



Northumberland

County Council

Your ref:

Our ref:

Enquiries to: Lesley Little

Email: lesley.little@northumberland.gov.uk

Tel direct: 01670 622614

Date: Thursday, 22 February 2024

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, 5 MARCH 2024** 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

Strategic Planning is livestreamed on the Council's Youtube Channel, Northumberland TV at

<https://www.youtube.com/northumberlandtv/streams>



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AGENDA

PART I

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

1. APOLOGIES FOR ABSENCE

2. MINUTES OF PREVIOUS MEETINGS

(Pages 1
- 4)

The minutes of the Strategic Planning Committee held on Tuesday 2 January 2024, 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 5 - 10)
- To request the committee to decide the planning applications attached to this report using the powers delegated to it.
- Please note that printed letters of objection/support are not circulated with the agenda but are available on the Council's website at <http://www.northumberland.gov.uk/Planning.aspx>*
- 5. 22/04216/OUT** (Pages 11 - 38)
Outline permission (all matters reserved) for residential development of up to 186no. units and associated parking, open space, landscaping and access
Land West Of Wansbeck Road, Wansbeck Road, Ashington, Northumberland
- 6. 23/02116/REM** (Pages 39 - 58)
Reserved matters application for appearance, landscaping, layout, and scale for 480 dwellings pursuant to planning permission 16/04305/OUT
Land South And South East Of James Calvert Spence College, Acklington Road, Amble, Northumberland
- 7. APPEALS UPDATE** (Pages 59 - 74)
- For Members' information to report the progress of planning appeals. This is a monthly report and relates to appeals throughout all 5 Local Area Council Planning Committee areas and covers appeals of Strategic Planning Committee.
- 8. S106 AGREEMENTS UPDATE REPORT** (Pages 75 - 78)
- 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.
- 9. 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.
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* ‘director’ includes a member of the committee of management of an industrial and provident society.

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

Table 2: Other Registrable Interests

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

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

NORTHUMBERLAND COUNTY COUNCIL

STRATEGIC PLANNING COMMITTEE

At the meeting of the **Strategic Planning Committee** held at Council Chamber - County Hall on Tuesday, 2 January 2024 at 4.00 pm.

PRESENT

T Thorne (Chair) (in the Chair)

MEMBERS

C Ball
R Dodd
JI Hutchinson
J Reid
G Stewart
A Wallace

L Darwin
G Hill
J Lang
M Robinson
M Swinbank
A Watson

OFFICERS

M Bulman
L Little
D Love
R Murfin

Solicitor
Senior Democratic Services Officer
Senior Planning Officer
Director of Housing & Planning

There was 1 member of the press and public present.

49 APOLOGIES FOR ABSENCE

Apologies had been received from Councillors Flux, Foster and Renner-Thompson.

50 MINUTES OF PREVIOUS MEETINGS

The Minutes of the Strategic Planning Committee held on 5 December 2023, as circulated, were agreed as a true record and were signed by the Chair.

51 DISCLOSURE OF MEMBERS' INTERESTS

Councillor Hill advised that whilst there had been some contact between the applicant and herself over concerns on the length of time take for the application to come to Committee, she still had an open mind and would take part in the decision.

52 DETERMINATION OF PLANNING APPLICATIONS

The report outlined the procedure to be followed and 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.

53 19/01095/REM

**Reserved matters application for access, appearance, landscaping, layout, and scale for 110 dwellings relating to planning permission
14/01295/VARYCO
Land East of Springhill, Sunnyside, Tweedmouth, Northumberland**

D Love, Senior Planning Officer provided an introduction to the report with the aid of a power point presentation. An addendum report had been circulated in advance of the meeting which provided Members with information on the recent publication of the updated National Planning Policy Framework (NPPF) by the Government which had been issued on 21 December 2023. Members were further advised that it was important that any decision made was compliant with national policy on the date a decision was made. The addendum report confirmed that the changes to the NPPF did not alter the officer recommendation. Further updates were provided as follows:-

- Paragraph 7.21 referred to 100 houses and it should state 110.
- The consultee response in relation to Education just stated comments, however they had requested a commuted sum of £365,000 however this was not possible on a REM application.
- Details of the total S106 contributions were outlined as follows:-
 - Facilities contribution maintenance of £146 per unit and provision of £622 per unit (total £21,900 + £93,300 = £115,200)
 - Overall transport contribution of £100,000
 - Phase 1 to be transferred to a Registered Social Landlord
 - Update to include £67,650 Coastal Mitigation Strategy
 - Total financial contribution of £282,850 with Phase 1 as 100% affordable

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

- The first application had been subject to a full road safety audit on the provision of 150 houses and was part of that separate consent and therefore details had not been provided in relation to this application. Highways had not raised any objections in relation to either this or the previous application however it was understood that there were proposals to extend the current 30 mph limit.
- It could not be confirmed what the £100,000 transport contribution in the original S106 agreement would be used for but details could be provided to Councillor Hill after the meeting.

- In relation to S106 contributions towards Coastal Mitigation it was clarified that Natural England had placed a holding directive on any development within a 10 mile strip of the coast of Northumberland and therefore in order to prevent each individual scheme having to negotiate with Natural England on its contribution it had been agreed that a set formula would be used on all schemes. Not all areas benefitted from contributions made in their specific area but events providing details on how the funding was used were informative and generally well attended by members of the public. Information had also been provided at the North Northumberland Local Area Committee on a number of schemes. A link to the website providing information would be circulated to Members, however a short report would also be provided to a future meeting. The work being undertaken within Northumberland was viewed as international best practice and attracted visitors from both Europe and the USA.
- Housebuilding within the Berwick area usually did not happen on a large scale and this development would contribute to the housing target. The site had been factored into the Local Plan, but it had been very difficult to bring forward for development.
- The 40 units which had already been provided under Phase 1 of the scheme consisted of all the affordable housing for the site and the remaining 110 properties were for private ownership.
- A condition requiring full details of landscaping to be provided would be attached to any permission granted which could include discussions with the ecologist on the appropriate species of trees to be planted. Members ongoing concerns regarding large trees in proximity to properties and the possibility of this being included in the Northumberland Design Guide were noted. It would be the Developer's responsibility to ensure that appropriate maintenance was carried out to ensure that no nuisance was caused to residents.
- It was presumed that the variety of the proposed property types for the 110 units was the result of market based assessments and the provision of bungalows on the site was particularly welcomed.
- In relation to the possibility of a bus route through the estate Members were advised that due to operational efficiencies, it was very unlikely that an operator would wish to provide this.
- Dwellings would be set back and a buffer zone provided in order to protect the remaining parts of the Scheduled Ancient Monument (SAM). There was no parking proposed in connection with visitors to the SAM, however there would be unrestricted parking on the development and a bus service on the main road and it was considered that there would be sufficient access and transport in relation to the SAM.
- Highways on new developments were only adopted once all works were completed to a required standard and it was acknowledged that this did sometimes have implications for residents. The maintenance of highways remained the responsibility of a developer until adopted and enforcement action could be taken against developers in relation to works. Planning legislation had no influence on the build/product quality of new dwellings however certain building control measures must be met.
- The Construction Management Plan would limit where construction vehicles could access and no access through the existing development should be required, it would also limit the hours of working to limit disturbance to existing residents.

