing.</p> |
| Highways | HDM originally objected to the proposals as the information on access was not clear. However, the applicant has since submitted details demonstrating that access will be from the Quotient Sciences site. With this amendment there is no objection subject to conditions. |
| Building Conservation | Initial concerns raised over the potential impact on the setting of the wider designed landscape to the north of Alnwick. However, the applicant has amended the LVIA document to include this in their assessment. There has been no response to the re-consultation and the case officer has assessed the impact as being acceptable. This is covered in more detail in the assessment section. |

5. Public Responses

Neighbour Notification

| | |
|-------------------------------|-----|
| Number of Neighbours Notified | 132 |
| Number of Objections | 1 |
| Number of Support | 0 |
| Number of General Comments | 0 |

Notices

Affecting LBC and PROW, 22nd November 2022
Northumberland Gazette 27th October 2022

Summary of Responses:

A single objection has been received raising the following concerns:

Concerns over lithium-ion batteries and electromagnetic electricity (emf), fire risk and potential impact of hydrogen fluoride gas in the event of a fire incident.

Comment: A single battery storage unit is proposed as part of the application and is complementary to the solar farm. It is not designed to store off-peak energy for re-sale at peak time (i.e., a virtual power station). This is a small element to the proposal and given the scale would meet the requirements of the recently released guidance from the National Fire Chiefs Council. There is only a single unit and there is a plentiful supply of water nearby given the proximity to the industrial estate and Quotient Sciences. It will be for the applicant to satisfy themselves that they have taken the relevant safety precautions with respect to access to water, but this given the proximity to Alnwick this should not be insurmountable. A planning condition is proposed for a fire safety plan which is considered a pragmatic and reasonable approach given the small scale of the battery storage element.

Impact on birds who mistake the solar panels for water.

Comment: Although there this has been known to happen it is exceedingly rare. Following discussion with Ecology this is not considered to be material in the determination of this application. Solar panels form part of the Government's energy strategy to de-carbonise the economy.

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=RIZ8NNQSJZA00>

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)
ECN 1 - Planning strategy for the economy (Strategic Policy)
QOP 1 - Design principles (Strategic Policy)
QOP 4 - Landscaping and trees
TRA 1 - Promoting sustainable connections (Strategic Policy)
TRA 2 - The effects of development on the transport network
ENV 2 - Biodiversity and geodiversity
ENV 3 - Landscape
ENV 7 - Historic environment and heritage assets
WAT 3 - Flooding
POL 2 - Pollution and air, soil, and water quality
REN 1 - Renewable and low carbon energy and associated energy storage

6.2 National Planning Policy

NPPF - National Planning Policy Framework (2023)

NPPG - National Planning Practice Guidance (2021, as updated)

6.3 Neighbourhood Planning Policy

Alnwick & Denwick NP Policy ENV 10: Small scale renewable energy

Alnwick & Denwick NP Policy HD 1: Protecting landscape setting

6.4 Other Documents/Strategies

British Energy Security Strategy, 2023

UK Climate Change Act 2008 (2050 Target Amendment) Order (2019)

Energy White Paper: Powering our net zero future (December 2020)

NCC's Climate Change Action Plan 2021-23

National Fire Chiefs Council letter: BESS, 22nd August 2023

7. Appraisal

7.1 In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, planning applications should be determined in accordance with the development plan, unless material considerations indicate otherwise. In this case the development comprises policies in the Northumberland Local Plan (March 2022).

7.2 It is considered that the main planning issues raised relate to:

- Principle of development
- Climate change
- Use of agricultural land and a greenfield site
- Landscape and visual impact
- Ecology including trees and hedgerows
- Highways Safety including Impact on the A1
- Historic Environment
- Fire safety
- Decommissioning

Principle of development

7.3 Policy REN 1 of the Northumberland Local Plan is supportive of renewable energy such as solar photovoltaic developments, provided that the effects from the development are acceptable or can be made acceptable when considered against the criteria in this policy and the other policies in the development plan. The Local Plan does not allocate sites for solar photovoltaic developments with Policy REN 1 requiring an assessment of the likely effects of a proposal as described above.

7.4 The NPPF is also supportive of new renewable energy development. Paragraph 152 states the planning system should support the transition to a low carbon future and support renewable and low carbon energy and associated infrastructure. Paragraph 158 (b) goes on to state when determining planning applications for renewable and low carbon development, local planning authorities should approve the application if its impacts are (or can be made) acceptable. The NPPF also does not provide specific locational requirements for solar photovoltaic developments.

7.5 Solar photovoltaic development is supported in principle by Policy REN 1 of the Northumberland Local Plan and Paragraph 152 of the NPPF. This support in principle is subject to the proposal being considered acceptable when assessed against the relevant policies in the development plan.

Climate change

7.6 Both national legislation and international agreements set targets for the reduction of carbon emissions and the increase in renewable energy generation. In 2019 the Government amended the Climate Change Act 2008 by introducing a target for at least a 100% reduction of greenhouse gas emissions (compared to 1990 levels) in the UK by 2050. This is known as the commitment to 'net zero'. Paragraph 2 of the NPPF states planning decisions must reflect relevant international obligations, and the UK's legally binding commitments to energy targets is also an important material consideration.

7.7 The Energy White Paper (Energy White Paper: Powering our net zero future, December 2020) was issued by the Department for Business, Energy, and Industrial Strategy (BEIS) in December 2020 to address the transformation of the UK's energy system towards the 2050 target for net-zero emissions. The Energy White Paper sees the expansion of renewable technologies as a key contributor to achieving an affordable clean electricity system by 2050. It sets out that solar is one of the key building blocks of the future energy mix. In October 2021, the Government published the Net Zero Strategy: Build Back Greener. Under 'Key Policies' for power it explains that subject to security of supply, the UK will be powered entirely by clean electricity through, amongst other things, the accelerated deployment of low-cost renewable generation such as solar.

7.8 The proposed development would generate a significant amount of electricity from a clean, renewable source in a local context with power being sent to the nearby Quotient Sciences. The County has declared a climate emergency and are actively trying to off-set carbon emissions. The scheme could therefore make an important contribution to the objective of achieving the statutory Net Zero target set for 2050 and the commitment to reducing emissions by 78% compared with 1990 levels by 2035 locally. This benefit of the scheme will be given significant weight in the planning balance.

7.9 The proposed development accords with Part 1 of Policy STP 4 of the Northumberland Local Plan regarding contributing to meeting binding targets to reduce greenhouse gas emissions and contributing to mitigating climate change. The proposed development is also supported by Paragraph 158 (a) of the NPPF which states when determining planning applications for renewable and low carbon development, local planning authorities should not require applicants to demonstrate the overall need for renewable or low carbon energy and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions.

Use of agricultural land and a greenfield site

7.10 Paragraph 174 of the NPPF indicates that decisions should recognise the economic and other benefits of best and most versatile agricultural land, which it classes as land in Grades 1, 2 and 3a of the Agricultural Land Classification. Policy POL 3 of the Northumberland Local Plan states that regard will be had, to the wider economic and other benefits of the best and most versatile agricultural land when considering any irreversible loss in accordance with national policy. Where significant development of such land is demonstrated to be necessary, areas of poorer quality

land should be preferred to those of higher quality. Part 2 of Policy POL 3 goes on to state temporary or reversible development on best and most versatile agricultural land will be supported where the land would be reinstated to its predevelopment quality.

7.11 The loss of lower quality agricultural land for a period of 40 years is not considered to be significant in a local context.

7.12 The proposed solar farm will be a temporary installation to operate of a 40-year lifespan. A planning condition is recommended to be imposed to control this and to require the solar arrays and associated equipment to be removed, and the site restored following the cessation of this 40-year period. There would be no permanent or irreversible loss of agricultural land with a conversion from arable cropping to pasture grazing in between the solar panels. It can be anticipated that the soil quality would improve over this long fallow period, and the restored land whether used for arable or livestock farming will be more productive than at present. Conditions have also been recommended to ensure that the soil resource is protected during construction and restoration. This would be encapsulated within the Construction Management Plan and post development restoration conditions.

7.13 Although the development would temporarily remove a small portion of land from arable use it would still be available for low intensity grazing. The development would also fully reversible if the land were to be required for food production during the operational period. It is therefore considered that the proposed development would not conflict with Policy POL 3 of the Northumberland Local Plan or Paragraph 174 of the NPPF.

Landscape and visual impact

7.14 Part 3 (a) of Policy REN 1 states appropriate weight will be given to landscape character and sensitivity of landscape and visual receptors including landscapes and views demonstrated to be of value at the local community level in assessing whether applications for renewable energy development are acceptable or can be made acceptable. Part 1 (a) of Policy ENV 3 states proposals affecting the character of the landscape will be expected to conserve and enhance essential elements of that character.

7.15 The site is level and characterised by agricultural activities. There is no landscape and visual assessment submitted with the application, but a Zone of Visual Influence has been provided which demonstrates distanced views but of such a scale as to be minimal. Key viewpoints will be obscured by topography and intervening vegetation. It is reasonable to assume that over the 40-year period as the mature vegetation across the area will change but not to such an extent as shown by the bare earth ZVI. Solar farms are low rise, and the small-scale nature of this proposal does not raise any significant concerns with respect to impact on key viewpoints such as rights of way.

7.16 Immediate views of the site will be limited by existing mature vegetation in control of the applicant. A planning condition will require security fencing and a landscape / boundary treatment to be submitted prior to the commencement of works.

7.17 The applicant intends to use a soil bund to restrict views and glint and glare onto the A1. This will be planted and maintained in perpetuity with a management plan secured by condition. This will significantly restrict close views of the development and limit them in totality from the A1. Longer distance views will be seen in the context of

retail park / Quotient Sciences and the settlement edge. This view in context will lessen the overall effects.

7.18 In conclusion, the proposed development has the potential for adverse effects on landscape character and visual impact in a worst-case scenario. However, the topography of the site, existing screening and the introduction of new tree and hedgerow planting would limit the adverse effects, which would be localised. Notwithstanding this, the proposal is consistent with policy ENV 3 with respect to landscape and visual impacts.

Ecology including trees and hedgerows

7.19 Policy ENV 2 seeks to ensure that proposals provide a net gain in biodiversity. This should not be confused with the forthcoming government requirement for 10% as a minimum. Planning policy seeks a gain, as opposed to a definitive volume.

7.20 The applicant has submitted a series of supporting documents including:

- ecological assessment,
- biodiversity net gain assessment,
- arboriculture
- and landscaping plans.

7.21 The proposed installation is in semi-improved grassland and arable fields with hedges adjacent to a small area of HPI deciduous woodland close to the A1.

7.22 The plans show that hedges and trees can be protected during the development and new species rich grassland around the PV panels will deliver a net gain for biodiversity. The County Ecologist commented that they welcome the scheme and consider it a good uplift in biodiversity for the site. A planning condition will ensure compliance with the submitted details.

7.23 The proposal is consistent with the provisions of policy ENV 2 and the relevant sections of the NPPF.

Highways Safety including Impact on the A1

7.24 Policies TRA 2 and REN 1 (Part 3g) are relevant to the effects of new development on the transport network. Policy TRA 2 requires all developments affecting the transport network to:

- a. Provide effective and safe access and egress to the existing transport network;
- b. Include appropriate measures to avoid, mitigate and manage any significant impacts on highway capacity, congestion or on highway safety including any contribution to cumulative impacts;
- c. Minimise conflict between different modes of transport, including measures for network, traffic, and parking management where necessary;
- d. Facilitate the safe use of the network, including suitable crossing points, footways and dedicated provision for cyclists and equestrian users where necessary;
- e. Suitably accommodate the delivery of goods and supplies, access for maintenance and refuse collection where necessary; and
- f. Minimise any adverse impact on communities and the environment, including noise and air quality.

7.25 The council's Highways Development Management team has commented that the proposal seeks to access the site via the local road network via Quotient Sciences

and Taylor Drive. In respect to the height of surrounding vegetation, the Arboricultural Impact assessment report and plans indicate the minimum height of hedges to be 2.5m which is acceptable and given the distance of the local road network to the development, this should not pose a significant highway safety concern, subject to satisfactory planned screening in the form of boundary treatment; a condition is outlined below to secure this.

7.26 A glint assessment has been undertaken which indicates that glimpses of glint, if any, from public roads from the perspective of a motorist would be very weak and pass by very quickly, having no material impact, with the panels coated to aid the absorption of daylight.

7.27 Several conditions are recommended including to secure access via Taylor Drive U3155; the proposed development is then served by a private road and tracks, with the existing access from Taylor Drive tarmacked, and it is recommended condition surveys to be undertaken. These conditions are attached below.

7.28 As the proposal is adjacent the A1 National Highways (NH) have been consulted. As part of the determination process the applicant initially sought to install a mesh fence along the boundary with the A1. The applicant felt this would reduce glint and glare to an acceptable level. However, NH continued to object on the grounds of safety. There was also a chance that should the fence be damaged, it could be blown into the road. The case officer also expressed concern over this fence in the landscape context and the potential for it to appear incongruous in the wider setting. Following discussion, the applicant offered to change the fence for a soil bund. This could then be planted and maintained in perpetuity. Following further discussion with NH this was deemed acceptable in principle and addressed their primary concerns. At the time of writing this report the LPA, NH and the applicant are in discussions regarding planning conditions. This will limit the solar panels to the eastern field only until such time as the bund is in situ. Other conditions will limit the access to Taylor Drive only and ensure maintenance and management of the boundary treatments. These conditions will need to be discharged in discussion with NH.

7.29 Given the positive nature of the discussions with NH officers recommend that the application is consistent with policy TRA 2 assuming conditions can be agreed with NH and the applicant. The latter has been flexible with the wording, and we are confident that this issue will be resolved prior to the committee.

Historic Environment

7.30 Most sites around Alnwick raise the potential for historic environment interest. In this instance the proposal does not contain extensive excavations that would impact on below ground finds. The history of the site as an arable field would suggest that anything has already been disturbed. The county Archaeologist has not suggested any conditions or further works being required.

7.31 The proposal is in the setting of Greensfield Moor Farmhouse which is a grade 2 listed building. Initial concern was raised over the potential impact. However, the building will be seen in the contact of the A1 and the settlement edge which is characterised by the Lionheart industrial estate and the school with associated infrastructure. The development will be bounded by soft landscaping thus reducing the impacts. Distance views of the farmhouse will be seen in the busy context.

7.32 The north of Alnwick contains a designed landscape designation around the castle. There are no views where the development and this designation will be seen. The development benefits from the busy urban edge which already sets a built baseline.

7.33 The proposal is considered to represent less than substantial harm, or even negligible. The public benefits are that the proposal will offset the electricity use of Quotient Sciences and assist, in a small way, the push towards decarbonising the economy. In this regard the proposal is consistent with policies ENV 1, ENV 7 and REN1 with respect to historic environment impacts.

Fire Safety

7.34 There is little in the way of guidance with respect to fire safety and lithium-ion batteries. The government's PPG (Planning Practice Guidance) advises that planning authorities may wish to consult the local fire service.

7.35 In August 2023, the National Fire Chiefs Council (NFCC) issued detailed guidelines on what they would expect a development to demonstrate. In order to avoid over-consultation and ensure a pragmatic approach to the determination process the Fire Service has not been consulted but the development has been assessed against the guidance. There is only a single battery unit, so separation distances are not an issue. There is an emergency access available off the A1 should it be needed. This is an agricultural access but can be used by emergency vehicles. Finally, the site is close to the public water supply. A planning condition is proposed for the applicant to provide a fire safety plan prior to the commencement of works. This will need to be considered by the Fire Service prior to discharge.

Decommissioning

7.36 Part 5 of Policy REN 1 in the Northumberland Local Plan requires, where relevant, applications to make appropriate provision for the decommissioning and removal of temporary operations once they have ceased.

7.37 The application proposed that, except for the DNO sub-station, all equipment and below ground connections would be removed at the end of the 40-year operational lifespan of the solar farm. The landscape enhancement measures would remain.

7.38 In order to meet the requirements of Policy REN 1, it is recommended that a planning condition is imposed to require the submission of a scheme for the decommissioning of the solar farm and its ancillary equipment and restoration of the site to be submitted for approval by the Local Planning Authority no later than 39 years and six months from the date electricity is first exported from the site. It is also recommended a planning condition be imposed to require the submission of such a scheme for approval by the Local Planning Authority if the development ceases to operate for a continuous period of 12 months. A further condition would be imposed to require the solar farm and its ancillary equipment to be dismantled and removed from the site and the land restored in accordance with the approved decommissioning and restoration scheme within a period of 40 years and 6 months following the first export date.

7.39 Subject to the imposition of conditions covering the matters outlined above, it is considered that the proposal accords with Part 5 of Policy REN 1 of the Northumberland Local Plan

Equality Duty

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

Crime and Disorder Act Implications

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

Human Rights Act Implications

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

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

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

8. Conclusion

8.1 The proposal seeks to install a solar park to assist a local employer and reduce their carbon footprint. The associated BESS is small scale and will assist to make the installation more efficient and reduce energy loss during peak hours and allow Quotient Sciences to draw on renewable energy during cloudy days and dark hours.

8.2 It has been demonstrated that the proposal can meet the requirements and address concerns of consultees. Landscape and visual impacts are minimal given the urban edge of the settlement adjacent the site.

9. Recommendation

That this application be GRANTED permission subject to the following:

Conditions/Reason

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

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

02. The development to which this permission relates shall be carried out in accordance with the approved plans and documents referenced.

Approved Plans

Site Security, 1364-114 Rev D
PV Array (Option B: With BESS) 1364-113 Rev E
Proposed Planting Plan NT15295-016 Rev C
Sections 1364-131 Rev D
Elevations CCTV 1364-129 Rev C
Elevations Security Fencing 1364-128 Rev C
Existing Site Plan NT15292-015
Site Location – Aerial Imagery NT15292/002
Site Location – Ordnance Survey Background NT15292/001
Elevations Central Inverter 1364-122 Rev E
Elevations Private Substation 1364-124 Rev C
Elevations Aux Service Building 1364-125 Rev C
Elevations DNO Substation 1364-126 Rev C
Elevations Spares Store 1364-127 Rev D
Elevations Battery Container 1364-134 Rev B

Arboricultural Assessment

Arboricultural Method Statement for Trees on Land South of Arcinova Factory, Alnwick
Revision A, All About Trees, January 2023
Arboricultural Method Statement – Tree Protection Plan (AMS TPP Rev A)

Surface Water Management

Drawing Number NT15295-018 indicative surface water management plan Rev A
dated 24/08/2023 produced by Wardell Armstrong
Document number 0002 Rev 3 Proposed Solar Farm at Land South of Arcinova,
Alnwick Flood Risk Assessment and Drainage Strategy September 2023 by Wardell
Armstrong

Landscape Mitigation

Northumberland Estates, Proposed Solar Farm at Land South of Alnwick, Landscape
and Visual Appraisal, September 2023 – Wardell Armstrong

Reason: For the avoidance of doubt and in the interests of proper planning, and to achieve a satisfactory form of development in accordance with the National Planning Policy Framework and the Local Plan.

03. Ecology

The development will be carried out in full accordance with the details of the reports and plans

Tree Protection Plan (All About Trees, 15.09.2022)
Proposed solar PV photovoltaic (PV) development on land south of Arcinova, Alnwick
Biodiversity Gain Assessment Report (BSG Ecology, February 2023)

Proposed solar PV photovoltaic (PV) development on land south of Arcinova, Alnwick Ecology Report (BSG Ecology, September 2022)
Proposed Planting Plan (Wardell Armstrong, September 2022)

Reason: to maintain and enhance the biodiversity value of the site in accordance with Policy ENV2 of the Northumberland Local Plan

04. Vegetation Erosion

Vegetation cover under the solar panels shall be present and maintained throughout the lifetime of development. Any erosion shall be rectified and made right.

Reason: To minimise the risk of soil erosion and reduce runoff rates.

05. SuDS Maintenance

Maintenance of grass filter strips and interception swales shall be undertaken throughout the lifetime of development.

Reason: To ensure that the scheme to dispose of surface water operates at its full potential throughout the development's lifetime.

06. Construction Method Statement (including Plan) (Amended)

Development shall not commence until a Construction Method Statement, together with supporting plans have been submitted to and approved in writing by the Local Planning Authority. The approved Construction Method Statement shall be adhered to throughout the construction period. The Construction Method Statement and plan shall, where applicable, include details of but not exclusive to:

- i. site contact details - name, telephone number etc;
- li. details of temporary traffic management measures, temporary access, routes, and vehicles;
- lii. vehicle timings, types, and vehicle cleaning facilities;
- lv. the parking of vehicles of site operatives and visitors;
- v. the loading and unloading of plant and materials;
- Vi. 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.

07. Boundary treatment (Amended)

Development shall not commence 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 brought into use.

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.

08. Car Parking

The development shall not be brought into use until details of the car parking area have been submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details. Thereafter, the car parking area shall be retained in accordance with the approved details.

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

09. Means of vehicular access from specified road

Means of vehicular access to the permitted development 'Change of use of agricultural land and construction of solar PV panels, associated electrical infrastructure, small operational and battery energy storage buildings, security fencing, CCTV, access tracks, landscaping and other ancillary works' shall be from the U3155 only.

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

10. Bespoke Deliveries and Servicing Management Strategy

The development shall not be brought into first use until a Deliveries and Servicing Management Strategy has been submitted to and approved in writing by the Local Planning Authority. The approved Deliveries and Servicing Management Strategy shall be adhered to in perpetuity. This Deliveries and Servicing Management Strategy must include:

- i. details of the access, routes and vehicles associated with the site;
- ii. details of the timings for deliveries and servicing of the site;
- iii. details of the annual numbers of HGV's associated with the deliveries/servicing of the site;
- iv. a plan for monitoring and reviewing the effectiveness of the Deliveries and Servicing Management Strategy, including details of management of decommissioning; and
- v. a scheme providing for a biennial monitoring report to be submitted to the Local Planning Authority.

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

11. Lifespan

The development hereby permitted shall be for a temporary period only to expire 40 years and 6 months after the first export date of the development. Written confirmation of the first export date shall be provided to the local planning authority within one month after the event.

Reason: The development is not considered suitable for permanent retention and to enable the impacts to be assessed as to the impacts on the landscape character and visual amenity in accordance with Policy ENV 3 and Policy REN 1 of the Northumberland Local Plan

12. Operating Period

If the solar farm hereby permitted ceases to operate for a continuous period of 12 months, then a scheme for the decommissioning and removal of the solar farm and ancillary equipment together with the restoration of the site shall be submitted within 6 months of the end of the cessation period to the Local Planning Authority for written approval. The scheme shall make provision for:

- a. the removal of the solar panels and associated above ground works approved under this permission;
- b. the management and timing of any works;
- c. a traffic management plan to address traffic impact issues during the decommissioning period;

- d. an environmental management plan to include details of measures to be taken during the decommissioning period to protect wildlife and habitats;
- e. details of site restoration; and
- f. an implementation timetable.

The decommissioning of the site shall be carried out in accordance with the approved scheme.

Reason: To ensure that the decommissioning and restoration of the site is carried out in a managed approach that minimises the impacts on the natural, built, and historic environment and upon highway safety in accordance with Policies REN 1, TRA 2 and ENV 1, ENV 2, ENV 3, ENV 4 and ENV 7 of the Northumberland Local Plan.

13. Decommissioning

Within a period of 39 years and 6 months following the first export date, a scheme for the decommissioning of the solar farm and its ancillary equipment and restoration of the site, shall be submitted to written approval by the Local Planning Authority (except in the event that Condition 4 has been triggered and decommissioning has been completed). The scheme shall incorporate the criteria set out within Condition 4 as a minimum. The decommissioning of the site shall be carried out in accordance with the approved scheme.

Reason: To ensure that the decommissioning and restoration of the site is carried out in a managed approach that minimises the impacts on the natural, built, and historic environment and upon highway safety in accordance with Policies REN 1, TRA 2 and ENV 1, ENV 2, ENV 3, ENV 4 and ENV 7 of the Northumberland Local Plan.

14. Restoration

The solar farm and its ancillary equipment shall be dismantled and removed from the site and the land restored in accordance with the approved decommissioning and restoration scheme within a period of 40 years and 6 months following the first export date.

Reason: In the interests of natural, built, and historic environment in accordance with the National Planning Policy Framework and Policy REN 1 of the Northumberland Local Plan.

15. Artificial Lighting

No external lighting (other than low level lighting required on ancillary buildings during occasional maintenance and inspection visits), or Floodlighting is permitted to be installed, used, or modified as part of the hereby approved development without the prior written consent of the Local Planning Authority. To apply for consent the operator must provide a detailed report of the proposed lighting which details:

- a. The specific location of all external lighting units;
- b. Design of all lighting units;
- c. Details of beam orientation and lux levels; and

Any proposed measures such as motion sensors and timers that will be used on lighting units

Reason: To protect residential amenity and provide a commensurate level of protection against artificial light, in accordance with the National Planning Policy Framework and Policy POL 2 and Policy REN 1 of the Northumberland Local Plan.

16. Construction Hours

During the construction period, there should be no noisy activity, i.e., audible at the site boundary, on Sundays or Bank Holidays or outside the hours: Monday to Friday 0800 to 1800, and Saturday 0800 to 1300.

Reason: To protect residential amenity and provide a commensurate level of protection against noise, in accordance with the National Planning Policy Framework and Policy POL 2 and Policy REN 1 of the Northumberland Local Plan.

17. Fire Safety and Pollution Prevention Plan

Prior to the installation of the lithium-ion battery storage facility the applicant shall submit a fire safety and pollution prevention plan with a strategy in place in the event that the lithium-ion batteries catch fire. This plan should demonstrate consistency with the National Fire Chiefs Council's guidance titled Planning Policy Guidance: Battery Energy Storage Systems (BESS), 22nd August 2023. Once approved the development shall be managed as per the details of this document.

Reason: In the interests of safety, pollution prevent and ensure consistency with PPG and policy ENV 2 of the Local Plan.

Informative

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

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.

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.

Section 59 Agreement - Extraordinary Expenses

You are advised to contact the Council's Highway Development Management team at highwaysplanning@northumberland.gov.uk concerning the Section 59 Agreement of the Highway Act 1980 relating to extraordinary expenses

Date of Report: 20th October 2023

Background Papers: Planning application file(s) 22/03576/RENE

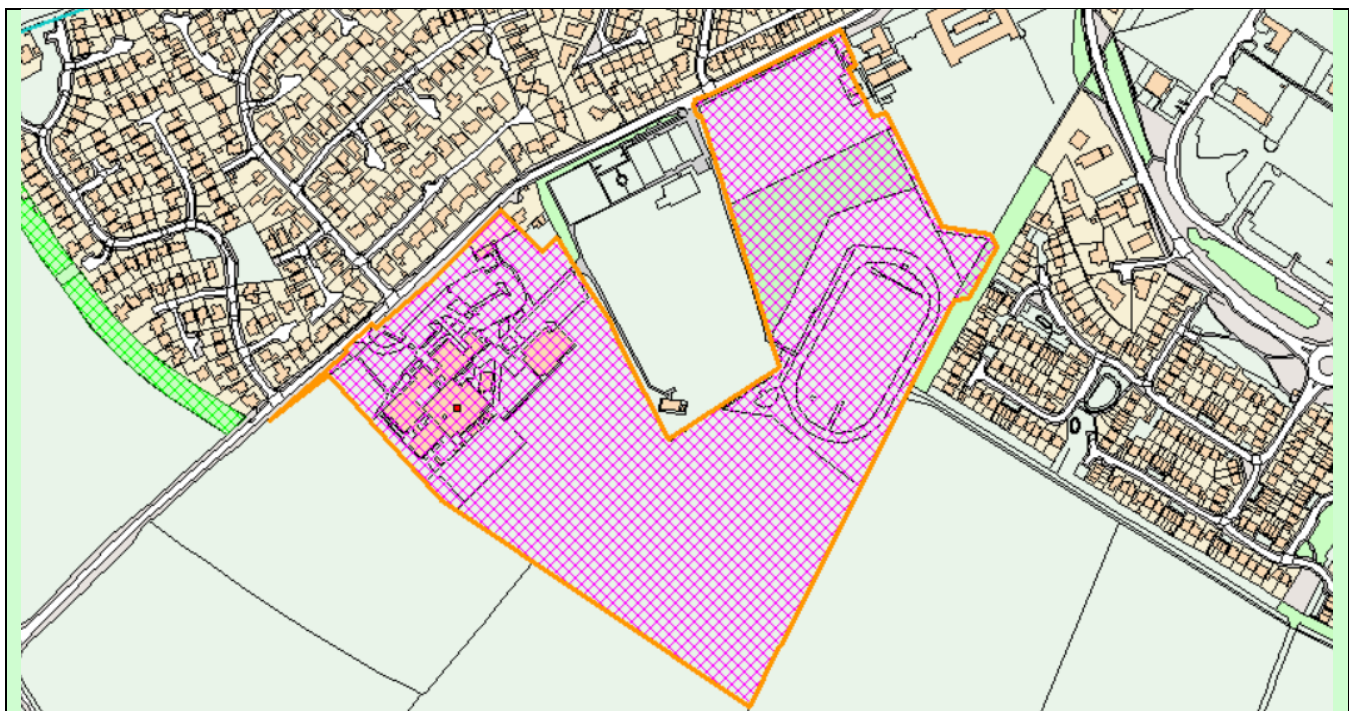


Northumberland County Council

Strategic Planning Committee 7th Nov 2023

| | | | |
|------------------------------|---|---------------------|--|
| Application No: | 23/01677/CCD | | |
| Proposal: | Demolition of existing buildings and construction of new secondary school with playing pitch provision, access, parking and landscaping | | |
| Site Address | James Calvert Spence College Upper School, Acklington Road, Amble, Morpeth, Northumberland NE65 0NG | | |
| Applicant: | Northumberland County Council C/O Agent | Agent: | Nicola Crowley Studio 012, Haylofts, St Thomas' St, Newcastle Upon Tyne NE1 4LE |
| Ward | Amble West With Warkworth | Parish | Amble By The Sea |
| Valid Date: | 30 May 2023 | Expiry Date: | 10 November 2023 |
| Case Officer Details: | Name: Mr Jon Sharp Job Title: Senior Planning Officer Tel No: 07966331971 Email: Jon.Sharp@northumberland.gov.uk | | |

Recommendation: That this application be GRANTED permission subject to conditions.



This material has been reproduced from Ordnance Survey digital map data with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright (Not to Scale)

1. Introduction

1.1 This application falls to be determined by Strategic Planning Committee as it relates to a County Council Development.

2. Description of the Proposals

2.1 Full planning permission is sought for the demolition of existing school buildings and the construction of a new secondary school with playing pitch provision, access, parking and landscaping at James Calvert Spence College (JCSC) (Upper Site), Acklington, Amble.

2.2 The proposed works are related to the wider redevelopment of the JCSC site which includes the refurbishment of the former middle school site, which is being assessed under application reference 23/01680/CCD.

2.3 The proposals form part of the wider masterplan to move to a two-tier system of education in Amble. This element involves the relocation of the high school from its current position to an area of open space adjacent to the lower school site.

2.4 The proposed new secondary school would take the form of a 2-storey symmetrical building with a sports hall located at its the northwest corner. The application documents state that the building would be deliberately positioned close to the northern (roadside) boundary to maintain openness to the south and to ensure convenient and easy access from Acklington Road and to the outdoor playing fields and sports pitches. These outdoor facilities would sit to the south and west of the site with a range of artificial and natural grass pitches and MUGAs. The sports hall would benefit from a separate, dedicated entrance for community use and it is understood that community access to these indoor and outdoor facilities would be between 17:00 to 22:00 on weekdays and 08:00 to 22:00 at weekends, but it is made clear that these facilities would be designed to cater primarily for the pupils.

2.5 The existing car parking area to the southwest, which serves the buildings that are to be demolished, would provide parking for staff and for community use outside of school hours. Another car park would be situated next to the new building. Both would include E.V. charging points (13 across the two car parks). The design also includes footpath / cycle routes for pupils within the site and there would be parking for 90 bicycles. Landscaping would be introduced via a green infrastructure plan with removed trees being replaced and with biodiversity in mind, also with a view to the educational benefits of these features.

2.6 The roughly horseshoe shaped application site extends to approximately 13 hectares and is situated within the settlement boundary of Amble, approximately half a kilometre from Amble town centre, which lies to the north-east. The two ends of the horseshoe abut the B6345 Acklington Road that runs along the northern side of the site and from which the site is accessed.

2.7 The Site currently contains, towards its western side, (in the western prong of the horseshoe), the existing secondary school part of the existing James Calvert Spence College, (which is proposed to be demolished), and its car park, (which is proposed to be retained). The other part of the College, (the former Middle School), is outwith the site to its east and is the subject of the other application mentioned above. The southern part of the application site, away from the road, contains an athletics track and the school playing fields, which would be retained but reconfigured under the proposals. The eastern prong of the site is currently informal open space and is where the replacement secondary school building is proposed to be built.

2.8 In the space between the two parts of the horseshoe (outside the redline boundary) there is a single residential dwelling and a large public recreation ground, which includes Amble Skate and Play Park, available for community-wide use. The site is peripheral to the current built-up area of Amble, so that, while there are residential areas on the opposite (north-west) side of Acklington Road, and to the southeast of the site, there is open countryside to the south-west. However the fields closest to the school site in this direction have outline planning permission, with some matters reserved, for the construction of residential development of up to 500 dwellings, (application 16/04305/OUT, decision issued March 2022), such that the school and its fields are likely to be surrounded by housing in the fullness of time.

3. Planning History

Reference Number: 23/01615/FUL

Description: Relocation of three existing single storey modular buildings and the erection of one new modular building on land behind the existing hard play area for a temporary time period whilst the existing school is redeveloped. (separate planning application ref:XXXXXX)

Status: APPRET

Reference Number: 23/01614/CCD

Description: Relocation of three existing single storey modular buildings and the erection of one new modular building on land behind the existing hard play area for a temporary time period whilst the existing school is redeveloped.

Status: PER

Reference Number: 15/00293/CCD

Description: Conversion of existing former caretakers bungalow to additional teaching/learning space.

Status: PER

Reference Number: 13/01516/FUL

Description: Provision of a biomass boiler and associated plant, including a 6.5m silo

Status: PER

Reference Number: 11/02317/CCD

Description: Installation of photo voltaic panels on the school roof.

Status: PER

Reference Number: C/04/00193/CCD

Description: Construction of 2 prefabricated buildings

Status: PER

Reference Number: C/04/00115/CCD

Description: Construction of an additional 35 car parking spaces

Status: PER

Reference Number: A/CC/2004/0015

Description: Construction of 2 prefabricated buildings

Status: PER

Reference Number: A/CC/2004/0008

Description: Construction of an additional 35 car parking spaces

Status: NOOBJ

Reference Number: C/03/00124/CCD

Description: Installation of 2 external platform lifts and enclosures for disabled access

Status: PER

Reference Number: A/CC/2003/0004

Description: Installation of external platform lifts and enclosures for disabled access

Status: PER

Reference Number: A/2001/0473

Description: Extension and upgrade of existing sports hall to provide additional sports facilities and associated storage and offices.