- Part of the delay in this application was due to the history of mining on the site and objections from both Public Protection and the Coal Authority. Conditions 6, 7, 8 and 9 would be included in any permission granted in order to address their concerns. Additional information as part of the conditions was still required to be submitted and agreed by both Public Protection and the Coal Authority.

Councillor Hill proposed acceptance of the recommendation to approve the application with the conditions and S106 contribution of £67,650 to Coastal Mitigation as outlined in the report which was seconded by Councillor Reid. Councillor Hill emphasised the highways issues in relation to the cumulative effect of this development along with the location of the school and existing developments. She was disappointed that it was not clear and transparent what the S106 contributions would be used for and stated that whilst it was a shame that the development was not for social housing, there was a shortage of houses in general in this area and therefore the provision of this level of housing within Berwick was positive.

A vote was taken and it was unanimously

RESOLVED that the application be **GRANTED** subject to the conditions as outlined in the report and a S106 agreement for the contribution of £67,650 towards the Coastal Mitigation Strategy.

54 **APPEAL UPDATE JAN 2024**

RESOLVED that the information be noted.

55 **S106 UPDATE JAN 2024**

RESOLVED that the information be noted.

CHAIR.....

DATE.....



Northumberland County Council

STRATEGIC PLANNING COMMITTEE

DATE: TUESDAY 5TH MARCH

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
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.

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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

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

<u>Chair</u>	Introduces application Site Visit Video (previously circulated)-invite members questions
<u>Planning Officer</u>	Updates – Changes to recommendations – present report
<u>Public Speaking</u>	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)

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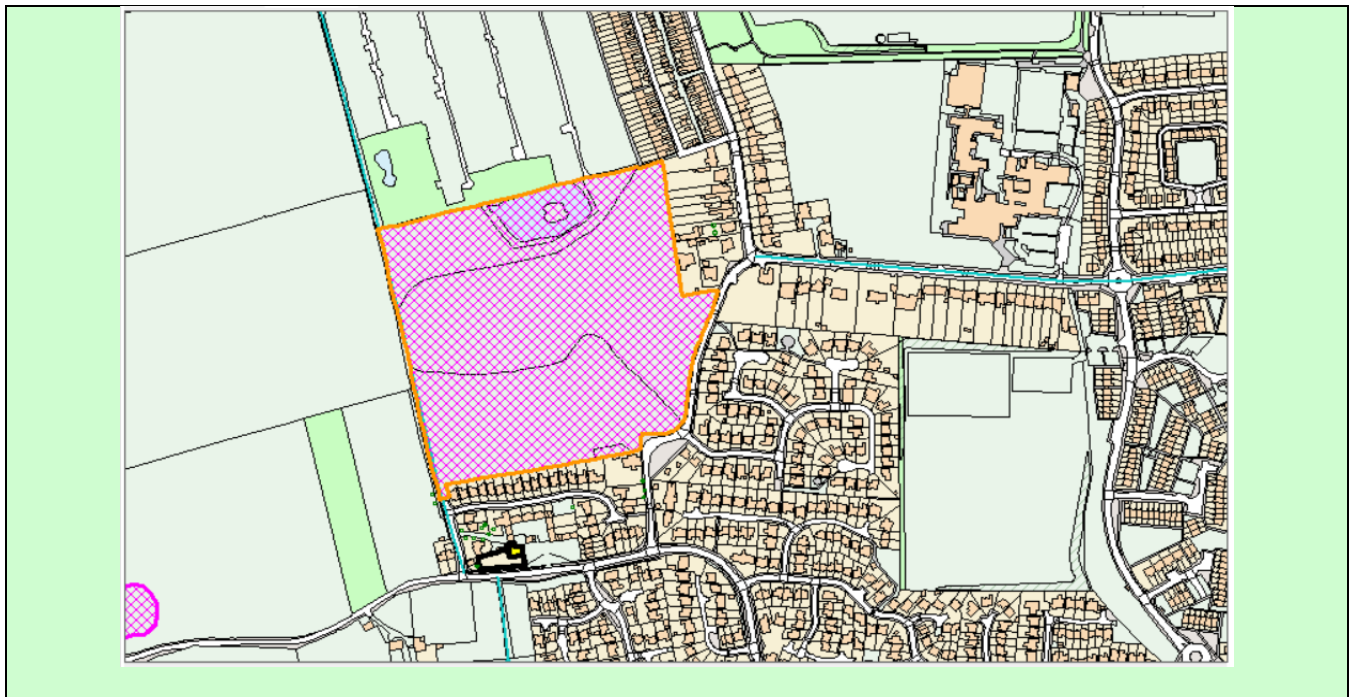


Northumberland County Council

Strategic Planning Committee, 5th March 2024

Application No:	22/04216/OUT		
Proposal:	Outline permission (all matters reserved) for residential development of up to 186no. units and associated parking, open space, landscaping and access		
Site Address	Land West Of Wansbeck Road, Wansbeck Road, Ashington, Northumberland		
Applicant:	Banks Property Ltd Inkerman House, St Johns Road, Meadowfield, Durham DH7 8XL	Agent:	None
Ward	Bothal	Parish	Ashington
Valid Date:	22 November 2022	Expiry Date:	8 December 2023
Case Officer Details:	Name: Miss Stephanie Milne Job Title: Senior Planning Officer Email: Stephanie.Milne@northumberland.gov.uk		

Recommendation: That this application be REFUSED permission



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Recommendation: That the application be refused planning permission.

1. Introduction

1.1 This application is to be determined at committee due to the number of dwellings proposed and the level of representations received.