Status: PER

Reference Number: C/93/CC/47

Description: Erection of technical resources block

Status: PER

Reference Number: A/91/A/163

Description: Lattice Mast (213m),

Status: REF

Reference Number: A/79/A/511

Description: Details of phase 3 of Coquet County High School,(Sports Hall, Sixth Form and Social Area)

Status: PER

Reference Number: C/79/A/142

Description: Change of use from former telephone exchange to messroom, toilet and store for school grounds staff on 0.3 ha

Status: PER

Reference Number: A/78/A/415

Description: Erection of a County High School on 10. 88 hectares (approx. 26 acres) of land. As amended by plans received on 4/1/1979

Status: NONCCZ

Reference Number: A/77/A/347

Description: Construction of new High School and the laying out of school playing fields on approximately 12 hectares (29 acres) of land. As amended by memorandum dated 20 April 1978 and plan, and memo and plan dated 4th of May 1978.

Status: PER

4. Consultee Responses

| | |
|----------------------|---|
| Amble Town Council | Support. Concerns re protection of trees, height of boundary fencing for safeguarding, pedestrian and vehicular access and neighbouring amenity. |
| Climate Change Team | No response received. |
| County Archaeologist | Further information required. Following receipt of this information no objections are raised subject to condition. |

| | |
|--------------------------------------|---|
| County Ecologist | Further information required. Following receipt of this information no objections are raised subject to conditions and informatives. |
| England Athletics | Analysis shows a justification for an additional track within the study area. This calculation is supported by consultation summaries from clubs, stating that a lack of available facilities is leading to a large amount of unmet demand. Note: There had been recent discussions about a MiniTrack / training track, but these did not progress. |
| Fire & Rescue Service | The Fire Service have no objection in principle to the above proposals. |
| Highways | Further information required. Following receipt of this information no objections are raised subject to conditions and informatives. |
| Lead Local Flood Authority (LLFA) | Further information required. Following receipt of this information no objections are raised subject to conditions and informatives. |
| Natural England | No response received. |
| Northumbria Ambulance Service | No response received. |
| Northumbrian Water Ltd | At this time the planning application does not provide sufficient detail with regards to the management of foul and surface water from the development for Northumbrian Water to be able to assess our capacity to treat the flows from the development. The submitted drainage schemes also show sports pitch drainage, we would like to remind the applicant that Northumbrian Water do not accept this. A pre-commencement condition is therefore requested to secure a detailed scheme for the disposal of foul and surface water from the development. |
| Planning Strategy | Advice provided |
| Police Architectural Liaison Officer | No objection. Recommendations provided in respect of security. |
| Public Protection | No objection subject to conditions. |
| Sport England | No objection subject to a condition. |
| Strategic Estates | No response received. |
| Secretary Of State | No response received. |

5. Public Responses

Neighbour Notification

| | |
|-------------------------------|----|
| Number of Neighbours Notified | 69 |
| Number of Objections | 1 |
| Number of Support | 0 |
| Number of General Comments | 3 |

Notices

General site notice, posted 21st June 2023

Press Notice - Northumberland Gazette, published 15th June 2023

Summary of Responses:

4no representations have been received from members of the public with 3no being neutral and 1no being an objection. The points raised are summarised as follows,

Objection -

Agree with the need for new school however I object to losing the running track. There are running groups in the area who could make use of dedicated running facilities if they were accessible and available at a reasonable cost. It is understood that approaches have been made previously regarding access and the state of the track. The number of football pitches proposed is unnecessary. Access to sports facilities should be agreed before planning permission is granted. NCC would be negligent if they did not look at this aspect of the sports facilities for all, when this new development is planned.

Representations -

Great to see educational facilities being upgraded, however the loss of the running track will be detrimental to the future of athletics in the area. There is a vibrant and active community of runners and triathletes (who compete at an international level) who would benefit from a training facility such as this.

Whilst I fully support the whole idea of a new school campus, the plans totally neglect sports facilities in Amble for school children and the public. There is a fit for purpose sports hall which could be used much more by community groups and for winter use, which is set to be demolished and not replaced. Where are users to go during the winter months and why has the running track been removed from the original plans? Schools should be working more closely with community groups to encourage children to participate in sports. Amble is one of the only larger towns in the county that have no community sports facilities. The plans should be more inclusive of all sports and community groups to ensure the success of sports in the town. There has to be a mutual user policy for the school fields and parking.

Not replacing the old running track with a new all-weather running track (which was previously proposed) seems like a huge backwards step. This would have been a huge benefit to the school, it's pupils and the community as a whole. Amble has been crying out for years for investment in leisure and sports facilities.

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=RU6XY0QSHH900>

6. Planning Policy

6.1 Development Plan Policy

Northumberland Local Plan (2022)

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)
ECN 1 - Planning strategy for the economy (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
ENV 3 - Landscape
ENV 7 - Historic environment and heritage assets
WAT 2 - Water supply and sewerage
WAT 3 - Flooding
WAT 4 - Sustainable Drainage Systems
POL 1 - Unstable and contaminated land
POL 2 - Pollution and air, soil and water quality
MIN 4 - Safeguarding mineral resources (Strategic Policy)
MIN 5 - Prior extraction of minerals
INF 1 - Delivering development related infrastructure (Strategic Policy)
INF 2 - Community services and facilities
INF 5 - Open space and facilities for sport and recreation
INF 6 - Planning obligations

6.2 National Planning Policy

NPPF - National Planning Policy Framework (2023)

6.3 Neighbourhood Planning Policy

N/A

6.4 Other Documents/Strategies

PPG - Planning Practice Guidance (2021, as updated)

NMDC - National Model Design Code (2021)

NDG - National Design Guide (2019)

7. Appraisal

7.1 In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, planning applications should be determined in accordance with the development plan, unless material considerations indicate otherwise. In this case, the development plan comprises the Northumberland Local Plan 2016-2036 (NLP). The National Planning Policy Framework (NPPF) (2021) and Planning Practice Guidance (PPG) are material considerations in determining this application.

7.2 The main issues for consideration in the determination of this application are:

Principle of the Development
Design and Visual Impact
Open Space & Sports Facilities
Amenity
Highways
Ecology
Archaeology
Environmental Protection
Mineral Safeguarding
Water Management
Sustainable Construction

Principle of the Development

7.3 Policy STP 1 of the NLP sets out a spatial strategy for the County, which seeks to direct the majority of development towards established settlements. Amble is identified as a Main Town in the settlement hierarchy, which will be a main focus for employment, housing, retail and services.

7.4 Policy STP 2 sets out the presumption in favour of sustainable development, whilst STP 3 defines the principles that development proposals will be expected to adhere to in order to deliver against the economic, social and environmental objectives of sustainable development.

7.5 One of the principles of sustainable planning set out in Policy STP 3 is to provide opportunities to enhance social and cultural wellbeing for all and provide the infrastructure necessary for improvements in the quality of life of individuals and communities. This is echoed in Policy STP 5 on community health and wellbeing, in which the importance of community cohesion is emphasised. Good schools are central to successfully integrated communities. In terms of the importance of fit-for-purpose schools to the economy, strategic Policy ECN 1 sees the importance, not only of further developing the County's key infrastructure, but also of upskilling its workforce which, by definition, will include its future workforce.

7.6 This is also backed up by paragraph 95 of the NPPF which supports development that will widen choice in education, stating that great weight should be given to the need to create, expand or alter schools through decisions on applications.

7.7 The proposals at hand form part of the plans for the wider redevelopment and refurbishment of James Calvert Spence College, with this application relating specifically to the demolition of the existing high school and its replacement with a new school building on land to the east of the current site.

7.8 The project is necessitated through the need for significant capital investment to facilitate the move to a two-tier system in Amble, while improving the teaching and learning environment for current and future pupils of the school, including on-site sporting and community facilities that would also benefit the wider community. The redevelopment of the school meets planning policy principles on community provision and community wellbeing and can also be seen as an investment in the future of the Northumberland economy. Amble is a Main Town and, as a result of the proposal, will (as it should) continue to offer all tiers of school education.

7.9 On this basis the principle is acceptable in accordance with the NLP and the NPPF.

Design and Visual Impact

7.10 Design considers the appearance of the development independently and as part of the immediate streetscene. Policy QOP 1 of the NLP sets out design principles and seeks to support development which respects its surroundings. The preamble to the policy states that the assessment of design against Policy QOP 1 should be proportionate, taking into account the type, scale and context of the development. Amongst a range of criteria the policy states that development proposals should make a positive contribution to local character and distinctiveness.

7.11 Policy QOP 2 goes on to say that the physical presence and design of development proposals should preserve the character of the area and not have a visually obtrusive or overbearing impact on neighbouring uses, while outlook from habitable areas of the development should not be oppressive and the best outcomes for outlook are achieved wherever possible.

7.12 In addition to the overarching design principles set out in Policy QOP 1, Policy QOP 3 states that, where relevant, the design of the public realm will be expected to:

- Create diverse, vibrant buildings and spaces which contribute to supporting a range of public activity;
- Be physically and socially accessible and inclusive;
- Be clearly defined from private spaces;
- Have a clear hierarchy of routes and spaces, which are faced by active frontages and maximise natural surveillance;
- Prioritise pedestrian and cycle movement and facilitate access to public transport wherever possible;
- Avoid dominance of vehicles and ensure that parking, where included, is sensitively integrated;
- Maximise urban greening, including the use of street trees and other vegetation as appropriate;
- Respond to opportunities to incorporate public art where possible; and
- Incorporate appropriate street furniture, lighting and surface materials.

7.13 The proposed design of the new school buildings would appear to offer many benefits in terms of its functional qualities, visual appearance and sustainability and the final design has been arrived at following extensive consultation. The result of this is that the proposed building has quite a traditional feel, with its rectangular components and alignment with the road frontage, while clearly including many elements of sustainable design aimed towards a low-carbon outcome for the site as

a whole. Factors such as security and how people move around the site have been addressed too.

7.14 The removal of the existing buildings would also help to improve the overall visual appearance of the site, whilst erecting the new buildings closer to the existing lower school buildings and the built form of the settlement more generally, would provide a betterment in the sense that the grouping together of the buildings would help to provide a more cohesive layout to the school site.

7.15 On this basis the proposals are acceptable in accordance with Policies QOP 1, QOP 2 and QOP 3 of the NLP and the NPPF.

Open Space & Sports Facilities

7.16 The principle that open space should not be built upon underpins the Council's approach to the protection of open space, including land used for sport and recreation, through Policy INF 5. All of the open space designated for protection in the Local Plan sits within a recognised open space typology and serves at least one of the recognised functions of open space.

7.17 The Council recognises, however, that there may be circumstances where the loss of open space is appropriate. It is acknowledged that there would be a temporary loss of open space during the construction phase, however there would be no loss overall once the development is complete.

7.18 It is however acknowledged that the proposed plans do not include the provision of an all-weather running track to replace the existing redgra track to the rear of the site. A number of comments have been received from local residents highlighting disappointment with this, especially as there would appear to be a surfeit of football pitches proposed instead. Comments received from England Athletics do highlight an underlying need for new athletics facilities in the area (the only dedicated facilities in the county are at Morpeth and Hexham) however Sport England has responded to consultation raising no objection to the proposals.

7.19 Sport England subsequently confirmed that they do not disagree with England Athletics' response, (drawn as it was from the findings of the Northumberland Playing Pitch Strategy Assessment), that there is probably justification for an additional artificial track in Northumberland. However, it is understood that collaborative work between the Council, National Governing Bodies and Sport England on tackling the recommendations and action plan section of the PPS has not yet happened. Whilst it is right that England Athletics raise the matter (given the proposal will result in the loss of the redgra track at the application site) and query whether a suitable replacement could be included within the application, given the lack of progress on the PPS Action Plan, on this and other matters, the loss of the redundant redgra track does not warrant a statutory objection from Sport England, as it is not clear that this site would be the optimal location for such a facility.

7.20 Sport England consider that the proposals broadly meet their policy requirements, subject to confirmation of the extent of playing field drainage and flood lighting of the proposed MUGA. Conditions are recommended below in this respect. The Council's Sports Development Manager has also confirmed that discussions on options for Amble to host a track at the school site have taken place, including the option of a hybrid track/path alternative, however, the school were unable to commit to the management of any track, as the proposed income would not create a viable

business case. Even with the loss of the redundant redgra track, it is clear that the overall qualitative improvements to the school would compensate for this loss.

Amenity

7.21 Policy QOP 2 of the NLP seeks to ensure that development would not result in unacceptable adverse impacts on the amenity of neighbouring land uses. Paragraph 130 of the NPPF seeks to ensure that developments will create places with a high standard of amenity for existing and future users.

7.22 The site location is such that there would be no substantive concerns regarding neighbouring amenity. The proposal would not give rise to significant concerns in respect of overlooking, overbearing, loss of light or privacy and the use of the site as a school would not change from that which has been in situ for a significant time. As such the proposal is acceptable in accordance with Policy QOP 2 of the NLP and the NPPF.

Highways

7.23 Policy TRA 1 of the NLP promotes sustainable connections and states that the transport implications of development must be addressed as part of any planning application. Policy TRA 2 seeks to ensure that all development will minimise any adverse impacts upon the highway network. Policy TRA 4 sets out requirements for parking provision in new development.

7.24 Paragraph 111 of the NPPF states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

7.25 Paragraph 112 goes on to say that within this context, applications for development should:

- give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second - so far as possible - to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;
- address the needs of people with disabilities and reduced mobility in relation to all modes of transport;
- create places that are safe, secure and attractive - which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;
- allow for the efficient delivery of goods, and access by service and emergency vehicles; and
- be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

7.26 The Local Highway Authority responded to initial consultation requesting further information in respect of the existing Traffic Regulation Orders (parking restriction schemes) within the vicinity of the site, which would need to be updated to effectively manage the estimated vehicular traffic generated from the school facility and to enable safe and suitable access, especially for pedestrians walking to/from the site. Further information was also requested in respect of vehicular access to the site and parking. Following receipt of further information, no objections have been raised subject to the conditions and informatives recommended below.

7.27 On the basis of the revised proposals the development may be considered to be acceptable in accordance with Policies TRA 1, TRA 2 and TRA 4 of the NLP and the NPPF.

Ecology

7.28 Policy ENV 2 of the Local Plan relates to ecology and seeks to ensure that development proposals will minimise their impact upon and secure net gains for biodiversity.

7.29 Paragraph 174 of the NPPF states that planning policies and decisions should contribute to and enhance the natural environment based on detailed principles.

7.30 The County Ecologist responded to initial consultation requesting further information in respect of how bat populations would be maintained during the demolition and construction operations. Following receipt of this information no objections are raised subject to conditions as recommended below.

7.31 Recent case law has shown that where a planning application is likely to have implications for European protected species, explicit consideration must be given to the three tests enshrined in Regulation 55 of the Conservation of Habitats and Species Regulations 2017 (as amended).

7.32 The species protection provisions of the Habitats Directive, as implemented by the Conservation of Habitats and Species Regulations 2017 (as amended), contain three "derogation tests" which must be applied by Natural England when deciding whether to grant a licence to a person carrying out an activity which would harm a European Protected Species (EPS). Notwithstanding the licensing regime, the LPA must also address its mind to these three tests when deciding whether to grant planning permission for a development which could harm an EPS.

7.33 The "derogation tests" are as follows;

- that the action is for the purpose of preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature;
- that there is no satisfactory alternative; and
- that the action authorised will not be detrimental to the maintenance of the species concerned at a favourable conservation status in their natural range.

7.34 Regarding the first of these, the test of imperative reasons of overriding public interest seems to be considered to have been satisfied if a proposal meets an identified development need. This is a matter that needs to be considered as part of the determination of this application but is obviously a planning matter rather than an issue requiring ecological advice. It is officer opinion that the proposals do indeed meet an identified need as demonstrated by the submission of the application for the demolition and rebuilding of the school.

7.35 The second concerns whether the development need which the application is seeking to meet can be met in any other way which has no or a lesser impact on the species concerned. There are two strands to this test;

- a) whether the development need could be met in a different way than through this particular application.

7.36 This is clearly an important matter to be considered as part of this application, but again is primarily a planning matter rather than an issue requiring ecological advice. It is feasible that the development need could be met in a different way, for example avoiding the need to demolish parts of the buildings which may represent favourable habitats for bats, however as these elements have been included in the scheme, it is assumed they are necessary to the overall outcome of the development proposals and as such the development need would not otherwise be met.

- b) whether the development proposal itself could be re-configured or undertaken in such a way that it meets the same development need while having a lower impact on the population of protected species concerned.

7.37 This application is for the demolition of the existing school buildings and construction of a new secondary school with outside sport and educational facilities. This requires specific building requirements and this can be undertaken without a reduction in population of the bats, as long as measures are taken to ensure the bats are protected and alternative roosts are provided.

7.38 With regards to the third test, the conservation status of species will be taken as 'favourable' when:

- population dynamics data on the species concerned indicate that it is maintaining itself on a long-term basis as a viable component of its natural habitats, and
- the natural range of the species is neither being reduced for the foreseeable future, and there is, and will probably continue to be, a sufficiently large habitat to maintain its populations on a long-term basis.

7.39 One of the buildings currently supports a small number of day roosting Common Pipistrelle bats (which are common and widespread throughout the UK). Non-breeding day roosts of widespread and abundant species are, in accordance with accepted guidance (Wray et al 2010), of local importance and of lower conservation significance.

7.40 The requirement for a European Protected Species Mitigation Licence (EPSML) will prevent any direct harm and the provision of integrated roosting features in the converted building will maintain roosting opportunities on site. Therefore, the third test of maintaining favourable conservation status of the species is met.

7.41 On the basis of the above the proposals are acceptable in accordance with Policies ENV1 and ENV2 of the NLP and the NPPF in this respect.

Archaeology

7.42 Policy ENV 7 of the NLP states that development proposals which will affect a site of archaeological interest, or a site which has the potential to be of archaeological interest, will require an appropriate desk-based assessment and, where necessary, a field evaluation.

7.43 Paragraph 194 of the NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. It goes on to say that where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning

authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation. Paragraph 205 goes on to say that local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.

7.44 The County Archaeologist responded to initial consultation requesting additional information regarding the extent of proposed groundworks required, in order to scope out the need for intrusive investigations prior to determination of the application. Following receipt of this information no objections are raised subject to a programme of archaeological mitigation being undertaken in association with the development works. This work can be secured by condition in line with paragraphs 56 and 205 of the NPPF and Policy ENV 7 (7) of the Northumberland Local Plan.

Environmental Protection

7.45 Policy POL 1 of the NLP states that development proposals will be supported where it can be demonstrated that unacceptable risks from land instability and contamination will be prevented by ensuring the development is appropriately located and that measures can be taken to effectively mitigate the impacts.

7.46 Policy POL 2 seeks to ensure that development proposals are not put at an unacceptable risk of harm from or are adversely affected by pollution by virtue of the emissions of fumes, particles, effluent, radiation, smell, heat, light, noise or noxious substances.

7.47 Paragraph 183 of the NPPF states that decisions should ensure that a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination.

7.48 The Council's Environmental Protection team has responded to consultation stating that they have no objections to the proposals subject to conditions in order to protect public health and prevent loss of amenity.

7.49 On this basis the proposals are acceptable in accordance with policies POL 1 and POL 2 of the NLP and the NPPF.

Mineral Safeguarding

7.50 The whole site lies within a Minerals Safeguarding Area for coal. Policies MIN 4 and MIN 5 require consideration to be given to the prior extraction of minerals where practical and viable, however given the site location and the nature of the proposals prior extraction of coal would not be an option and there are no reasonable alternative options which would avoid or minimise the sterilisation of the minerals. Furthermore, the overall social, economic and environmental benefits of the proposed development would likely outweigh the potential loss of the mineral resource.

Water Management

7.51 Policy WAT 3 of the NLP relates to flooding and states that development proposals will be required to demonstrate how they will minimise flood risk to people, property and infrastructure from all potential sources. Policy WAT 4 relates to

Sustainable Drainage Systems and states that water sensitive urban design, including Sustainable Drainage System (SuDS) will be incorporated into developments whenever necessary, in order to separate, minimise and control surface water run-off, in accordance with national standards and any future local guidance.

7.52 The LLFA responded to initial consultation objecting to the proposal, requesting further information in respect of drainage proposals, construction and maintenance details. Following receipt of the requested information the objection has been withdrawn subject to the conditions and informatives recommended below.

7.53 Northumbrian Water has also responded to consultation requesting a condition in respect of foul drainage and surface water drainage.

7.54 On this basis the proposals are acceptable in accordance with Policies WAT 3 and WAT 4 of the NLP and the NPPF in this respect.

Sustainable Construction

7.55 The NPPF (paragraph 14) seeks to achieve sustainable development through overarching objectives including environmental objectives. The environmental objective - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

7.56 Policy QOP 1 of the NLP sets out a number of design principles stating that proposals will be supported where, amongst other criteria buildings are functional for future uses, incorporates green infrastructure, mitigates climate change and ensures the longevity of the buildings and spaces.

7.57 Policy QOP 5 relates to sustainable design and construction and states that In order to minimise resource use, mitigate climate change, and ensure development proposals are adaptable to a changing climate, proposals will be supported where they incorporate passive design measures which respond to existing and anticipated climatic conditions and improve the efficiency of heating, cooling, ventilation and lighting amongst other matters.

7.58 The documents which accompany the application do not provide any information with respect to sustainable design and construction. It is therefore appropriate to attach a condition to any granting of permission in order to ensure that the proposal will be constructed in accordance the requirements of Local Plan Policies QOP 1 and QOP 5.

Other Matters

7.59 The comments received from the Town Council are noted and have been taken into consideration in the assessment of the application.

7.60 The comments received in respect of the loss of the existing running track are also noted and have been addressed in the preceding paragraphs.

7.61 Comments were also received outwith the planning application consultation in respect of potential improvements to pedestrian access into and around the site, particularly to the south of the site where a recent housing estate has incorporated a

pedestrian cut to the former railway line along the southern boundary of the school site, but which is currently blocked off. Given the proposals to build more housing to the south of the site, it has been suggested that the school be future proofed to allow pedestrian access from these new developments. Despite being raised with the applicant, no amendments have been made to incorporate this suggestion however, whilst not ideal, it would not be sufficient to warrant refusal of the application.

Procedural Matters

Equality Duty

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

Crime and Disorder Act Implications

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

Human Rights Act Implications

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

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

7.66 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 above, stating accordance with the relevant Development Plan Policies. 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 NLP and the NPPF on the matters of relevance in this case.

8.2 The proposal has addressed the main considerations, accords with relevant planning policies and legislation and is considered to be acceptable.

9. Recommendation

9.1 That this application be GRANTED permission subject to the following conditions:

Conditions/Reason

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

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

02. Approved Plans

The development hereby permitted shall be carried out in complete accordance with the following approved plans and documents.

1. Drawing No JCS-ONE-ZZ-XX-DR-L-0001-P04 - Location Plan
2. Drawing No JCS-ONE-ZZ-XX-DR-L-0005-P04 - Proposed Site Plan
3. Drawing No JCS-ONE-ZZ-XX-DR-L-0402-P04 - Site Sections
4. Drawing No JCS-ONE-ZZ-XX-DR-L-0802-P04 - Fencing and Security Strategy
5. Drawing No JCS-ONE-ZZ-XX-DR-L-0803-P03 - Planting Strategy
6. Drawing No JCS-RYD-00-00-DR-A-3000-S2-P6 - GA Proposed Ground Floor Plan
7. Drawing No JCS-RYD-00-01-DR-A-3001-S2-P6 - GA Proposed First Floor Plan
8. Drawing No JCS-RYD-00-RF-DR-A-3002-S2-P6 - GA Proposed Roof Plan
9. Drawing No JCS-RYD-ZZ-ZZ-DR-A-3600-S2-P3 - GA Elevations Sheet 01
10. Drawing No JCS-RYD-ZZ-ZZ-DR-A-3601-S2-P3 - GA Elevations Sheet 02
11. Drawing No JCS-RYD-ZZ-ZZ-DR-A-3800-S2-P2 - GA Sections Sheet 01
12. Drawing No JCS-RYD-ZZ-ZZ-DR-A-3801-S2-P2 - GA Sections Sheet 02
13. Drawing No JCS-BGP-ZZ-ZZ-D-C-1130_P04 - Proposed Drainage GA (1 of 6)
14. Drawing No JCS-BGP-ZZ-ZZ-D-C-1131_P04 - Proposed Drainage GA (2 of 6)
15. Drawing No JCS-BGP-ZZ-ZZ-D-C-1132_P04 - Proposed Drainage GA (3 of 6)
16. Drawing No JCS-BGP-ZZ-ZZ-D-C-1133_P04 - Proposed Drainage GA (4 of 6)
17. Drawing No JCS-BGP-ZZ-ZZ-D-C-1134_P04 - Proposed Drainage GA (5 of 6)
18. Drawing No JCS-BGP-ZZ-ZZ-D-C-1135_P04 - Proposed Drainage GA (6 of 6)
19. Drawing No JCS-BGP-ZZ-ZZ-D-C-1136_P03 - Proposed Drainage GA Overall
20. Drawing No JCS-BGP-ZZ-ZZ-D-C-1138_P02 - Attenuation Basin Details
21. Drawing No JCS-BGP-ZZ-ZZ-D-C-1139_P02 - Flood Exceedance Plan
22. Drawing No JCS-BGP-ZZ-ZZ-D-C-1140_P02- Manhole Schedules
23. BGP Civil & Structural Consultants Report "Drainage Philosophy – James Calvert Spence (JCS), James Calvert Spence College, Amble, Morpeth, Northumberland" Project number 19T2152, Issue 004, dated 04/10/2023.

24. BGP Civil & Structural Consultants Report “Flood Risk Assessment – James Calvert Spence (JCS), James Calvert Spence College, Amble, Morpeth, Northumberland” Project number 19T2152, Issue 003, dated 10/08/2023.

Reason: In the interests of good planning and to ensure that the approved development is carried out in complete accordance with the approved plans.

03. Materials

The facing materials and finishes to be used in the construction of the development shall be in accordance with details contained in the application.

Reason: In the interests of the satisfactory appearance of the development upon completion and in accordance with the provisions of Policy QOP 1 of the NLP.

04. Sustainable Construction

Notwithstanding the details submitted with the application, prior to the construction of any building above damp proof course level, a scheme to demonstrate how the development will minimise resource use, mitigate climate change and ensure proposals are adaptable to a changing climate to achieve sustainable design and construction in the design of the development shall be submitted to and approved in writing by the Local Planning Authority. The development and measures shall thereafter be implemented in accordance with the approved details and shall be retained thereafter.

Reason: To achieve a sustainable form of development, and in the interests of the satisfactory appearance of the development upon completion, the character and appearance of the site and surrounding environment and the amenity of surrounding residents, in accordance with Policy QOP 5 of the Northumberland Local Plan and the National Planning Policy Framework.

Highways

05. Demolition and Construction Method Statement (including Plan) - Pre-Commencement

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 construction period and 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;
- vi. Construction traffic management strategy which covers timing and numbers of movements.

Reason: To prevent nuisance in the interests of residential amenity and highway safety, in accordance with the National Planning Policy Framework and Policy TRA 2 of the Northumberland Local Plan.

06. Details of New Pedestrian Crossing

The development shall not be occupied until the applicant has submitted a technical appraisal, in accordance with Chapter 6 of the Traffic Signs Manual, to assess requirements for a new crossing point on Acklington Road, with subsequent mitigation measures to be delivered under agreement pursuant to the Highways Act 1980. Thereafter the development shall be carried out in accordance with the approved details.

Reason: In the interests of highway and pedestrian safety, in accordance with the National Planning Policy Framework and Policy TRA 2 of the Northumberland Local Plan.

07. Details of scooter parking

The development shall not be occupied until details of scooter parking have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be implemented in accordance with the approved details and thereafter retained in accordance with the approved plans and kept available for the storage of scooters at all times.

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

08. Deliveries and Servicing Management Strategy

The development shall not be brought into use until a Deliveries and Servicing Management Strategy has been submitted to and approved in writing by the Local Planning Authority. The approved Deliveries and Servicing Management Strategy shall be adhered to in perpetuity. This Deliveries and Servicing Management Strategy must include:

- i. details of the access, routes and vehicles associated with the site;
- ii. details of the timings for deliveries and servicing of the site;
- iii. details of the annual numbers of HGV's associated with the deliveries/servicing of the site;
- iv. a plan for monitoring and reviewing the effectiveness of the Deliveries and Servicing Management Strategy; and
- v. a scheme providing for a biennial monitoring report to be submitted to the Local Planning Authority.

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

09. Surface water drainage

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

Reason: In order to prevent surface water run-off in the interests of highway safety, the amenity of the area and to protect the integrity of the highway in accordance with the National Planning Policy Framework.

10. Car Parking Management Strategy

The development shall not be brought into first use until a Car Parking Management Strategy has been submitted to and approved in writing by the Local Planning Authority. The approved Car Parking Management Strategy shall be adhered to in perpetuity. This Car Parking Management Strategy must include:

- i. details of community access to the car parks outside of school hours and ongoing monitoring of its effectiveness;
- ii. details of the provision, and management of, Electric Vehicle Parking and Infrastructure for staff and details of measures to encourage car sharing for staff and students who drive;
- iii. details of management and mitigation measures to ensure no overspill car parking associated with the development occurs within nearby residential streets;
- iv. a plan for monitoring and reviewing the effectiveness of the Car Parking Management Strategy; and
- v. a scheme providing for a biennial monitoring report to be submitted to the Local Planning Authority.

Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework and Policy TRA 4 of the Northumberland Local Plan.

11. Completion of Highway Works

The development shall not be occupied until details of the proposed highway works, including vehicular and pedestrian access from Acklington Road, appropriate signage, streetlighting, road markings, parking restrictions and boundary treatments 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. Thereafter, the vehicular access(es) shall be retained in accordance with the approved details.

Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework and Policy TRA 2 of the Northumberland Local Plan.

12. Implementation of cycle parking

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

Reason: In the interests of highway safety, residential amenity, and sustainable development, in accordance with the National Planning Policy Framework and Policy TRA 1 of the Northumberland Local Plan.

13. Implementation of car parking area

The development shall not be occupied until the car parking area indicated on the approved plans, including any disabled car parking and EV spaces contained

therein, 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 TRA 4 of the Northumberland Local Plan.

14. Implementation of Electric Vehicle Charging

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 TRA 1 of the Northumberland Local Plan.

15. Full School Travel Plan

Within six months of first occupation of the development details of a Full School Travel Plan including action plan shall be submitted to and approved in writing by the Local Planning Authority. At all times thereafter the approved Full School Travel Plan shall be implemented in accordance with the approved details. This Full School Travel Plan must include:

- i. details of and results from an initial travel to school survey;
- ii. clearly specified ongoing targets for pupils and staff travel mode shares
- iii. a plan for monitoring and reviewing the effectiveness of the Full Travel Plan; and
- iv. a scheme providing for a biennial monitoring report to be submitted to the Local Planning Authority regarding the implementation of the Full Travel Plan

Reason: In the interests of Sustainable Development, in accordance with the National Planning Policy Framework and Policy TRA 2 of the Northumberland Local Plan.

Ecology

16. Bat Mitigation

Works to the buildings likely to affect known roosts shall not in any circumstances commence unless the local planning authority has been provided with either:

- a. licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorising the specified activity/development to go ahead; or
- b. confirmation that the site is registered on a Bat Mitigation Class Licence issued by Natural England; or
- c. written justification by a suitably qualified ecologist confirming why a licence is no longer required

The development shall then only be carried out in accordance with all of the recommendations for mitigation and compensation set out in the report (Working Method Statement-Bats James Calvert middle school, OS ecology 2023) which details the methods for maintaining the conservation status of common pipistrelle bats, unless otherwise approved in writing by the local planning authority or varied by a European Protected Species licence subsequently issued by Natural England.

The development shall conform to the Secondary School Bat Box Plan, (OS ecology 2023).

Reason: To maintain the favourable conservation status of a European protected species and maintain the biodiversity value of the site in accordance with Policy ENV2 of the Northumberland Local Plan and the NPPF.

17. Landscape Ecological Management Plan

Prior to the removal of any vegetation from the site, a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall be based on the Proposed Biodiversity Strategy Plan Document (JCS-ONE-ZZ-XX-DR-L-0201 Rev PO2) and on the recommendations of the Ecological Impact Assessment (OS Ecology 2023) The content of the LEMP shall include the following.

- a) Description and evaluation of features to be managed.
- b) Location and specification of all other species features to be included 10 integrated swift bricks, 10 other bird nest boxes and 5 hedgehog hibernacula (Please note that these features are recommended in the Ecology report as enhancements for both schools combined).
- c) Ecological trends and constraints on site that might influence management.
- d) Aims and objectives of management.
- e) Appropriate management options for achieving aims and objectives.
- f) Prescriptions for management actions.
- g) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- h) Details of the body or organization responsible for implementation of the plan.
- i) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The approved plan will be implemented in accordance with the approved details.

Reason: To ensure the development results in a net gain for biodiversity in accordance with paragraph 174d of the NPPF and policy ENV 2 of the Northumberland Local Plan.

18. Construction Environmental Management Plan

No development shall take place (including ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP) to address potential impacts on biodiversity has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall be proportionate and tailored to the specific works but include the following considerations.

1. Assessment of potentially damaging construction and activities including potential impacts to retained habitats, trees and hedges and species such as Great crested newt, breeding birds and mammals.
2. Inclusion of an appropriate plan identifying the sensitive habitats/species on or adjacent to the site to inform contractors working on site.
3. Practical measures (both physical measures such as warning signs and sensitive working practices and method statements) to avoid or reduce impacts during construction.
4. Details for storage and disposal of any waste arising from the works (e.g., excavated soil).
5. Details of remediation works and methods, e.g., making good ground disturbed during construction.
6. Responsible persons and lines of communication.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure protected species, habitats and retained trees and hedges are not harmed during the construction of the development.

Environmental Protection

19. Noisy Working Hours

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

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

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

20. Construction Delivery / Collection hours

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

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

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

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

21. Ground Gas Protection

No building shall be constructed above damp proof course level 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 (Code of Practice for the design of protective measures for Methane and Carbon Dioxide ground gases for new buildings) has been submitted to and approved in writing by the Local Planning

Authority. The aforementioned report must also detail, to the Local Planning Authority's satisfaction, how the annulus of service ducts will be sealed to prevent gas ingress into the buildings. Furthermore, 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 health & amenity of the occupants of the respective properties, in accordance with Policy POL 2 of the NLP.

22. Validation and Verification of Ground Gas Protection

No building shall be brought into use or occupied until a validation and verification report to the approved methodology in Condition 20 as been submitted to and 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 development.

23. Potentially Contaminated Land - Pre-commencement

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 site investigation (Phase 2) shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/ or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle, in order that any potential risks are adequately assessed taking into account the sites existing status and proposed new use. Two full copies of the site investigation and findings shall be forwarded to the Local Planning Authority without delay upon completion.
- b) Thereafter, a written Method Statement (or Remediation Strategy) detailing the remediation requirements for the land contamination and/or pollution of controlled waters affecting the site shall be submitted and approved by the Local Planning Authority, and all requirements shall be implemented and completed to the satisfaction of the Local Planning Authority. No deviation shall be made from this scheme without express written agreement of the Local Planning Authority.