2. Description of the Proposals

2.1 Outline Planning permission is sought for the construction of up to 186 dwellings of different sizes on land to the west of Wansbeck Road on the edge of Ashington. Site access is proposed to be taken off Wansbeck Road along the eastern side of the site.

2.2 The roughly square 7.82ha site (8.44 hectares including the SUDS to the southwest), is an area of 'greenfield' arable agricultural land located to the western edge of Ashington, about a mile south-west of the town centre. It is bounded by residential development to the east on Wansbeck Road and south on Shire Farm Grove, with a large area of allotment gardens to the north and agricultural fields to the west. A wooded area of mature trees including a ponded area is situated just within the northern boundary of the site and is considered a Non-Statutory Nature Reserve, with a mix of fencing and shrubbery running along all boundaries. To the south of the site is the Grade II listed Ashington farmhouse, which is separated from the site by the existing Shire Farm Grove development.

2.3 Most of the site is not within a flood risk zone, being within Flood Zone 1 according to the Environment Agency's flood risk mapping, but the wooded area within the northern part of the site is identified as Flood Zone 2.

2.4 Whilst all matters have been reserved for approval at a later stage, an indicative master plan has been submitted with the application which shows the dwellings would be located mainly along a linear west/easterly road network through the site, with off shoots, which would lead to a smaller cul-de-sacs. The masterplan also shows the retained pond to the northern side of the site and the access to the site from Wansbeck Road. There is a public right of way running north/south adjacent to the site on the western boundary. Mature vegetation lines the footpath on the southern side whilst further north the aspect is more open backing on to agricultural fields to the west.

2.5 A planning statement has also been submitted which states the application seeks outline permission for up to 186 dwellings and associated parking, open space and landscaping. The proposed scheme comprises 167 market dwellings (43 x 2-bed including 12 bungalows, 81 x 3-bed and 43 x 4-bed), plus affordable home ownership dwellings in a range of detached and semi-detached/terraced units. The Design & Access Statement notes that the overall density would equate to 34.9 dwellings per hectare.

2.6 Under the provisions of the Northumberland Local Plan there is a requirement for the provision of 10% affordable homes across the site. Within the planning statement the applicant has confirmed their intention to provide affordable homes. Since submission of the application, the applicant has offered an additional 10% affordable housing, which brings the total proposed affordable housing to 20% of the total number of dwellings.

3. Planning History

None

4. Consultee Responses

Ashington Parish Council	<p>Ashington Town Council OBJECT to outline planning application 22/04216/OUT for the following material reasons:</p> <p>Local Policy - Northumberland Local Plan The newly adopted Northumberland Local Plan identifies sites suitable for the delivery of housing 0-5 years, 6-10 years, 11-15 years, 16 years+ (post plan). This site is identified as not being Local Plan compliant and not contributing to Local Plan requirements. The housing yield is surplus to those identified as required in the South East, according to the Northumberland Local Plan Policy HOU4. There is no reason to overdeliver housing, and therefore no justification for developing this land for housing. The land is outside of the settlement boundary.</p> <p>Environment and Wildlife</p> <p>Members of the public have accessed this land recreationally and to observe wildlife, including pondlife, for many years. The Council has supported groups to preserve and protect what is locally known as Dougies Pond. The eco-system and natural resource that exists here must be protected in line with NLP Policy ENV1.</p>
Highways	<p>No objections subject to suggested conditions and agreements. At this stage of the planning application, outline with all matters reserved, the detailed design or clarification of any necessary funding, by means of a S106 Agreement, have not yet been provided; clarification will be sought as part of any further Reserved Matters application, should this outline application be granted consent.</p>
Open Spaces South East Area	<p>No response received.</p>
Affordable Housing	<p>The evidence indicates that smaller house types are needed in the area. It is recommended that more 2- bedroom bungalows and 2-bedroom houses are provided on site instead of the proposed considerable number of 3 and 4-bedroom family homes. With a better mix of housing across the site the required affordable home ownership units would ideally be a mix of 2-bedroom bungalows, with 2- and 3-bedroom houses, to meet the needs of older residents and young families.</p>
NHS North East & Cumbria ICB	<p>The NHS North East & Cumbria ICB has confirmed that the development would require a contribution of £126,900 towards healthcare provision</p>
Waste Management - South East	<p>No response received.</p>
Climate Change Team	<p>No response received.</p>

Education - Schools	Given the current capacity in schools in the area where this application would be developed and the number of dwellings proposed, it has been concluded that there would be an impact on educational infrastructure on mainstream and SEND provision in the area and therefore a contribution of £702,000 would be sought.
County Ecologist	No objection to the proposal subject to conditions.
Natural England	Providing that the appropriate assessment concludes that the measures are secured as planning conditions or obligations by your authority to ensure their strict implementation for the full duration of the development, and providing that there are no other likely significant effects identified (on this or other protected sites) as requiring to be considered by your authority's appropriate assessment, Natural England indicates that it is likely to be satisfied that your appropriate assessments will be able to ascertain that there will be no adverse effect on the integrity of the European Site (from recreational pressure in view of its conservation objectives). Natural England will likely have no further comment regarding the Appropriate Assessment, in relation to recreational disturbance.
Lead Local Flood Authority (LLFA)	No objection subject to conditions.
Countryside/ Rights Of Way	No objection to the proposed development on the condition that Public Footpath No. 21 is protected throughout. No action should be taken to disturb the path surface, without prior consent from ourselves 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.
Public Protection	The Environmental Protection Team do not object to the proposed development and recommend a number of conditions and informatives to the LPA for inclusion in any decision notice should planning permission be granted.
Northumbrian Water Ltd	We have no issues to raise with this application, provided it is approved and carried out within strict accordance with the submitted document entitled "Flood Risk Assessment and Drainage Strategy". This document reflects our pre-planning enquiry advice identifying a foul connection at manhole 3803 and a surface water connection at 0602 at restricted rates of 33l/s. Suggested condition attached.
Fire & Rescue Service	Fire Service believes the proposed development does not conform to Approved Document B Vol 1: Dwellings, 2019 Edition, Section 13 Vehicle Access. Access routes and hardstanding's should comply with the guidance in Table 13.1 of the above approved document. Further clarification of the load bearing capacity of the shaded

	road surface material marked beside number 7 on the plan HJB/4140/35 (Planning Application October 2022 Drawing PA04) is sought.
Architectural Liaison Officer - Police	Northumbria Police note the indicative layout features back to back plots and strong features that emphasise surveillance and, if retained in future more detailed application, would have no objections to this proposal from a crime prevention point of view
Northumbria Ambulance Service	No response received.
Environment Agency	No response received.
Northumberland Wildlife Trust	No response received.
Forestry Commission	No response received.
The Coal Authority	The Coal Authority has no objection to the proposed development subject to the imposition of the conditions suggested.
County Archaeologist	The proposed development site has been subject to a phased programme of archaeological assessment comprising desk-assessment, geophysical survey and evaluation trenching. The trial trenching exercise comprised the excavation of 19 linear trenches targeting anomalies of potential archaeological origin identified by the geophysical survey. Excepting evidence of historic cultivation, potential archaeological features were identified in three trenches (T6, T14 and T18). The features identified in T6 were interpreted as being of modern origin. A single flint fragment recorded in T18 was interpreted as being of prehistoric date but was interpreted as residual. Paleoenvironmental material recovered from T14 has some parallels with material sometimes recovered in recorded in Bronze Age contexts, though the evaluation report notes that the material is not found exclusively in Bronze Age deposits. Post-medieval brick fragments were recovered in from the same feature.
Northumberland & Newcastle Society	<p>In the Society's review of this scheme it appears the site lies outside recognised settlement boundaries for Ashington. We therefore believe this application must be carefully scrutinised by the planning authority against compliance with both the Northumberland Local Plan and the Ashington Neighbourhood Plan.</p> <p>For such a major scheme there must be demonstrable need for housing in this location and if not then that should be the end of the discussion. We note this green open space is clearly highly valued by local residents evidenced by the high number of objections. In the light of the government's recently announced aspirations for housing to be serviced by nearby green spaces, this is land that would be primary to those targets. As an outline application, the masterplan is promising but there's</p>

	clearly a lot of work to be done to demonstrate sustainability and Building for a Healthy life credentials.
Active Travel England	Active Travel England (ATE) has no comment to make as its statutory consultee remit applies only to qualifying consultations that were made valid by the local planning authority (LPA) on or after 1st June 2023.
National Highways (formerly Highways England)	National Highways request clarification regarding how Northumberland County Council (the Council) intend to deal with the application and this conflict with the adopted Plan. National Highways requests that the distribution model be expanded to encompass the A1 and A19 (Moor Farm) connections and be provided, in Excel format, to permit verification and identification of the development's impact at the SRN. The model should be supported by a Route Catchment Plan, a plan that illustrates through colour coding which MSOAs have been assigned to the respective connections with the SRN.
County Archaeologist	Following a phased programme of investigation, there are no objections to the proposed development on archaeological grounds and no archaeological work is recommended.
Built Heritage and Design	Objection - The proposed development would cause less than substantial harm to the setting and significance of a Grade II listed building. In accordance with Policy ENV 7 this harm should be weighed against the public benefits of the proposals.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	158
Number of Objections	125
Number of Support	31
Number of General Comments	0

Notices

Stat Pub & PROW 30th November 2022

News Post Leader 2nd December 2022

Summary of Responses:

Objections:

Proposed site is not local plan compliant

Ecological impact on Dougie's pond

There is no need for additional housing as there is over provision

Huge impact of additional traffic on poorly constructed roads

Impact on local services and resources
Outside of settlement boundary
Issues around access to school places, GP Surgeries and dentists
Impact on residents during building
Large variety of wildlife visit the pond and would be affected by the development
Increase in population could not be accommodated within the existing infrastructure
Concerns around road traffic safety
Vehicle access into the site dangerous
Impacts from site construction
Burden on schools and other services
New houses must be proportionate to existing services
Only a small proportion of houses will be affordable
A high risk from possible old mine workings at a shallow level making this an unsuitable site for construction.
Green belt near the site so urban sprawl
Site is regarded as valuable green space by residents
Flood risk posed by the development
Ashington has empty affordable homes
Already sufficient housing in Ashington
Protect open green spaces
Site is agricultural land
Insufficient existing infrastructure
190 homes will be between 300-400 cars
Construction traffic will cause a huge risk to safety of pedestrians
No guarantee S160 money will be spent
Flooding problems along green lane
Footpath and cycle path improvements just paths through development
No investment in Ashington
Farmland is needed for agriculture
Noise impacts from development
Would block off a valuable nature corridor
No suggestion of who would take responsibility for the pond after construction completed
T junction at Green Lane in a blind bend and increases the risk of accidents
Migratory amphibians will have access blocked
Roads are unsuitable for single and double decker buses
Only small number of properties are affordable
Ecology and drainage report do not assess impact on Dougies Pond
Noise report does not assess impact during construction
Northumberland building 3x more houses than required
Substantial bird, bat and wildlife activity at Dougies Pond
Increase in pollution from extra traffic
Removal of ancient hedgerows
Danger to children walking to school
Site could cause a flood risk if pumping stations should fail
Claims housing is needed for railway stations
Construction traffic could impact wildlife
New allocation of sites should be assessed through local plan review
Site is greenfield land rather than brownfield
Schools, doctors etc already oversubscribed

Support:

Electric charging points on all properties supports eco society

Road widening would improve driving conditions
New footpaths and cycle paths will allow the area to be used
New bus stop
Local jobs created
New homes would lead to investment in the area
Infrastructure issues nationwide
Would like to see up to 190 quality family homes, bungalow and affordable housing
Would like to see more council bungalows
Would help get on the property ladder
Would like to see landscaping, habitat creation and encouraging biodiversity
Will delivery 190 much needed homes
Great economic benefits
Repurposes a piece of unused land
Ashington is a commuter town and benefits from new families moving into the area
Will make use of new rail connection