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

24. Contaminated Land Verification Report

Prior to the development being brought into use a full closure (Verification Report) report shall be submitted to and approved in writing 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.

[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.

25. Contamination not Previously Discovered

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

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

“Competent Person” has the same definition as that within the National Planning Policy Framework (NPPF) 2023.

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.

26. Dust Management

No development shall commence; including any works of demolition or site stripping of topsoil, until a written Dust Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the agreed plan shall be implemented for the duration of the site works and shall include measures for the control and reduction of dust emissions associated with demolition, earthworks, construction and track out, dealing with complaints of dust and arrangements for monitoring air quality during construction and the development shall be carried out in accordance with the approved plan.

Reason: To ensure a commensurate level of protection against windblown dust and debris, in accordance with Policy POL 2 of the NLP.

27. Floodlighting Times

The approved floodlighting must not emit any light outside of the following days and times:

Monday - Friday – 07:00 - 23:00

Saturday, Sunday and Bank Holidays – 07:00 - 23:00

Reason: To protect residential amenity and provide a commensurate level of protection against light in accordance with Policy QOP 2 of the NLP.

28. Lighting Verification

Within one month of the approved lighting being installed and utilized as part of the development, the applicant must submit for approval to the Local Planning Authority, a verification assessment to verify that the measured lighting levels are as predicted within the following approved plans: “External Lighting Assessment Report – Desco - JCS-DES-ZZ-XX-RP-E-6301 Lighting Assessment Report 9th May 2023” The verification report must determine the measured impact of lighting levels upon surrounding internal and external residential amenity areas. Should the results of a verification assessment show that the measured light levels exceed those as set out within the Institution of Lighting Professionals (ILP) Guidance notes of the reduction of obtrusive light 01/21 – Zone E3, a mitigation proposal must be provided for approval to the Local Planning Authority. Once approved the mitigation measures must be installed and retained in perpetuity.

Reason: To protect residential amenity and provide a commensurate level of protection against intrusive light in accordance with Policy QOP 2 of the NLP.

29. Noise Management Plan (MUGA & Sports Pitches)

Prior to the use of the hereby approved Multi Use Games Areas (MUGAs) and Sports pitches for the playing of sport, a Noise Management Plan must be submitted and approved in writing by the Local Planning Authority. The Plan must detail how noise from the use of the facility (both players / participants and spectators) including the non-school community use, will be managed to prevent noises nuisances to surrounding residential amenity. The Plan must state start and end times for the use of all facilities and outline the process as to how a noise complaint would be investigated and any remedial actions verified to ensure that they were effective at resolving the noise hazard. Once approved the requirements of the plan must be adhered to for the lifetime of the development unless varied in writing by the Local Planning Authority.

Reason: In order to protect residential amenity from noise in accordance with Policy QOP 2 of the NLP and paragraph 185 of the NPPF.

Archaeology

30. Written Scheme of Investigation

A programme of archaeological work is required in accordance with the NCC Conservation Team (NCCCT) Standards for Archaeological Mitigation and Site-Specific Requirements document (dated 11/10/23). The archaeological scheme shall comprise three stages of work. Each stage shall be completed and approved in writing by the Local Planning Authority before it can be discharged.

- a) No development or archaeological mitigation shall commence on site until a Written Scheme of Investigation based on NCCCT Standards and Site-Specific Requirements documents has been submitted to and approved in writing by the Local Planning Authority.
- b) The archaeological recording scheme required by NCCCT Standards and Site-Specific Requirements documents must be completed in accordance with the approved Written Scheme of Investigation.

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

Reason: The site is of archaeological interest.

LLFA

31. Surface Water Disposal

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. Thereafter the development shall be carried out in accordance with the approved details.

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.

32. Drainage Verification

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

- As built drawings for all SuDS components - including dimensions (base levels, inlet/outlet elevations, areas, depths, lengths, diameters, gradients etc.);
- Construction details (component drawings, materials, vegetation);
- Photographs of the surface water system being installed as per the agreed scheme including flow controls, storage structures and any other SuDS components.
- Health and Safety file; and
- Details of ownership organisation/adoption details.

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

33. SuDS Adoption & Maintenance

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

Reason: To ensure that the scheme to dispose of surface water operates at its full potential throughout the development's lifetime.

Northumbrian Water

34. Foul and Surface Water Disposal

Development shall not commence until a detailed scheme for the disposal of foul and surface water from the development hereby approved has been submitted to and approved in writing by the Local Planning Authority, in consultation with Northumbrian Water and the Lead Local Flood Authority. Thereafter the development shall take place in accordance with the approved details.

Reason: To prevent the increased risk of flooding from any sources in accordance with the NPPF.

Sport England

35. Details of MUGA & AGP to be submitted

Within 6 months of the commencement of development details of the design, construction, floodlighting and layout of the proposed MUGA and AGP shall be submitted to and approved in writing by the Local Planning Authority (in consultation with Sport England). Thereafter the MUGA and AGP shall be constructed in accordance with the approved details.

Reason: To ensure the development is fit for purpose and sustainable and to accord with Policy of the INF 5 NLP.

36. Certification of AGP

Prior to first use of the development, the following details shall be submitted to and approved in writing by the Local planning Authority.

- (a) certification that the Artificial Grass Pitch hereby permitted has met FIFA Quality Concept for Football Turf – FIFA Quality or equivalent International Artificial Turf Standard (IMS) and
- (b) confirmation that the facility has been registered on the Football Association's Register of Football Turf Pitches.

Reason: To ensure the development is fit for purpose, sustainable and provides sporting benefits in accordance with Policy INF 5 of the NLP.

37. Ground Condition Assessment

Within 6 months of the demolition of the redundant school buildings the following documents shall submitted to and approved in writing by the Local Planning Authority (in consultation with Sport England):

- (i) A detailed assessment of ground conditions (including drainage and topography) of the land proposed for the playing fields, which identifies constraints which could adversely affect playing field quality; and
- (ii) Where the results of the assessment to be carried out pursuant to (i) above identify constraints which could adversely affect playing field quality, a detailed scheme to address any such constraints. The scheme shall include a written specification of the proposed soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation. The approved scheme shall be carried out in full and in accordance with the approved programme of implementation. The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the approved scheme.

Reason: To ensure the development is fit for purpose, sustainable and provides sporting benefits in accordance with Policy INF 5 of the NLP.

38. Community Use Agreement

The development shall not be brought into use until a community use agreement, prepared in consultation with Sport England, has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the proposed indoor and outdoor sports facilities and include details of pricing policy, hours of use, access by non-school users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with Policy INF 5 of the NLP.

Informatives

1. Agreement and works in adopted highway

The applicant is advised that offsite highway works required in connection with this permission are under the control of the Council's Technical Services Division and will require an agreement under section 278 of the Highway Act 1980. These works should be carried out before first occupation of the development. All such works will be undertaken by the Council at the applicant's expense. Please contact Highways Development Management at highwaysplanning@northumberland.gov.uk to progress this matter.

2. Highway condition survey

Please 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 please contact Highway Development Management at highwaysplanning@northumberland.gov.uk.

3. Highway works under Agreement

The following highway works will be agreed under the terms of an Agreement:

Amended and new site access/egress arrangements, new delivery/servicing access/egress, drainage, pedestrian connectivity works in the form of dropped kerbs and tactile paving, amendments to, and provision of new, Traffic Regulation Orders, road markings, new signage, streetlighting and all other associated works. Please contact Highways Development Management at highwaysplanning@northumberland.gov.uk and the Highways Area Office at: northernareahighways@northumberland.gov.uk.

4. Contact Traffic Management

The applicant is advised to contact the Council's Traffic Management Section at streetworks@northumberland.gov.uk before and during the construction

period in respect of any required temporary traffic management measures to allow access to the site.

5. 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.

6. Technical Approval of Highway Structures

Please note that Technical Approval of Highways Structures is required. Please contact Highways Development Management at highwaysplanning@northumberland.gov.uk

7. Framework and Full School Travel Plans

Completion of the plans shall be through the Modeshift STARS scheme. Schools should have achieved bronze level by the end of year 1 of occupation. Please contact the School Travel Plan Advisor on 07989 167522 for further information.

8. 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

9. Road Safety Audits

Please note that Road Safety Audits are required to be undertaken. Northumberland County Council offers this service. Please contact highwaysplanning@northumberland.gov.uk for further information.

10. Sport England Community Use Agreements

Guidance on preparing Community Use Agreements is available from Sport England at www.sportengland.org/planningapplications/ For artificial grass pitches it is recommended that you seek guidance from the Football Association/England Hockey/Rugby Football Union on pitch construction when determining the community use hours the artificial pitch can accommodate.

Date of Report:

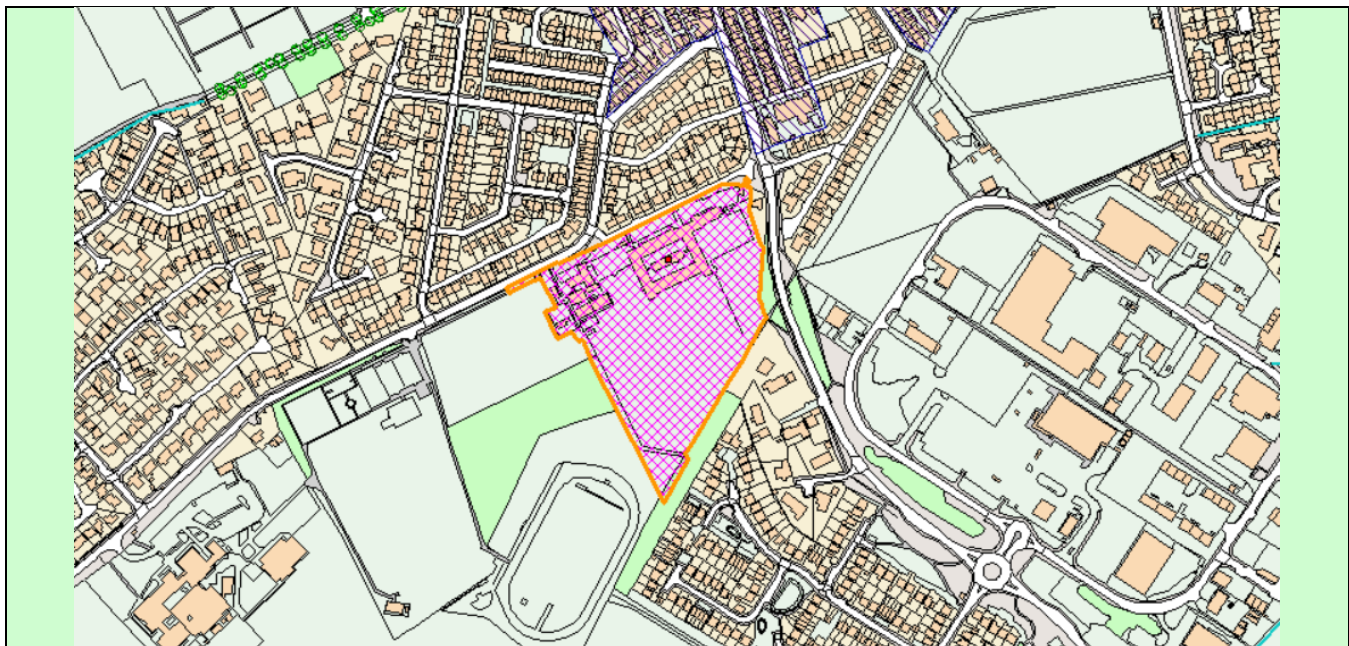


Northumberland County Council

Strategic Planning Committee 7th November 2023

| | | | |
|------------------------------|--|---------------------|--|
| Application No: | 23/01680/CCD | | |
| Proposal: | Demolition of former caretakers cottage and existing outbuildings, external alterations and extensions to the existing buildings, amended access and parking arrangements and associated landscaping | | |
| Site Address | James Calvert Spence College, South Avenue, Amble, Morpeth Northumberland NE65 0ND | | |
| Applicant: | C/O DPP | Agent: | Nicola Crowley DPP, Studio 012, Haylofts, St Thomas' St, Newcastle upon Tyne NE1 4LE |
| Ward | Amble West With Warkworth | Parish | Amble By The Sea |
| Valid Date: | 5 June 2023 | Expiry Date: | 10 November 2023 |
| Case Officer Details: | Name: Mr Jon Sharp Job Title: Senior Planning Officer Tel No: 07966331971 Email: Jon.Sharp@northumberland.gov.uk | | |

Recommendation: That this application be GRANTED permission subject to conditions.



This material has been reproduced from Ordnance Survey digital map data with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright (Not to Scale)

1. Introduction

1.1 This application falls to be determined by Strategic Planning Committee as it relates to a County Council Development.

2. Description of the Proposals

2.1 Full planning permission is sought for the demolition of the former caretaker's cottage and existing outbuildings, external alterations and extensions to existing buildings, amended access, parking arrangements and associated landscaping at James Calvert Spence College (JCSC) (Lower Site), South Avenue, Amble.

2.2 The proposed works are related to the wider redevelopment of the JCSC site which includes the demolition and rebuilding of the upper school site, which is being assessed under application reference 23/01677/CCD.

2.3 The proposals form part of the wider masterplan to move to a two-tier system of education in Amble. This element involves the relocation of Amble First School and the accommodation of children up to 11 years of age (from the existing Middle School) into the refurbished JCSC Middle School building. The resulting facility would provide a 210-place primary school, a 26-place nursery and a 50-place SEND satellite provision for Barndale Special School, (which is based in Alnwick).

2.4 The application documents state that combining these three elements into one building (with separate entrances for each) would maximise opportunities within the site. While the proposed combined facility would be almost entirely a refurbishment of the existing 2,900sqm building, there would be modest flat roof extensions (less than 200sqm) to each end of the central block and to the Primary School entrance. The scheme would also involve the demolition of the former caretaker's cottage and other outbuildings at the western end of the site, with a new 50no space car park proposed to be accommodated on this part of the site. An existing car park, at the eastern end of the site, would be retained and there would be 8no E.V. charging points across the two car parks.

2.5 The application site is approximately 3 hectares in area (including playing fields) and is situated within the settlement boundary of Amble, approximately half a kilometre from Amble town centre, which lies to the north-east. The western end of the site abuts the B6345 Acklington Road, from which vehicular access is gained via South Avenue. There are residential areas on the opposite (north-west) side of Acklington Road, to the east of the site (beyond the main A1068), and to the south-east. To the south-west is the site of the intended secondary school building and its associated field area. Beyond this is open countryside, although some of this is subject to extant planning permission for residential development under application reference 16/04305/OUT. This essentially means that the school area will become increasingly subsumed within the built-up area of Amble, (rather than being relatively peripheral, as it now is). Beyond the A1068, to the east, is Coquet Enterprise Park, which now includes a supermarket. Acklington Road is served by an hourly bus service which provides access to Alnwick, Morpeth and Newcastle.

3. Planning History

Reference Number: C/E/A/001

Description: Conversion of secondary school to Amble North county first school

Status: REPLY

Reference Number: 11/00173/CCD

Description: Demolition of 2no buildings, 1no music block and 1no block of 4no classrooms including toilet facilities. Provision of 2no mobile units (relocated from Morpeth Road Primary School) To provide 4no Class rooms including toilet facilities, and 1no mobile unit (relocated from Eastlea First School) To provide a new music room
Status: PER

Reference Number: 13/01678/RENE

Description: Installation of two 10kW micro wind turbines 23.5m to tip
Status: WDN

Reference Number: A/91/A/163

Description: Lattice Mast (213m),
Status: REF

Reference Number: A/99/A/381

Description: Portacabins x 2,
Status: PER

4. Consultee Responses

| | |
|-----------------------------------|--|
| Amble Town Council | Supports. Concerns re number of protection of trees, height of boundary fencing for safeguarding, pedestrian and vehicular access and neighbouring amenity. |
| Climate Change Team | No response received. |
| County Archaeologist | Further information was initially requested in respect of the proposed extent of groundworks. Following receipt of this information no objections are raised and no archaeological work is required. |
| County Ecologist | Further information was initially requested in respect of protected species and landscaping. Following receipt of this information no objections are raised subject to conditions. |
| Fire & Rescue Service | The Fire Service have no objection in principle to the above proposals |
| Highways | Further information was initially requested in respect of highway safety. Following receipt of this information no objections are raised subject to conditions and informatives. |
| Lead Local Flood Authority (LLFA) | The LLFA initially objected, requesting further information in respect of drainage and flooding. Following receipt of further information this objection was withdrawn subject to conditions and informatives. |
| Natural England | No response received. |
| Open Spaces - North Area | No response received. |
| Planning Strategy | Advice provided |
| Public Protection | Public Protection has no objection to this application subject to conditions |

| | |
|--------------------------------------|---|
| Police Architectural Liaison Officer | No objection. Recommendations provided in respect of security |
| Environment Agency | No response received. |
| Secretary Of State | No response received. |
| Strategic Estates | No response received. |

5. Public Responses

Neighbour Notification

| | |
|-------------------------------|----|
| Number of Neighbours Notified | 64 |
| Number of Objections | 0 |
| Number of Support | 0 |
| Number of General Comments | 0 |

Notices

General site notice, posted 21st June 2023

Site Notice - Northumberland Gazette, published 15th June 2023

Summary of Responses:

None received

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=RU70RXQSHHG00>

6. Planning Policy

6.1 Development Plan Policy

Northumberland Local Plan (2022)

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)

ECN 1 - Planning strategy for the economy (Strategic Policy)

QOP 1 - Design principles (Strategic Policy)

QOP 2 - Good design and amenity

QOP 4 - Landscaping and trees

QOP 5 - Sustainable design and construction

TRA 1 - Promoting sustainable connections (Strategic Policy)

TRA 2 - The effects of development on the transport network

TRA 4 - Parking provision in new development

ENV 1 - Approaches to assessing the impact of development on the natural, historic and built environment (Strategic Policy)

ENV 2 - Biodiversity and geodiversity

ENV 7 - Historic environment and heritage assets
WAT 3 - Flooding
WAT 4 - Sustainable Drainage Systems
POL 1 - Unstable and contaminated land
POL 2 - Pollution and air, soil and water quality
MIN 4 - Safeguarding mineral resources (Strategic Policy)
MIN 5 - Prior extraction of minerals
INF 5 - Open space and facilities for sport and recreation

6.2 National Planning Policy

NPPF - National Planning Policy Framework (2023)

6.3 Neighbourhood Planning Policy

N/A

6.4 Other Documents/Strategies

PPG - Planning Practice Guidance (2021, as updated)

7. Appraisal

7.1 In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, planning applications should be determined in accordance with the development plan, unless material considerations indicate otherwise. In this case, the development plan comprises the Northumberland Local Plan 2016-2036 (NLP). The National Planning Policy Framework (NPPF) (2021) and Planning Practice Guidance (PPG) are material considerations in determining this application.