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=RL6UQLQS0MK00>

6. Planning Policy

6.1 Development Plan Policy

Policy STP 1 Spatial strategy (Strategic Policy)
Policy STP 2 Presumption in favour of sustainable development (Strategic Policy)
Policy STP 3 Principles of sustainable development (Strategic Policy)
Policy STP4 Climate change mitigation and adaptation (Strategic Policy)
Policy STP5 Health and wellbeing (Strategic Policy)
Policy STP6 Green infrastructure (Strategic Policy)
Policy HOU 1 Making the best use of existing buildings (Strategic Policy)
Policy HOU 2 Provision of new residential development (Strategic Policy)
Policy HOU 3 Housing requirements for neighbourhood plan areas (Strategic)
Policy HOU 5 Housing types and mix
Policy HOU6 Affordable housing provision (Strategic Policy)
Policy HOU7 Exception sites
Policy Hou 8 Residential Development in the open countryside
Policy HOU 9 Residential development management
Policy HOU11 Homes for older and vulnerable people (Strategic Policy)
Policy QOP 1 Design principles (Strategic Policy)
Policy QOP 2 Good design and amenity
Policy QOP3 Public realm design principles
Policy QOP 4 Landscaping and trees
Policy QOP 5 Sustainable design and construction
Policy QOP 6 Delivering well-designed places
Policy TRA 1 Promoting sustainable connections (Strategic Policy)
Policy TRA 2 The effects of development on the transport network
Policy TRA 4 Parking provision in new development
Policy ENV 1 Approaches to assessing the impact of development on the natural, historic and built environment (Strategic Policy)
Policy ENV 2 Biodiversity and geodiversity 1
Policy ENV3 Landscape

Policy WAT 1 Water quality
Policy WAT 2 Water supply and sewerage
Policy WAT 3 Flooding
Policy WAT 4 Sustainable Drainage Systems
Policy POL 1 Unstable and contaminated land
Policy POL 2 Pollution and air, soil and water quality
Policy POL3 Best and most versatile agricultural land
Policy ICT2 New developments
Policy MIN4 Safeguarding mineral resources (Strategic Policy)
Policy MIN5 Prior extraction of minerals
Policy INF1 Delivering development related infrastructure (Strategic Policy)
Policy INF5 Open space and facilities for sport and recreation
Policy INF6 Planning obligations

6.2 National Planning Policy

NPPF - National Planning Policy Framework (2023)
NPPG - National Planning Practice Guidance (2021, as updated)

6.3 Other Documents/Strategies

NDG - National Design Guide (2019)
NMDC - National Model Design Code (2021)

7. Appraisal

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

- Principle of the development
- Section 106 requirements
- Design, Layout and Impact on Residential Amenity
- Highways
- Flood Risk and Drainage
- Ecology
- Heritage Impacts
- Archaeology
- Public Protection/ Contamination
- Sustainability, Infrastructure and Connectivity

Principle of Development

7.1 Spatial strategy Policy STP1 aims to deliver sustainable development which enhances the vitality of communities across Northumberland, supports economic growth, and which conserves and enhances the County's unique environmental assets:

a. The Main Towns of Alnwick, Amble, Ashington, Bedlington/Bedlington Station, Berwick-upon-Tweed, Blyth, Cramlington, Haltwhistle, Hexham, Morpeth, Ponteland and Prudhoe will be the main focus for employment, housing, retail and services.

7.2 The Policy identifies Ashington as one of the county's Main Towns which should be the main focus for new development. However, the Policies Map shows that this

site would be outside the settlement boundary for Ashington, and thus is within the open countryside. While criterion e supports sustainable development within settlement boundaries, residential development is only supported in the open countryside outside settlement boundaries where it would align with the provisions of criterion g(iv) in being a small exception site for (predominantly) affordable housing under Policy HOU7, or isolated residential development in the open countryside under Policy HOU8. However, neither of these policies would be applicable to the proposed development of a large site immediately adjacent to the settlement boundary. Criterion i of Policy STP1 additionally requires development in the open countryside to be sensitive to its surroundings, not have an unacceptable impact upon the local road network and use previously developed 'brownfield' land where opportunities exist. The proposed housing development of this large 'greenfield' site would therefore be contrary to the spatial strategy of Policy STP1.

7.3 Further to the overall countywide minimum housing requirement in Policy HOU21, Table 7.1 provides a breakdown according to the parish-based areas of the county's Main Towns and Service Centres. It sets an indicative requirement of 1,600 net additional dwellings for Ashington parish over the plan period 2016-2036. Monitoring shows that Ashington saw 873 completions over the first 6 years of the plan period, while as at the end of March 2022 there were a further 937 dwellings outstanding to be built on permitted sites in the parish, which together already more than satisfies the indicative requirement for the Ashington area.

7.4 The SHLAA evidences that Northumberland has already more than satisfied the NPPF objective of significantly boosting the supply of housing, while in terms of NPPF para.11d, Northumberland's strong housing delivery and supply position means that the presumption in favour of sustainable development and the 'tilted balance' does not come into effect. There is therefore no pressing need to seek to permit further housing developments in this area in order to meet the Plan's housing requirements. The latest SHLAA identifies the site (ref.5153, approx.7.36ha excluding the wooded pond area within the northern part of the site) as being potentially suitable and achievable in part for future housing development, with an indicative capacity for around 110 dwellings. It notes that while not Local Plan compliant (due to being outside the settlement boundary) and not contributing to Local Plan housing requirements, it could nevertheless offer potential scope for development in the longer-term and/or post-Plan contingency.

7.5 The applicant nevertheless considers that the site would represent logical settlement growth in rounding off the settlement boundary in this area and infilling between Shire Farm Grove to the south and the allotments to the north. Their agent's Planning Statement considers that it would support an allocation for employment land to the north of the A197 (beyond the north of the site) which together with the reopening of the Northumberland Line (to the east of the site) indicates further envisaged growth to the north of the settlement. However, this approach is premature to any proper assessment of any needs for future housing growth in the county which would form part of any future review of the Local Plan.

7.6 During discussions regarding the principle of development, a formal offer of 20% affordable housing has been proposed by the applicant, which is 10% over the minimum requirement for the area requested by Policy HOU 6. This is in response to the concerns raised by officers over the impact to the spatial strategy and development outside of the settlement boundaries of Ashington. The applicant advises that planning decisions should involve a balancing assessment which takes

into account benefits which may offset negative consequences such as a conflict with policy. On this basis a formal offer to increase the affordable housing to be delivered on the Wansbeck Road site from 10% to 20% was submitted to the Council. The applicant advises that this represents the best contribution the site can make to meeting affordable housing whilst remaining financially viable. The proposal includes 12 bungalows of which there is an identified need under the latest Strategic Housing Market Assessment (SHMA). This overprovision is welcomed, however this is not considered to overcome the harm to the spatial strategy and settlement boundaries and therefore the principle of development is not supported by Local Plan Policy STP1.