7.2 The main issues for consideration in the determination of this application are:

Principle of the Development
Design and Visual Impact
Impact on open space
Amenity
Highways
Ecology
Archaeology
Environmental Protection
Mineral Safeguarding
Water Management
Sustainable Construction

Principle of the Development

7.3 Policy STP 1 of the NLP sets out a spatial strategy for the County, which seeks to direct the majority of development towards established settlements. Amble is identified as a Main Town in the settlement hierarchy, which will be a main focus for employment, housing, retail and services.

7.4 Policy STP 2 sets out the presumption in favour of sustainable development, whilst STP 3 defines the principles that development proposals will be expected to adhere to in order to deliver against the economic, social and environmental objectives of sustainable development.

7.5 One of the principles of sustainable planning set out in Policy STP 3 is to provide opportunities to enhance social and cultural wellbeing for all and provide the infrastructure necessary for improvements in the quality of life of individuals and communities. This is echoed in Policy STP 5 on community health and wellbeing, in which the importance of community cohesion is emphasised. Good schools are central to successfully integrated communities. In terms of the importance of fit-for-purpose schools to the economy, strategic Policy ECN 1 sees the importance, not only of further developing the County's key infrastructure, but also of upskilling its workforce which, by definition, will include its future workforce.

7.6 This is also backed up by paragraph 95 of the NPPF which supports development that will widen choice in education, stating that great weight should be given to the need to create, expand or alter schools through decisions on applications.

7.7 The proposals at hand form part of the plans for the wider refurbishment of the JCSC Lower School and the demolition and redevelopment of the JCSC Upper School sites. This application relates specifically to the primary/SEND school elements, providing an establishment with a designed capacity of 24 staff and 236 pupils for the primary school (including nursery) and 40 staff and 50 pupils for the SEND school.

7.8 The reconfiguration, renovation and redevelopment of these schools meets planning policy principles on community provision and community wellbeing and can also be seen as an investment in the future of the Northumberland economy. On this basis the principle is acceptable in accordance with the NLP and the NPPF.

Design and Visual Impact

7.9 Design considers the appearance of the development independently and as part of the immediate streetscene. Policy QOP 1 of the NLP sets out design principles and seeks to support development which respects its surroundings. The preamble to the policy states that the assessment of design against Policy QOP 1 should be proportionate, taking into account the type, scale and context of the development. Amongst a range of criteria the policy states that development proposals should make a positive contribution to local character and distinctiveness.

7.10 Policy QOP 2 goes on to say that the physical presence and design of development proposals should preserve the character of the area and not have a visually obtrusive or overbearing impact on neighbouring uses, while outlook from habitable areas of the development should not be oppressive and the best outcomes for outlook are achieved wherever possible.

7.11 In addition to the overarching design principles set out in Policy QOP 1, Policy QOP 3 states that, where relevant, the design of the public realm will be expected to:

- Create diverse, vibrant buildings and spaces which contribute to supporting a range of public activity;
- Be physically and socially accessible and inclusive;
- Be clearly defined from private spaces;
- Have a clear hierarchy of routes and spaces, which are faced by active frontages and maximise natural surveillance;

- Prioritise pedestrian and cycle movement and facilitate access to public transport wherever possible;
- Avoid dominance of vehicles and ensure that parking, where included, is sensitively integrated;
- Maximise urban greening, including the use of street trees and other vegetation as appropriate;
- Respond to opportunities to incorporate public art where possible; and
- Incorporate appropriate street furniture, lighting and surface materials.

7.12 The proposed demolition of the former caretaker's cottage would provide space for the proposed new car park and the removal of this tired and redundant building would help to improve the overall visual appearance of the site.

7.13 Additional demolitions would include the link corridors at either end of the block within the central courtyard of the school and a small offshot to the western elevation of the building. The link corridors would be replaced with small extensions matching the width and height of the central block, providing additional useable space within the building, whilst the offshot would be replaced by a new extension which would accommodate the entrance and reception area for the new Primary School. These extensions would be in keeping with the existing buildings and would be negligible in scale compared to the overall size of the school.

7.14 The general refurbishment and reuse of the buildings is to be welcomed in terms of sustainability and there are no concerns regarding these works in terms of design, scale or visual impact. The highways aspects of the proposed car parking are discussed further below, but from a visual impact point of view this would be acceptable in the context of the site.

7.15 On this basis the proposals are acceptable in accordance with Policies QOP 1 of the NLP and the NPPF.

Impact on Open Space

7.16 The principle that open space should not be built upon underpins the Council's approach to the protection of open space, including land used for sport and recreation, through Policy INF 5. All of the open space designated for protection in the Local Plan sits within a recognised open space typology and serves at least one of the recognised functions of open space.

7.17 The Council recognises, however, that there may be circumstances where the loss of open space is appropriate. It is acknowledged that the new car park and reception extension would encroach upon the designated area associated with the existing playing fields and therefore result in a very slight loss of protected open space, however it is clear that the qualitative improvements to the school would compensate for this minor loss.

Amenity

7.18 Policy QOP 2 of the NLP seeks to ensure that development would not result in unacceptable adverse impacts on the amenity of neighbouring land uses. Paragraph 130 of the NPPF seeks to ensure that developments will create places with a high standard of amenity for existing and future users.

7.19 The site location is such that there would be no substantive concerns regarding neighbouring amenity. The proposal would not give rise to significant concerns in

respect of overlooking, overbearing, loss of light or privacy and the use of the site as a school would not change from that which has been in situ for a significant time. As such the proposal is acceptable in accordance with Policy QOP 2 of the NLP and the NPPF.

Highways

7.20 Policy TRA 1 of the NLP promotes sustainable connections and states that the transport implications of development must be addressed as part of any planning application. Policy TRA 2 seeks to ensure that all development will minimise any adverse impacts upon the highway network. Policy TRA 4 sets out requirements for parking provision in new development.

7.21 Paragraph 111 of the NPPF states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

7.22 Paragraph 112 goes on to say that within this context, applications for development should:

- give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second - so far as possible - to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;
- address the needs of people with disabilities and reduced mobility in relation to all modes of transport;
- create places that are safe, secure and attractive - which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;
- allow for the efficient delivery of goods, and access by service and emergency vehicles; and
- be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

7.23 The Local Highway Authority responded to initial consultation requesting further information in respect of the existing Traffic Regulation Orders (parking restriction schemes) within the vicinity of the site, which would need to be updated to effectively manage the estimated vehicular traffic generated from the school facility and to enable safe and suitable access, especially for pedestrians walking to/from the site. Further information was also requested in respect of vehicular access to the site and parking. Following receipt of further information no objections have been raised subject to the conditions and informatives recommended below.

7.24 On the basis of the revised proposals the development may be considered to be acceptable in accordance with Policies TRA 1, TRA 2 and TRA 4 of the NLP and the NPPF.

Ecology

7.25 Policy ENV 2 of the Local Plan relates to ecology and seeks to ensure that development proposals will minimise their impact upon and secure net gains for biodiversity.

7.26 Paragraph 174 of the NPPF states that planning policies and decisions should contribute to and enhance the natural environment based on detailed principles.

7.27 The County Ecologist responded to initial consultation requesting further information in respect of how bat populations would be maintained during the demolition and construction operations. Following receipt of this information no objections are raised subject to conditions as recommended below.

7.28 Recent case law has shown that where a planning application is likely to have implications for European protected species, explicit consideration must be given to the three tests enshrined in Regulation 55 of the Conservation of Habitats and Species Regulations 2017 (as amended).

7.29 The species protection provisions of the Habitats Directive, as implemented by the Conservation of Habitats and Species Regulations 2017 (as amended), contain three "derogation tests" which must be applied by Natural England when deciding whether to grant a licence to a person carrying out an activity which would harm a European Protected Species (EPS). Notwithstanding the licensing regime, the LPA must also address its mind to these three tests when deciding whether to grant planning permission for a development which could harm an EPS.

7.30 The "derogation tests" are as follows;

- that the action is for the purpose of preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature;
- that there is no satisfactory alternative; and
- that the action authorised will not be detrimental to the maintenance of the species concerned at a favourable conservation status in their natural range.

7.31 Regarding the first of these, the test of imperative reasons of overriding public interest seems to be considered to have been satisfied if a proposal meets an identified development need. This is a matter that needs to be considered as part of the determination of this application but is obviously a planning matter rather than an issue requiring ecological advice. It is officer opinion that the proposals do indeed meet an identified need as demonstrated by the submission of the application for the refurbishment of the school.

7.32 The second concerns whether the development need which the application is seeking to meet can be met in any other way which has no or a lesser impact on the species concerned. There are two strands to this test;

- a) whether the development need could be met in a different way than through this particular application.

7.33 This is clearly an important matter to be considered as part of this application, but again is primarily a planning matter rather than an issue requiring ecological advice. It is feasible that the development need could be met in a different way, for example avoiding the need to demolish parts of the buildings which may represent favourable habitats for bats, however as these elements have been included in the scheme, it is assumed they are necessary to the overall outcome of the development proposals and as such the development need would not otherwise be met.

- b) whether the development proposal itself could be re-configured or undertaken in such a way that it meets the same development need while having a lower impact on the population of protected species concerned.

7.34 This application is to re-configure and extend an existing middle school into a primary school with a special needs department. This requires specific building requirements for this purpose, and this can still be undertaken without a reduction in population of the bats, as long as measures are taken to ensure the bats are protected and alternative roosts are provided.

7.35 With regards to the third test, the conservation status of species will be taken as 'favourable' when:

- population dynamics data on the species concerned indicate that it is maintaining itself on a long-term basis as a viable component of its natural habitats, and
- the natural range of the species is neither being reduced for the foreseeable future, and there is, and will probably continue to be, a sufficiently large habitat to maintain its populations on a long-term basis.

7.36 The building currently supports a number of day roosting Common Pipistrelle (bats which are common and widespread throughout the UK). These roosts are spread over two separate buildings and in six separate locations within these two buildings. Non-breeding day roosts of widespread and abundant species are, in accordance with accepted guidance (Wray et al 2010), of local importance and of lower conservation significance.

7.37 The requirement for a European Protected Species Mitigation Licence (EPSML) will prevent any direct harm and the provision of integrated roosting features in the converted building will maintain roosting opportunities on site. Therefore, the third test of maintaining favourable conservation status of the species is met.

7.38 On the basis of the above the proposals are acceptable in accordance with Policies ENV1 and ENV2 of the NLP and the NPPF in this respect.

Archaeology

7.39 Policy ENV 7 of the NLP states that development proposals which will affect a site of archaeological interest, or a site which has the potential to be of archaeological interest, will require an appropriate desk-based assessment and, where necessary, a field evaluation.

7.40 Paragraph 194 of the NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. It goes on to say that where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation. Paragraph 205 goes on to say that local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.

7.41 The County Archaeologist responded to initial consultation requesting additional information regarding the extent of proposed groundworks required, in order to scope out the need for intrusive investigations prior to determination of the application. Following receipt of this information no objections are raised subject to a programme of archaeological mitigation being undertaken in association with the development works. This work can be secured by condition in line with paragraphs 56 and 205 of the NPPF and Policy ENV 7 (7) of the Northumberland Local Plan.

Environmental Protection

7.42 Policy POL 1 of the NLP states that development proposals will be supported where it can be demonstrated that unacceptable risks from land instability and contamination will be prevented by ensuring the development is appropriately located and that measures can be taken to effectively mitigate the impacts.

7.43 Policy POL 2 seeks to ensure that development proposals are not put at an unacceptable risk of harm from or are adversely affected by pollution by virtue of the emissions of fumes, particles, effluent, radiation, smell, heat, light, noise or noxious substances.

7.44 Paragraph 183 of the NPPF states that decisions should ensure that a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination.

7.45 The Council's Environmental Protection team has responded to consultation stating that they have no objections to the proposals subject to conditions in order to protect public health and prevent loss of amenity.

7.46 On this basis the proposals are acceptable in accordance with policies POL 1 and POL 2 of the NLP and the NPPF.

Mineral Safeguarding

7.47 The whole site lies within a Minerals Safeguarding Area for coal. Policies MIN 4 and MIN 5 require consideration to be given to the prior extraction of minerals where practical and viable, however given the site location and the nature of the proposals prior extraction of coal would not be an option and there are no reasonable alternative options which would avoid or minimise the sterilisation of the minerals. Furthermore, the overall social, economic and environmental benefits of the proposed development would likely outweigh the potential loss of the mineral resource.

Water Management

7.48 Policy WAT 3 of the NLP relates to flooding and states that development proposals will be required to demonstrate how they will minimise flood risk to people, property and infrastructure from all potential sources. Policy WAT 4 relates to Sustainable Drainage Systems and states that water sensitive urban design, including Sustainable Drainage System(SuDS) will be incorporated into developments whenever necessary, in order to separate, minimise and control surface water run-off, in accordance with national standards and any future local guidance.

7.49 The LLFA responded to initial consultation objecting to the proposal, requesting further information in respect of drainage proposals, construction and maintenance

details. Following receipt of the requested information the objection has been withdrawn subject to the conditions and informatives recommended below.

7.50 On this basis the proposals are acceptable in accordance with Policies WAT 3 and WAT 4 of the NLP and the NPPF in this respect.

Sustainable Construction

7.51 The NPPF (paragraph 14) seeks to achieve sustainable development through overarching objectives including environmental objectives. The environmental objective - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

7.52 Policy QOP 1 of the NLP sets out a number of design principles stating that proposals will be supported where, amongst other criteria buildings are functional for future uses, incorporates green infrastructure, mitigates climate change and ensures the longevity of the buildings and spaces.

7.53 Policy QOP 5 relates to sustainable design and construction and states that In order to minimise resource use, mitigate climate change, and ensure development proposals are adaptable to a changing climate, proposals will be supported where they incorporate passive design measures which respond to existing and anticipated climatic conditions and improve the efficiency of heating, cooling, ventilation and lighting amongst other matters.

7.54 The documents which accompany the application do not provide any information with respect to sustainable design and construction. It is therefore appropriate to attach a condition to any granting of permission in order to ensure that the proposal will be constructed in accordance the requirements of Local Plan Policies QOP 1 and QOP 5.

Other Matters

7.55 The comments received from the Town Council are noted and have been taken into consideration in the assessment of the application.

Procedural Matters

Equality Duty

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

Crime and Disorder Act Implications

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

Human Rights Act Implications

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

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

7.60 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 above, stating accordance with the relevant Development Plan Policies. 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 NLP and the NPPF on the matters of relevance in this case.

8.2 The proposal has addressed the main considerations, accords with relevant planning policies and legislation and is considered to be acceptable.

9. Recommendation

9.1 That this application be GRANTED permission subject to the following conditions:

Conditions/Reason

General

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. Approved Plans

The development hereby permitted shall be carried out in complete accordance with the following approved plans and documents.

1. Drawing No SAP-ONE-ZZ-XX-DR-L-0001-P04 - Location Plan
2. Drawing No SAP-ONE-ZZ-XX-DR-L-0003-P03 - Proposed Site Plan
3. Drawing No SAP-ONE-ZZ-XX-DR-L-0402-P02 - Site Sections
4. Drawing No SAP-ONE-ZZ-XX-DR-L-0802-P03 - Fencing and Security Strategy
5. Drawing No SAP-ONE-ZZ-XX-DR-L-0803-P02 - Planting Strategy
6. Drawing No SAP-RYD-MB-ZZ-DR-A-0500-S2-P4 - Demolition GA Plans
7. Drawing No SAP-RYD-MB-ZZ-DR-A-0501-S2-P2 - Demolition GA Roof Plan
8. Drawing No SAP-RYD-MB-ZZ-DR-A-3001-S2-P13 - GA Plan Level 00
9. Drawing No SAP-RYD-MB-ZZ-DR-A-3002-S2-P3 - GA Plan Level 01
10. Drawing No SAP-RYD-MB-ZZ-DR-A-3003-S2-P4 - GA Plan Roof Level
11. Drawing No SAP-RYD-MB-ZZ-DR-A-3610-S2-P8 - GA Elevations
12. Drawing No SAP-RYD-MB-ZZ-DR-A-3611-S2-P6 - GA Elevations (Courtyard)
13. Drawing No SAP-BGP-ZZ-ZZ-D-C-1130_P02 - Proposed Drainage GA (1 of 3)
14. Drawing No SAP-BGP-ZZ-ZZ-D-C-1131_P02 - Proposed Drainage GA (2 of 3)
15. Drawing No SAP-BGP-ZZ-ZZ-D-C-1132_P02 - Proposed Drainage GA (3 of 3)
16. Drawing No SAP-BGP-ZZ-ZZ-D-C-1138_P02 - Attenuation Basin Details
17. Drawing No SAP-BGP-ZZ-ZZ-D-C-1139_P02 - Flood Exceedance Plan
18. Drawing No SAP-BGP-ZZ-ZZ-D-C-1140_P02 - Manhole Schedules
19. BGP Civil & Structural Consultants Report "Drainage Philosophy – South Avenue Project (SAP), James Calvert Spence College, Amble, Morpeth, Northumberland" Project number 19T2152, Issue 004, dated 05/10/2023.
20. BGP Civil & Structural Consultants Report "Flood Risk Assessment – South Avenue Project (SAP), James Calvert Spence College, Amble, Morpeth, Northumberland" Project number 19T2152, Issue 003, dated 10/08/2023.

Reason: In the interests of good planning and to ensure that the approved development is carried out in complete accordance with the approved plans.

03. Materials

The facing materials and finishes to be used in the construction of the development shall be in accordance with details contained in the application.

Reason: In the interests of the satisfactory appearance of the development upon completion and in accordance with the provisions of Policy QOP 1 of the NLP.

04. Sustainable Construction

Notwithstanding the details submitted with the application, prior to the construction of any building above damp proof course level, a scheme to demonstrate how the development will minimise resource use, mitigate climate change and ensure proposals are adaptable to a changing climate to achieve sustainable design and construction in the design of the development shall be submitted to and approved in writing by the Local Planning Authority. The development and measures shall thereafter be implemented in accordance with the approved details and shall be retained thereafter.

Reason: To achieve a sustainable form of development, and in the interests of the satisfactory appearance of the development upon completion, the character and appearance of the site and surrounding environment and the amenity of surrounding

residents, in accordance with Policy QOP 5 of the Northumberland Local Plan and the National Planning Policy Framework.

Highways

05. Demolition and Construction Method Statement (including Plan) - Pre-Commencement

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 construction period and 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
- vi. Construction traffic management strategy which covers timing and numbers of movements.

Reason: To prevent nuisance in the interests of residential amenity and highway safety, in accordance with the National Planning Policy Framework and Policy TRA 2 of the Northumberland Local Plan.

06. Details of New Pedestrian Crossing

The development shall not be occupied until the applicant has submitted a technical appraisal, in accordance with Chapter 6 of the Traffic Signs Manual, to assess requirements for a new crossing point on Acklington Road, with subsequent mitigation measures to be delivered under agreement pursuant to the Highways Act 1980. Thereafter the development shall be carried out in accordance with the approved details.

Reason: In the interests of highway and pedestrian safety, in accordance with the National Planning Policy Framework and Policy TRA 2 of the Northumberland Local Plan.

07. Details of scooter parking

The development shall not be occupied until details of scooter parking have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be implemented in accordance with the approved details and thereafter retained in accordance with the approved plans and kept available for the storage of scooters at all times.

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

08. Deliveries and Servicing Management Strategy

The development shall not be brought into use until a Deliveries and Servicing Management Strategy has been submitted to and approved in writing by the Local

Planning Authority. The approved Deliveries and Servicing Management Strategy shall be adhered to in perpetuity and must include:

- i. details of the access, routes and vehicles associated with the site;
- ii. details of the timings for deliveries and servicing of the site;
- iii. details of the annual numbers of HGV's associated with the deliveries/servicing of the site;
- iv. a plan for monitoring and reviewing the effectiveness of the Deliveries and Servicing Management Strategy; and
- v. a scheme providing for a biennial monitoring report to be submitted to the Local Planning Authority.

Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework and Policy TRA 1 of the Northumberland Local Plan.

09. Surface water drainage

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

Reason: In order to prevent surface water run-off in the interests of highway safety, the amenity of the area and to protect the integrity of the highway in accordance with the National Planning Policy Framework.

10. Full School Travel Plan

Within six months of first occupation of the development details of a Full School Travel Plan including action plan shall be submitted to and approved in writing by the Local Planning Authority. At all times thereafter the approved Full School Travel Plan shall be implemented in accordance with the approved details. This Full School Travel Plan must include:

- i. details of and results from an initial travel to school survey
- ii. clearly specified ongoing targets for pupils and staff travel mode shares
- iii. a plan for monitoring and reviewing the effectiveness of the Full Travel Plan; and
- iv. a scheme providing for a biennial monitoring report to be submitted to the Local Planning Authority regarding the implementation of the Full Travel Plan.

Reason: In the interests of Sustainable Development, in accordance with the National Planning Policy Framework and Policy TRA 2 of the Northumberland Local Plan.

11. Car Parking Management Strategy

The development shall not be brought into first use until a Car Parking Management Strategy has been submitted to and approved in writing by the Local Planning Authority. The approved Car Parking Management Strategy shall be adhered to in perpetuity. This Car Parking Management Strategy must include:

- i. details of community access to the car parks outside of school hours and ongoing monitoring of its effectiveness;
- ii. details of the provision, and management of, Electric Vehicle Parking and Infrastructure for staff;
- iii. details of management and mitigation measures to ensure no overspill car parking associated with the development occurs within nearby residential streets;
- iv. a plan for monitoring and reviewing the effectiveness of the Car Parking Management Strategy; and
- v. a scheme providing for a biennial monitoring report to be submitted to the Local Planning Authority.

Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework and Policy TRA 4 of the Northumberland Local Plan.

12. Implementation of car parking area

The development shall not be occupied until the car parking area indicated on the approved plans, including any disabled car parking and EV spaces contained therein, 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 TRA 4 of the Northumberland Local Plan.

13. Implementation of cycle parking

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

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

14. Implementation of Electric Vehicle Charging

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.

Ecology

15. Bat Mitigation

Works to the buildings likely to affect known roosts shall not in any circumstances commence unless the local planning authority has been provided with either:

- a. licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorising the specified activity/development to go ahead; or
- b. confirmation that the site is registered on a Bat Mitigation Class Licence issued by Natural England; or
- c. written justification by a suitably qualified ecologist confirming why a licence is no longer required

The development shall then only be carried out in accordance with all of the recommendations for mitigation and compensation set out in the report (Working Method Statement-Bats James Calvert middle school, OS ecology 2023) which details the methods for maintaining the conservation status of common pipistrelle bats, unless otherwise approved in writing by the local planning authority or varied by a European Protected Species licence subsequently issued by Natural England.

The development shall conform to the Lower School Bat Box Plan, (OS ecology 2023).

Reason: To maintain the favourable conservation status of a European protected species and maintain the biodiversity value of the site in accordance with Policy ENV2 of the Northumberland Local Plan and the NPPF.

16. Landscape Ecological Management Plan

Prior to the removal of any vegetation from the site, a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall be based on the Proposed Biodiversity Strategy Plan Document (JCS-ONE-ZZ-XX-DR-L-0201 Rev PO2) and on the recommendations of the Ecological Impact Assessment (OS Ecology 2023). The content of the LEMP shall include the following;

- a) Description and evaluation of features to be managed.
- b) Location and specification of all other species features to be included (10 integrated swift bricks, 10 other bird nest boxes and 5 hedgehog hibernacula)
- c) Ecological trends and constraints on site that might influence management.
- d) Aims and objectives of management.
- e) Appropriate management options for achieving aims and objectives.
- f) Prescriptions for management actions.
- g) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- h) Details of the body or organization responsible for implementation of the plan.
- i) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. Thereafter the approved plan shall be implemented in accordance with the approved details.

Reason: To ensure the development results in a net gain for biodiversity in accordance with paragraph 174d of the NPPF and policy ENV 2 of the Northumberland Local Plan

17. Construction Environmental Management Plan

No development shall take place (including ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP) to address potential impacts on biodiversity has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall be proportionate and tailored to the specific works but include the following considerations.

1. Assessment of potentially damaging construction and activities including potential impacts to retained habitats, trees and hedges and species such as Great crested newt, breeding birds and mammals.
2. Inclusion of an appropriate plan identifying the sensitive habitats/species on or adjacent to the site to inform contractors working on site.
3. Practical measures (both physical measures such as warning signs and sensitive working practices and method statements) to avoid or reduce impacts during construction.
4. Details for storage and disposal of any waste arising from the works (e.g., excavated soil).
5. Details of remediation works and methods, e.g., making good ground disturbed during construction.
6. Responsible persons and lines of communication.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure protected species, habitats and retained trees and hedges are not harmed during the construction of the development.

Environmental Protection

18. Dust Management

The development shall not commence including any works of demolition or site stripping of top soil) until a written Dust Management Plan has been submitted to and approved in writing by the Local Planning Authority. The agreed plan shall be implemented for the duration of the site works and shall include measures for the control and reduction of dust emissions associated with demolition, earthworks, construction and trackout, dealing with complaints of dust and arrangements for monitoring air quality during construction. The development shall be carried out in accordance with the plan so agreed.

Reason: To ensure a commensurate level of protection against windblown dust and debris in accordance with Policy POL2 of the Northumberland Local Plan.

19. Noisy Working Hours

During the demolition and construction period, there should be no noisy activity, i.e. audible at the site boundary, on Sundays or Bank Holidays or outside the following 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 in accordance with Policies POL2 and QOP2 of the Northumberland Local Plan.

20. Construction Delivery/Collection hours:

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

Monday to Friday - 08:00 to 18:00

Saturday - 08:00 to 13:00

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

Reason: To protect residential amenity and provide a commensurate level of protection against noise in accordance with Policies POL2 and QOP2 of the Northumberland Local Plan.

Archaeology

21. Written Scheme of Investigation

A programme of archaeological work is required in accordance with the NCC Conservation Team (NCCCT) Standards for Archaeological Mitigation and Site-Specific Requirements document (dated 11/10/23). The archaeological scheme shall comprise three stages of work. Each stage shall be completed and approved in writing by the Local Planning Authority before it can be discharged.

- a) No development or archaeological mitigation shall commence on site until a Written Scheme of Investigation based on NCCCT Standards and Site-Specific Requirements documents has been submitted to and approved in writing by the Local Planning Authority.
- b) The archaeological recording scheme required by NCCCT Standards and Site-Specific Requirements documents must be completed in accordance with the approved Written Scheme of Investigation.
- c) The programme of analysis, reporting, publication and archiving, if required by NCCCT Standards and Site-Specific Requirements documents, must be completed in accordance with the approved Written Scheme of Investigation.

Reason: The site is of archaeological interest.

LLFA

22. Surface Water Disposal

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. Thereafter the development shall be carried out in accordance with the approved details.

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.

23. Drainage Verification

Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer, or a suitably qualified professional, shall be submitted to

and approved in writing by the Local Planning Authority, to demonstrate that all sustainable drainage systems have been constructed as per the agreed scheme. This verification report shall include:

- As built drawings for all SuDS components - including dimensions (base levels, inlet/outlet elevations, areas, depths, lengths, diameters, gradients etc.);
- Construction details (component drawings, materials, vegetation);
- Photographs of the surface water system being installed as per the agreed scheme including flow controls, storage structures and any other SuDS components.
- Health and Safety file; and
- Details of ownership organisation/adoption details.

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

24. SuDS Adoption & Maintenance

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

Reason: To ensure that the scheme to dispose of surface water operates at its full potential throughout the development's lifetime.

Informatives

1. Alterations to vehicle crossing points

Please 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) please contact the Highways Area Office at: northernareahighways@northumberland.gov.uk

2. Agreement and works in adopted highway

The applicant is advised that offsite highway works required in connection with this permission are under the control of the Council's Technical Services Division and will require an agreement under section 278 of the Highway Act 1980. These works should be carried out before first occupation of the development. All such works will be undertaken by the Council at the applicant's expense. Please contact Highways Development Management at highwaysplanning@northumberland.gov.uk to progress this matter.

3. Highway condition survey

Please 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 please contact Highway Development Management at highwaysplanning@northumberland.gov.uk.

4. Highway works under Agreement

The following highway works will be agreed under the terms of an Agreement:

Amended and new site access/egress arrangements, pedestrian connectivity works in the north-eastern entrance for a new footpath, drainage, dropped kerbs and tactile paving, amendments to, and provision of new, Traffic Regulation Orders, road markings, new signage, streetlighting and all other associated works. Please contact Highways Development Management at highwaysplanning@northumberland.gov.uk and the Highways Area Office at: northernareahighways@northumberland.gov.uk.

5. Contact Traffic Management

The applicant is advised to contact the Council's Traffic Management Section at streetworks@northumberland.gov.uk before and during the construction period in respect of any required temporary traffic management measures to allow access to the site.

6. 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.

7. Technical Approval of Highway Structures

Please note that Technical Approval of Highways Structures is required. Please contact Highways Development Management at highwaysplanning@northumberland.gov.uk

8. Framework and Full School Travel Plans

Completion of the plans shall be through the Modeshift STARS scheme. Schools should have achieved bronze level by the end of year 1 of occupation. Please contact the School Travel Plan Advisor on 07989 167522 for further information.

9. 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

10. Road Safety Audits

Please note that Road Safety Audits are required to be undertaken. Northumberland County Council offers this service. Please contact highwaysplanning@northumberland.gov.uk for further information.

11. Bat Mitigation

In accordance with guidance issued by Natural England in bat mitigation licensing please note that breathable roofing membranes must not be installed into a roof used by bats. If the use of roof membranes is necessary, only

Bitumen type 1F felt with a hessian matrix will be permitted under licence. In this case the bat population is such that NO ROOFS in this development should use breathable roofing felt, as completely sealing older buildings from bats is unlikely to be possible throughout the life of the roof.

Date of Report: 20.10.2023

This page is intentionally left blank



Northumberland County Council

Appeal Update Report

Date: November 2023

Planning Appeals

Report of the Director of Planning

Cabinet Member: Councillor CW Horncastle

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? |
|-----------------|---|---------------------|
| 20/00230/FUL | <p>Full planning permission for 63 no. dwellings with associated infrastructure and landscaping (as amended) - land south of Broomhouse Lane, Station Road, Prudhoe</p> <p>Main issues: insufficient information to demonstrate that the development would deliver an appropriate mix of housing to meet local housing need; new access with associated disturbance and visual impacts would have a harmful impact on the character and visual amenity of the area and the amenity and living conditions of residents; and insufficient information in respect of energy efficiency measures.</p> <p>Committee Decision – Officer Recommendation: Approve</p> | No – claim refused |
| 22/03128/FUL | <p>Proposed construction of 3 bedroom dormer bungalow – land south east of 4 Studley Drive, Swarland</p> <p>Main issues: loss of landscaping and detrimental impact on the character and appearance of the area; and subdivision of the plot would have a harmful impact on the character and appearance of the area.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p> | Yes – claim allowed |
| 23/01214/VARYCO | <p>Removal of condition 3 (Footpath 1 (HDM)) and 4 (Footpath 2 (HDM)) on approved application 21/04875/FUL - land north of Southcroft Stables, The Croft, Ulgham</p> <p>Main issues: the proposed removal would not promote sustainable connectivity between the wider development and existing infrastructure.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p> | Yes – claim allowed |
| 20/04096/OUT | <p>Outline planning permission for residential development for up to four dwellings (All Matters Reserved) with demolition of existing structures - resubmission of application 19/01511/OUT - land at Moor Farm Estate, Station Road, Stannington</p> <p>Main issues: proposal would permanently urbanise an</p> | No |

| | | |
|--|--|--|
| | <p>open site to the detriment of the rural, dispersed, open character of the site and its surroundings.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p> | |
|--|--|--|

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? |
|--------------|---|--------------------|
| 22/02870/FUL | <p>Construction of 8no. bungalows with associated access, parking and landscaping – land north of Hartford Court, East West Link Road, Cramlington</p> <p>Main issues: loss of open space; design, density, siting and layout does not respect the character of the area or contribute to a strong sense of place; impacts on residential amenity; fails to demonstrate how surface water and flood risk will be mitigated on site; fails to demonstrate that safe access and egress for vehicular, cyclist and pedestrian traffic can be achieved; fails to promote the use of sustainable travel within the development; and absence of completed planning obligation securing a contribution to the Council's Coastal Mitigation Scheme or other suitable mitigation to address effects on the Northumbria Coast SPA and Northumberland Shore SSSI.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p> | No – claim refused |
| 21/02287/FUL | <p>Convert and extend redundant cow byre to residential use (C3) for holiday let – Waterside Cottage, Acklington</p> <p>Main issues: development in an unsustainable location within the open countryside; insufficient information to justify non-mains foul drainage; insufficient information to demonstrate the proposal would not sterilise and identified sand and gravel</p> | No – claim refused |

| | | |
|-----------------|---|--------------------|
| | <p>resource; absence of suitable mitigation to address recreational disturbance with adverse effects on the Northumbria Coast SPA and Ramsar Site and the North Northumberland Dunes SAC; and loss of ancient woodland with no exceptional circumstances or suitable compensation strategy.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p> | |
| 22/03609/AGTRES | <p>Notification of Prior Approval to convert an existing but now redundant agricultural building on the Guyzance Estate for permanent residential use – land south of Waterside Cottage, Acklington</p> <p>Main issues: impacts on adjacent ancient semi-natural woodland and River Coquet and Coquet Valley Woodland SSSI; and absence of suitable mitigation to address recreational disturbance with adverse effects on the Northumbria Coast SPA and Ramsar Site and the North Northumberland Dunes SAC.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p> | No – claim refused |
| 23/00494/FUL | <p>Removal of conservatory to west elevation and construction of two storey side and rear extensions and raising of ridge height – 32 Linden Way, Darras Hall, Ponteland</p> <p>Main issues: inappropriate design with detrimental impact on the character and visual appearance of the existing dwelling and street scene.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p> | No |