Section 106 requirements

7.7 New development will be expected to make best use of existing infrastructure where capacity exists to accommodate needs. Where improvements to existing infrastructure are required, new development will normally be expected to meet the costs of such infrastructure, along with providing any additional infrastructure requirements arising from the development. Policy INF 1 seeks to ensure that such provision is secured at the time planning permission is granted and that all necessary infrastructure is provided and phased as appropriate, to serve development when it is needed. The provision or improvement of infrastructure needed to support development will usually be secured through the use of planning conditions attached to a planning permission or by planning obligation where the use of planning conditions is not appropriate.

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

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

Housing Mix and Affordable Housing

7.9 The NPPF advises that to deliver a wide choice of high quality homes Local Planning Authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community. It goes on to state that Local Planning Authorities should identify the range of tenure and range of housing that is required and provide affordable housing in accordance with need. Policy HOU 5 states 'A range of good quality, energy-efficient homes, including affordable homes, will be provided to deliver a more balanced mix of tenures and housing types and sizes.' Policy HOU 6 Affordable housing provision (Strategic Policy) states '1. To deliver affordable homes for sale or rent to meet the identified needs of those not otherwise met by the market, 'major' development proposals of 10 or more units or 0.5 hectares or more (or proposals for five units or more in the Northumberland Coast Area of Outstanding Natural Beauty), will be expected to provide on-site affordable housing (or where robustly justified

make an equivalent financial contribution in lieu to support off-site provision which will help create mixed and balanced communities) as follows, in accordance with the housing viability value areas shown on the Policies Map:

a. within low value areas - 10% affordable (except developments of 10 or more, but less than 30 dwellings which are exempt from making an affordable housing contribution).'

7.10 In terms of housing mix, the Local Plan summarises (supporting text to Policies HOU5 and HOU6) from the latest Strategic Housing Market Assessment (SHMA Update 2018) that the majority of need in Northumberland is expected to be for 2-bedroom and 3-bedroom properties, together with some 1-bedroom homes, although there is a small need for larger dwellings of 4-or more bedrooms. In terms of dwelling types, need is split equally between houses for families upsizing and first-time buyers/movers, and bungalows or level-access accommodation for older people downsizing, together with flats. Analysis of aspirations and expectations in the SHMA however suggests a greater need for 1 and 2-bedroom bungalows and level-access flats/apartments, further emphasising the need to meet the needs of an ageing population.

7.11 Criterion 1e of Policy HOU11 requires planning applications to demonstrate in their supporting Design & Access Statement that the development proposals meet the space and accessibility needs of older and vulnerable people, as well as supporting the principles of 'active ageing'. The submitted Design & Access Statement does not address this matter in any form. Nor does it provide any indication that Part 2 of the policy would be satisfied, which requires that 20% of the market homes and 50% of affordable homes on the site are designed and built to meet or exceed the enhanced M4(2) accessibility and adaptability standards of the Building Regulations. The supporting Planning Statement states that "12 bungalows are included in the indicative mix to help provide for the elderly and those with special needs or requiring wheelchair access, promoting inclusive and sustainable communities", however these only represent 6.5% of the total number of dwellings with none proposed to be among the affordable housing element of the scheme.

7.12 Northumberland County Council's Corporate Plan and Housing Strategy both identify the delivery of affordable housing as a key strategic priority. In accordance with Policies HOU 5 and HOU 6, the proposed housing development should take account of the latest evidence-based needs in relation to the tenure and types of housing provided. The latest available information on local housing needs is informed by a combination of:

- the Strategic Housing Market Assessment (SHMA);
- relevant Local Housing Needs studies and assessments, including evidence papers prepared to inform the preparation of neighbourhood plans;
- other evidence of local housing needs submitted by the applicant, but subject to corroboration by the Council;
- Northumberland Homefinder statistics (the Council's choice-based lettings system);
- and
- intelligence from Registered Providers operating in the county.

The current market housing mix for the area is dominated by 3-bedroom houses (43.8%). However, the blend of aspirations and expectations indicates a change in demand, with 45.9% of people indicating a desire for 2-bed bungalows, 21.6%

seeking 1-bed flats and 18.4% for 2-or-more-bed flats, while there is a decreased demand of 11.2% for 3-bed houses and 10% for 4+-bed houses.

7.13 As shown above, for affordable housing, the majority of Northumberland's future need is for smaller 1 and 2-bedroom properties, although there is still a need for some 3 and 4- bedroom affordable family homes. The proposed housing mix would seem to broadly reflect these identified dwelling size needs, although it would be beneficial if some of the 2-bed bungalows were made available as affordable homes, rather than them all being for market sale.

7.14 Policies HOU5, HOU6 and HOU11 seek to ensure that the mix of new housing is provided in accordance with the latest identified needs for the area. As the site falls within a low value area, as shown on the Policies Map, the affordable housing ask in Policy HOU6 for this location is a minimum 10%. Since submission of the application, as mentioned, the applicant has offered 20% affordable housing for the site which would be 20% of the overall number of dwellings proposed at reserved matters stage.

7.15 This would equate to 38 affordable properties if the proposed total of 186 units came forward at reserved matters stage, so would be in accordance with this policy requirement. In order to satisfy the NPPF para.66 requirement, Policy HOU6 requires that the minimum 10% affordable housing proportion would need to be for affordable home ownership tenures, unless any of the NPPF's exceptions apply. The applicant's Planning Statement advises that the proposed tenure mix will be 100% home ownership in accordance with this policy requirement. As more than 10% affordable housing is proposed, then there would be scope to provide some affordable rented homes as well. Clarification has been sought from the applicants as to the proposed tenure of the additional 10% however this information has not been forthcoming. It is considered that the proposed tenure and mix of the properties would be finalised at reserved matters stage if the application was approved.

7.16 A S106 agreement can include a requirement for an Affordable Housing Scheme to be submitted to the Council for approval before development commences. This should set out the agreed tenure mix and plots for affordable homes (house types and sizes), any alternative tenure options, the timing of their delivery in the context of the overall housing development, arrangements for their ownership etc. Overall, as the application is seeking outline permission and proposes 'up to' 186 dwellings and as the exact number is uncertain, a legal agreement would need to be secured for affordable housing provision to be agreed at the Reserved Matters Stage. Whilst acknowledging the applicant's commitment to this and their intention to provide more properties than the minimum requirement, the application would not accord with Policy HOU 6 and INF 6 as no legal agreement has been secured.