Planning Appeals Withdrawn

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

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 |
|--------------|--|---|
| 21/03396/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 & 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 & 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> |

| | | |
|-----------------|--|--|
| 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> |
| 22/04634/FUL | <p>Demolition of detached garage and construction of side extension – Middlesteads Farm, Longhirst</p> <p>Main issues: design does not respect the character of the existing dwelling or its locality, would fail to remain subordinate and would result in unacceptable adverse impact on the character of the dwelling and its setting.</p> | <p>16 February 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p> |
| 22/01297/FUL | <p>Development of 4 no. residential dwellings including associated access, landscaping and all other ancillary works – land north of junction of Station Road, South End, Longhoughton</p> <p>Main issues: would fail to preserve the setting of the Grade I listed Church of St Peter and St Paul; harmful impact on the character and appearance of the area; and absence of suitable mitigation to address recreational disturbance with adverse effects on the Northumbria Coast SPA and Ramsar Site and the North Northumberland Dunes SAC.</p> | <p>21 February 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p> |
| 22/02704/CLEXIS | <p>Certificate of Lawful Development – Existing use for the siting of a caravan for residential purposes – land north of east of South Linden House, Longhorsley</p> <p>Main issues: it is not possible to conclude that the building has been used for a continuous period of 4 years as a dwelling.</p> | <p>27 February 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p> |
| 22/03417/OUT | <p>Outline application with some matters reserved for development of one residential dwelling (Self Build); all matters reserved other than access – land north of Hill Top Cottage, Morpeth</p> <p>Main issues: development within the open countryside; inappropriate development in the open countryside; fails to promote the</p> | <p>21 March 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p> |

| | | |
|--------------|---|--|
| | use of sustainable travel; fails to demonstrate that safe access can be achieved; and fails to demonstrate potential impacts on protected species and how these can be mitigated. | |
| 22/01012/FUL | <p>Conversion of agricultural buildings to create one dwelling including a link extension and detached garage – development site at Barley Hill House Barn, Kiln Pit Hill, Consett</p> <p>Main issues: design fails to reflect the character or appearance of the listed farm building and results in harm to the character and appearance of the listed building.</p> | <p>17 May 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p> |
| 22/04060/FUL | <p>Erection 2no 2-storey 4 bed detached dwellings (validated 06/01/23, notice served) - land south west of 21 Front Street, East Bedlington</p> <p>Main issues: fails to demonstrate that safe access and egress for vehicular, cyclist and pedestrian traffic can be achieved; fails to demonstrate appropriate off-street car parking provision; fails to demonstrate that appropriate ground gas protection has been incorporated into the development; fails to demonstrate how surface water and flood risk will be mitigated on site; and absence of completed planning obligation securing a contribution to the Council's Coastal Mitigation Scheme or other suitable mitigation to address effects on the Northumbria Coast SPA and Northumberland Shore SSSI.</p> | <p>26 May 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p> |
| 23/00732/FUL | <p>Retrospective - Proposed full timber decking outdoor seating area with timber frame outbuilding / shed for outdoor store and service area – The Schooner Hotel, 8 Northumberland Street, Alnmouth</p> <p>Main issues: harm to heritage asset and no public benefits have been demonstrated to outweigh the identified harm.</p> | <p>15 June 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p> |
| 22/04676/LBC | <p>Listed Building Consent for alterations comprising inserting one window with shutter in South facing gable wall, and the replacement of existing window with fully glazed panel and shutter on West elevation (Amended Description) - The Cottage, Riding Home Farm, Acomb, Hexham</p> <p>Main issues: less than substantial harm to the character and significance of the listed</p> | <p>27 June 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p> |

| | | |
|--------------|--|--|
| | building that has not been justified. | |
| 23/01138/ADE | Advertisement consent for 1no. totem sign – Lidl, Hexham Gate Retail Park, Hexham Main issues: harm to the visual amenity of the site and wider area, including the setting of designated heritage assets and the townscape. | 5 July 2023 Delegated Decision - Officer Recommendation: Refuse |
| 22/04675/FUL | Proposed 1.5 storey extension to the rear will provide a new staircase; two extensions onto the west gable will provide two storeys of additional living accommodation, plus a single storey link to the updated outbuilding to be clad in timber; the two storey and 1.5 storey extensions to have roof pitches; double garage with timber clad; the landscape and ground levels will be updated to provide access to the garage and accommodate the extensions - The Hott, Thorngrifton, Hexham Main issues: design would not be in keeping with the traditional character and appearance of the dwelling, existing buildings and surrounding area and would be detrimental to visual amenity and fails to preserve the significance of non-designated heritage assets; and insufficient information to consider the archaeological impacts of the development. | 17 July 2023 Delegated Decision - Officer Recommendation: Refuse |
| 22/04104/FUL | Change of use, conversion and alteration of the existing buildings to create 6 holiday let units, including landscaping and boundary treatments – 58-60 Middle Street, Spittal Main issues: lack of detail in respect of parking and ecology; and design has not been informed by a structural survey and results in harm to heritage assets. | 18 July 2023 Delegated Decision - Officer Recommendation: Refuse |
| 22/04526/FUL | Erection of single dwelling with associated access and residential garden – land south-east of The Courtyard, Matfen Main issues: unsustainable and isolated location within the open countryside; insufficient information to fully consider the ecological impacts of the proposal; and insufficient information to fully consider the impact on existing trees. | 16 August 2023 Delegated Decision - Officer Recommendation: Refuse |
| 22/03923/FUL | Proposed first floor extension to dwelling house (as amended 25.05.2023) - 14 Castle Street, Norham Main issues: the development fails to | 18 August 2023 Delegated Decision - Officer |

| | | |
|-----------------|--|--|
| | conserve and enhance the Norham Conservation Area and results in harm to the Conservation Area that is not outweighed by public benefits. | Recommendation: Refuse |
| 22/04546/CLEXIS | <p>Certificate of existing lawful development for the siting of a twin unit caravan for ancillary residential use as an annexe within the existing residential curtilage – Old Field, Catton, Hexham</p> <p>Main issues: the caravan is not within the residential curtilage so would require planning permission and would have a significant degree of permanency constituting development – the caravan would not be lawful.</p> | <p>24 August 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p> |
| 21/04346/FUL | <p>Replace existing building (3no flats/14 no bed sit spaces) with 3no detached houses with 18 bed spaces to be used as holiday accommodation (as amended 20th April 2023) - On the Beach, Harbour Road, Beadnell</p> <p>Main issues: the proposed units would not enhance and reinforce the local distinctiveness of the conservation area and would not integrate with the surrounding built environment; and identified harm is less than substantial but it has not been demonstrated the public benefit outweighs the harm.</p> | <p>29 August 2023</p> <p>Committee Decision - Officer Recommendation: Approve</p> |
| 22/04752/FUL | <p>Change of use and siting of 2no. chalets to be used as holiday accommodation – Rookwood House, Widdrington Village</p> <p>Main issues: development within the open countryside; harm to the setting of the adjacent Grade I listed church; incongruous additions in the open countryside resulting in an urbanising effect of a rural environment; and a unilateral undertaking has not been completed to secure contributions to the coastal mitigation service.</p> | <p>30 August 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p> |
| 23/01093/FUL | <p>Proposed single storey rear extension, extend above roof above and rear dormer addition – Pethfoot Lodge, Cragside</p> <p>Main issues: incongruous and inappropriate form of development that would be out of character with the existing property and have a harmful impact upon the character and appearance of the site and surrounding area.</p> | <p>5 September 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p> |
| 23/02030/FUL | Proposed erection of holiday dwelling with associated access and residential garden – | 15 September 2023 |

| | | |
|--------------|--|--|
| | land south east of The Courtyard, Matfen Main issues: development in the open countryside; and insufficient information to fully consider the ecological impacts of the proposal. | Appeal against non-determination |
| 23/01801/FUL | Proposed two storey front extension and roof alterations – Close House, Whalton Main issues: scale, massing and design would result in disproportionate and unsympathetic additions that would adversely affect the existing dwelling, the character of the Conservation Area and the setting of listed buildings; and insufficient information to assess the ecological impact of the proposals. | 19 September 2023 Appeal against non-determination |
| 23/00673/FUL | Retrospective: construction of single storey garden room and steps to rear – Newton Post Office, Newton, Stocksfield Main issues: harm to the character and appearance of the dwelling, site and the Newton Conservation Area. | 19 September 2023 Delegated Decision - Officer Recommendation: Refuse |
| 22/04617/FUL | The erection of 3no. cyclist accommodation units, associated extension to West House Farm Cottage, installation of solar panels, and associated landscaping and infrastructure – West House Farm Cottage, Shilvington Main issues: poorly accessible and unsustainable location in the open countryside; and inappropriate development in the Green Belt with no very special circumstances to outweigh the harm. | 20 September 2023 Delegated Decision - Officer Recommendation: Refuse |
| 23/01729/FUL | Extension to garage forming gym and office above – Khalsa Manor, Tranwell Woods Main issues: inappropriate development in the Green Belt and no very special circumstances to outweigh the harm. | 21 September 2023 Delegated Decision - Officer Recommendation: Refuse |
| 23/01478/FUL | Construction of second story rear extension, single storey rear extension with glass roof, proposed dormer extension to rear and dormer window to front – 10 Front Street, Newbiggin-by-the-Sea Main issues: scale, design and positioning would result in an incongruous addition and detract from the character of the | 21 September 2023 Delegated Decision - Officer Recommendation: Refuse |

| | | |
|-----------------|---|---|
| | Conservation Area; and adverse impact on residential amenity due to loss of sunlight and visual outlook. | |
| 23/01363/CLPROP | Certificate of Lawful Development for proposed extension to the rear of existing residential property – Ashleigh, 26 Cade Hill Road, Stocksfield Main issues: the proposed extension would not be permitted development. | 2 October 2023 Delegated Decision - Officer Recommendation: Refuse |
| 22/03065/LBC | Listed Building Consent for replacement windows – Garden House Cottage, Chollerford Main issues: proposal fails to preserve the special interest of the listed building resulting in harm that has not been justified. | 3 October 2023 Delegated Decision - Officer Recommendation: Refuse |
| 23/01232/FUL | Outline Application - all matters reserved for a new dwelling in garden of existing dwelling (Self-Build) - West Grange Bungalow, Scots Gap, Morpeth Main issues: unacceptable and unjustified form of housing development in the open countryside and will not support sustainable modes of transportation. | 9 October 2023 Delegated Decision - Officer Recommendation: Refuse |
| 23/01847/FUL | Demolish existing rear conservatory and proposed rear two storey extension – 50 The Demesne, North Seaton Main issues: siting, scale and design would result in a disproportionate addition to the dwelling and be incongruous to the character of the dwelling and surrounding area; and harmful impact on residential amenity with regard to outlook, loss of light, privacy and overbearing impact. | 10 October 2023 Delegated Decision - Officer Recommendation: Refuse |
| 23/01881/FUL | Proposed rear single storey extension with roof terrace – 29 Front Street, Newbiggin-by-the-Sea Main issues: scale, design, materials and positioning would detract from the character of the Conservation Area and the visual amenity of the property and surrounding area; and adverse impact on residential amenity due to loss of privacy. | 16 October 2023 Delegated Decision - Officer Recommendation: Refuse |
| 23/01444/FUL | Change of use: agricultural land to residential car parking facilities associated with residential dwellings – land north of Shaws House Cottages, Newton (Bywell) Main issues: inappropriate development in the Green Belt and no very special | 19 October 2023 Appeal against non-determination |

| | | |
|--|-------------------------------------|--|
| | circumstances to outweigh the harm. | |
|--|-------------------------------------|--|

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? |
|-----------------|---|-----------------|
| 22/00023/NOTICE | Unauthorised stable buildings – Horsley Banks Farm, Horsley | No |

Enforcement Appeals Withdrawn

| Reference No | Description and address | Award of costs? |
|-----------------|---|-----------------|
| 22/00022/NOTICE | Unauthorised dwelling – Horsley Banks Farm, Horsley | No |

Enforcement Appeals Received

Appeals Received

| Reference No | Description and address | Appeal start date |
|-----------------|---|-------------------|
| 20/00481/ENDEVT | Change of use of a forestry building for use as residential - English/Wheelings Wood, Corbridge | 2 March 2023 |
| 21/00865/BRCOND | Construction of retaining wall – Woodlands Rise, Corbridge Road, Hexham | 23 March 2023 |

| | | |
|-----------------|--|-----------------|
| 22/01092/COU | Construction of a multi use arena, erection of an animal shelter and provision of gravelled parking area | 25 April 2023 |
| 21/00080/ENDEVT | Installation of hardcore - land to north of Kiln Cottage, Newton-on-the-Moor | 13 June 2023 |
| 20/00504/ENDEVT | Installation of hardstanding for access and 6no. pitches, installation of electricity and water points, installation of a septic tank and erection of building – land north-east of Fieldholme, Embleton | 16 October 2023 |

Inquiry and Hearing Dates

| Reference No | Description and address | Inquiry/hearing date and decision level |
|--------------|---|--|
| 21/02077/FUL | <p>Proposed construction of 13no dwellings (including 2no affordable dwellings), creation of new access, car parking and soakaways (amended description) - land south east of The Manor House, Riding Mill</p> <p>Main issues: harm to the character and appearance of the site and surrounding area and curtilage listed boundary wall; harm to residential amenity; does not make sufficient provision for affordable housing on the site; insufficient information to fully assess the impacts of the proposed development on ecology and biodiversity and net gain for biodiversity; does not secure necessary planning obligations in respect of affordable housing, open space and education.</p> | <p>Hearing – 12-13 September 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p> |
| 21/03915/LBC | <p>Listed Building Consent for demolition of a section of existing curtilage listed boundary wall to create access for residential development – land south east of The Manor House, Riding Mill</p> <p>Main issues: loss of historic fabric and unacceptable alteration of the historic curtilage listed boundary wall.</p> | <p>Hearing 12-13 September 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p> |
| 19/01362/REM | Reserved matters application for appearance, landscaping, layout and scale | Hearing – 30 |

| | | |
|--|--|--|
| | <p>for proposed 150 residential dwellings (use class C3) including 30% affordable housing, countryside park including car park, pursuant to approved outline planning application 16/00078/OUT (revised description 8th August 2022) - land west of Lancaster Park, Pinewood Drive, Lancaster Park, Morpeth</p> <p>Main issues: by virtue of the layout, scale and appearance, the design fails to preserve or make a positive contribution to local character and distinctiveness and the site's surroundings and does not demonstrate high quality sustainable design; and there is no effective and safe access and egress to the existing transport network.</p> | <p>August 2023</p> <p>Committee Decision - Officer Recommendation: Approve</p> |
|--|--|--|

Implications

| | |
|---|---|
| Policy | Decisions on appeals may affect future interpretation of policy and influence policy reviews |
| Finance and value for money | There may be financial implications where costs are awarded by an Inspector or where Public Inquiries are arranged to determine appeals |
| Legal | It is expected that Legal Services will be instructed where Public Inquiries are arranged to determine appeals |
| Procurement | None |
| Human resources | None |
| Property | None |
| Equalities (Impact Assessment attached?) <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 |
| Risk assessment | None |
| Crime and disorder | As set out in individual reports and decisions |
| Customer consideration | None |
| Carbon reduction | Each application/appeal may have an impact on the local environment and have been assessed accordingly |
| Wards | 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

Elizabeth Sinnamon
 Development Service Manager
 Elizabeth.Sinnamon@northumberland.gov.uk

This page is intentionally left blank



Northumberland

County Council

S106 Agreements Update Report

September 2023

Report of the Executive Director of Regeneration, Commercial and Economy

Cabinet Member: Councillor Colin Horncastle

Purpose of report

For Members' information to report the agreement monitoring and collection of s106 contributions in the planning process. This is a monthly report and relates to agreements throughout Northumberland during the previous month

Recommendations

To note the contents of the report in respect of new agreements completed.

Link to Corporate Plan

This report is relevant to all the priorities included in the NCC (Northumberland County Council) Corporate Plan 2021-2024.

Key issues

This month's report provides details on new S106 agreements and unilateral undertakings completed during the month of September 2023



New Agreements

| September | New Agreements completed during month |
|------------------|--|
| 22/04259/OUT | Land at Beech Cottage, Ellingham Hall Lane, Ellingham, |
| 22/04258/OUT | Land at Beech Cottage, Ellingham Hall Lane, Ellingham, |
| 23/02037/FUL | 10 Hermitage Drive, Warkworth, Morpeth, |
| 22/03355/FUL | Mill House, Fenwicks Close Farm, Earsdon |
| 22/03571/FUL | land west of Links Quarry, Newbiggin-By-The-Sea, |
| 21/02077/FUL | Land South East of the Manor House, Riding Mill Appeal Ref: APP/P2935/W/23/3320677 |
| 21/04453/FUL | Seton Hall Tweedmouth |
| 23/00617/Ful | Land South of The Willows, Institute Road, Ashington |
| 20/00230/FUL | South of Broomhouse Lane, Station Road, Prudhoe, Appeal APP/P2935/W/23/3327798 |
| 22/03701/FUL | Beacon Farm Centre, Cramlington |
| 22/00477/FUL | Border Transit Passenger, Old Ferneybeds Road, Widdrington Station |

106 team - Any queries please email: s106@northumberland.gov.uk

Implications

| | |
|---|--|
| Policy | Section 106 obligations are in line with policy unless other stated in individual applications. |
| Finance and value for money | As stated on individual applications |
| Legal | Legal Services will be instructed to assist with the preparation and monitoring of the obligations |
| Procurement | None |
| Human resources | None |
| Property | None |
| Equalities (Impact Assessment attached?) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/a | Each application will have regard to the Equality Act 2010 |
| Risk assessment | None |
| Crime and disorder | As set out in individual reports and decisions |
| Customer consideration | None |
| Carbon reduction | As set out in individual reports and decisions |
| Wards | All |

Background papers

Planning applications and 106 Agreements

Report author and contact details

Elizabeth Sinnamon
 Senior Planning Manager - Development Management
 01670 625542
 Elizabeth.Sinnamon@northumberland.gov.uk

This page is intentionally left blank