Open space requirements

7.17 Under Appendix H of the Local Plan 'Major' residential development proposals reflecting the legal planning definition of such development i.e. those with 10 or more dwellings or a site of 0.5 hectares or more will be required to provide open space, either on-site or off site or make a contribution to improve existing provision. This sets out that three different types of open space should be provided as follows:

Amenity green space and natural and semi-natural green space

Parks and Gardens Provision for children and young people

7.18 The Appendix also includes when this is required on site or off site, standards that should be met and formulas for working out the exact provision required. Normally to work out the on site or off site requirements for a full application this is based on the number of people expected to live at the site and this is worked out from the house sizes ie how many bedrooms it has. In this case, as this is an outline application this is worked out differently. Para H.33 states 'When an application is received in 'outline', and the number and type of dwellings are unknown, the open space and provision for children and young people requirement will be estimated by applying a minimum density of 30 dwellings per hectare gross housing development and an assumed mix of 40% 2 beds, 40% 3 beds, 20% 4 beds. This will provide an initial guide to the likely requirements. The initial figure will be updated by a detailed calculation based on the number of dwellings, once a reserved matters application is submitted. A review mechanism will be included in the planning obligation to ensure that the appropriate modified calculation, based on the number and size of dwellings permitted, can be undertaken to achieve the appropriate contribution.'

7.19 Using the formulas set out the following provisions are therefore an estimate of what is required to guide the developer.

Amenity green space / natural semi natural green space

574.24×10 (Sq per person) = **5742.4 sq m** of amenity green space / natural semi natural green space is required- on-site. If only a proportion can be met on site, a further calculation would be needed for the residual and a contribution on that would be sought which is the remaining area multiplied by £23.75 which includes cost and maintenance costs. This does not include gardens.

Parks and gardens

574.24×3 (Sq per person)= 1722.72 sq m of parks and gardens -multiplied by £103 (cost and maintenance cost of 5 years) = **£177,440.16** is required for off site. To be secured via financial contribution through 106.

Play

574.24×3 (Sq per person) = **1722.72 sq m** of play – is to be provided on site. If only a proportion can be met on site, a further calculation would be needed for the residual and a contribution on that would be sought. This would be the remaining area multiplied by £100 (cost and maintenance cost of 5 years) to be secured via financial contribution through 106.

7.20 As this application is at the outline stage, as set out above, the open space provision is unable to be correctly calculated as the type and size of dwellings is unknown. In the absence of a completed planning obligation securing on-site and off-site open space contributions, the proposed development is contrary to Northumberland Local Plan Policy INF 6.

7.21 The applicant's Planning Statement states that the overall open space provision in the site equates to 0.75ha (excluding the 0.62ha off-site SuDS area). However, this appears to include the existing wooded pond area in the northern part of the site

which is designated as a non-statutory nature reserve under Policy ENV2 and as protected open space under Policy INF5 (together with the allotments to the north of the site), rather than involving any creation of additional open space as is sought by the policy.

Coastal Mitigation

7.22 Given its proximity to the coast, Policies ENV2 and INF6 with Appendix H4 would also require a S106 financial contribution towards the Coastal Mitigation Service. As this is a proposed residential development within 10km of the coast, consideration has been given to the impact of increased recreational disturbance to bird species that are interest features of the coastal SSSIs and European sites, and increased recreational pressure on dune grasslands which are similarly protected.

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

7.24 Contribution to the Coastal Mitigation Service (CMS) enables a conclusion of no adverse effect on site integrity to be reached when a planning application is subject to appropriate assessment, without the developer having to commission any survey or mitigation work. Similarly it enables a conclusion of no adverse effect on the interest features of coastal SSSIs. The contribution for major developments (10 or more units) is set at £615 per unit within 7km of the coast.

7.25 In this particular case the site lies within 7km distance from the relevant protected sites and as a result a contribution of £615 per dwelling is required, totalling **£114,390**. The County Ecologist has therefore confirmed this will ensure that adequate mitigation will be provided to address increased recreational disturbance and damage within the coastal designated sites and so will enable the Council to reach a conclusion that there will be no adverse effect on site integrity in respect of this issue when undertaking the Habitats Regulations Assessment for this development.

7.26 In the absence of a completed planning obligation securing a financial contribution to the Council's Coastal Mitigation Service or any other satisfactory alternative mitigation the proposed development will have an adverse effect on the integrity of the Northumbria Coast SPA and therefore approval of this application would be contrary to Regulation 63(5) of the Conservation of Habitats and Species Regulations 2017. Similarly it will have an adverse effect on the interest features of the Northumberland Shore SSSI and therefore approval of the application would be inconsistent with the Local Planning Authority's duties under S.28G of the Wildlife and Countryside Act 1981 as amended. The application therefore conflicts with policy ENV 2 and INF 6 of the Northumberland Local Plan and the National Planning Policy Framework.

Education

7.27 The Education officer has confirmed that the development would require a contribution of **£702,000** towards Ashington Academy (£504,000) and Sen provision (£198,000). In the absence of a completed planning obligation securing education contributions, the proposed development is contrary to Northumberland Local Plan Policy INF 6.

Healthcare

7.28 The NHS North East & Cumbria ICB has confirmed that the development would require a contribution of **£126,900** towards healthcare provision. In the absence of a completed planning obligation securing education contributions, the proposed development is contrary to Northumberland Local Plan Policy INF 6.

Design, Layout and Impact on Residential Amenity

7.29 NLP Policy HOU 9 aims for residential development management to provide functional space and facilities for refuse and recycling storage which is appropriate for the development. The location and design of facilities should provide opportunities to screen or reduce their visual prominence, not impact upon amenity, health or security; Policies QOP1 and QOP2 sets out the design criteria for new proposals and to ensure development will be required to provide a high standard of amenity for existing and future users of the development itself and not cause unacceptable harm to the amenity of those living in, working in or visiting the local area.

7.30 The application site is an existing agricultural field to the western side of the settlement boundary of Ashington. To the north of the site is a large area of allotments and to the south is the existing Shire Farm Grove residential development. The principle of the development within this area of agricultural land, outside the settlement boundary has already been addressed within this report and concluded that the principle is not supported by the Policies in the Local Plan. In terms of the positioning of the development in isolation from the in-principle objection, the proposals would be situated in line with the existing development to the south and allotments to the north and therefore would not extend development beyond this existing development line.

7.31 The application reserves matters including the scale, layout and appearance of the scheme and as such these matters would be dealt with at reserved matters stage. Nevertheless, an indicative master plan has been submitted with the application. Consideration would need to be given to the requirement for open space provision which is required on site and consideration of whether there can be sufficient curtilage to achieve adequate space and privacy standards. As such it may be that the number of dwellings would need to be reduced at reserved matters stage to incorporate the required provisions and landscaping. In addition there is scope to provide appropriately designed dwellings to avoid impacting upon the visual amenity and character of the area. There will be issues to consider in terms of the layout and orientation of the properties and boundary treatments to help limit impact to proposed and existing residents.

7.32 Policy QOP 4 also seeks landscaping design of high quality and aims to retain existing trees where unavoidable. In terms of landscaping it is considered that an appropriate scheme could be designed to include tree planting around the site. This

could be conditioned. There is a wooded pond area in the northern part of the site which is designated as a non-statutory nature reserve under Policy ENV2 and as protected open space under Policy INF5, which the plans show would be retained. However there are few other trees within the red line. An arboricultural impact assessment has been submitted and a tree protection plan illustrating root protection areas. Conditions could be attached to ensure all remaining trees in and to the edge of the site are protected throughout development. In accordance with the NPPF trees will also need to be planted along the streets. These details can also be shown on a landscape plan at reserved matters stage.

7.33 Overall, it is considered that in isolation from the in-principle objection, an acceptable quality of design and landscaping could be achieved which would be acceptable in terms of their impact on the character and appearance of the area. In addition a layout could be designed to ensure that there is no overbearing impact of properties and the impact on the residential amenity of future residents is acceptable in terms of loss of light, outlook and privacy. It is also considered the layout would not cause any impact to the existing residential amenity of occupants of existing nearby properties. In this respect the proposal accords with Local Plan Policies HOU9 QOP1, QOP2, QOP4, QOP6, ENV2 and the NPPF.

Highways

7.34 TRA 1 promotes sustainable connections and in summary promotes “a spatial distribution which creates accessible development, reduces the need to travel by car, and maximises the use of sustainable modes of transport; promote sustainable transport choices, including supporting, providing and connecting to networks for walking, cycling and public transport; and infrastructure that supports the use of low and ultra low emission vehicles; Address the needs of people with disabilities and reduced mobility in relation to all modes of transport”

7.35 Policy TRA 2 of the NLP states that developments will be expected “provide effective and safe access and egress to the existing transport network” and “include appropriate measures to avoid, mitigate and manage any significant impacts on highway capacity, congestion or highway safety”. Policy TRA 4 is also relevant within this assessment and states that “an appropriate amount of off-street vehicle parking to serve new development shall be made available in safe, accessible and convenient locations”.

7.36 Paragraph 115 of the NPPF states that “development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe”.

7.37 National Highways have been consulted on the application given the scale of development proposed and the potential to impact the Strategic Road Network. National Highways note that the application site is located within land that is not allocated for any form of development within the adopted Northumberland Local Plan. As a result, National Highways request clarification regarding how Northumberland County Council (the Council) intend to deal with the application and this conflict with the adopted Plan.

7.38 Having considered the Transport Assessment (TA) dated 6 October 2023, prepared by SYSTRA, it is noted that a Scoping Note was prepared by SYSTRA and

submitted to the Council at pre-application stage, with comments on the same identified as being provided by the Council's Highway Development Management Team. National Highways were not consulted on these pre application proposals. Accordingly, National Highways reserve the right to have assessment parameters revisited should they not conform with National Highways requirements regarding the identification of the development's impact(s) at the Strategic Road Network (SRN). Whilst the TA makes reference to the adopted Local Plan it fails to identify that the site is not allocated for development and, therefore, is in conflict with the Plan.

7.39 Further, whilst the TA identifies use of the "A1, A189 and A19 to commute to wider employment areas", the trip impacts at the SRN represented by the A1 and A19 are not identified. The distribution model, founded on Nomis journey to work information for the Northumberland 012 Middle Super Output Area (MSOA), is not provided in support of the use allocations, as well as those of neighbouring Local Planning Authorities; the trip impact associated with the proposed development are additional to these recognised demands.

7.40 National Highways requests that the distribution model be expanded to encompass the A1 and A19 (Moor Farm) connections and be provided, in Excel format, to permit verification and identification of the development's impact at the SRN. The model should be supported by a Route Catchment Plan, a plan that illustrates through colour coding which MSOAs have been assigned to the respective connections with the SRN. Preferably, the same colour coding should be applied within the Excel model to aid checking. These comments were sent to the agent and further information has been received. A second round of consultation is taking place with National Highways. Members will be verbally updated if a response is received before the committee meeting.

7.41 This application is for outline consent, with all matters reserved, and therefore this assessment considers the principle of the development at this location and whether safe and suitable access for the scale of development proposed can be achieved. Exact details of the internal elements of the development site and detailed designs of access and connectivity would be sought through a subsequent reserved Matters application should this outline application be granted permission. It is noted that the proposed development includes within the design, a space to accommodate a bus to turn into the site, should bus operators in the future choose to divert services into this area of the town. At this stage of the planning application, outline with all matters reserved, the detailed design or clarification of any necessary funding, by means of a S106 Agreement, have not yet been provided; clarification will be sought as part of any further Reserved Matters application, should this outline application be granted consent. As such whilst detailed technical details including a Transport Assessment, Travel Plan and Traffic Management Plan were provided for review as part of the submission, all matters have been reserved.

7.42 The application therefore has the potential to impact on highway safety, the highway network and parking, by virtue of its layout and vehicular movements to and from the development when built and through construction traffic. The Highway Authority have therefore been consulted and have undertaken a review of the information provided, including a transport assessment and assessed the proposal based on information submitted, as well as on-site observations, local and national policy requirements and other material considerations.

7.43 A Transport Assessment has been submitted with this application which sets out the transport issues relating to a proposed development site, including the existing conditions and details of the development proposals. Focus has been given to the walking and cycling conditions, and improvements to these facilities that can be achieved as part of the proposed development, ensuring that the site is seamlessly linked with the existing infrastructure and provides safe and suitable links to local amenities and facilities within Ashington. The implications of the traffic generated as a result of the proposed residential development on the existing highway and transport networks, along with the proposed site access, car parking and servicing arrangements and the accessibility of the site by sustainable modes of transport have been presented and assessed. Up to date road incident data obtained from TADU has been provided, which identifies that there have been 24 incidents over a 5-year period within the wider study area, but that no road traffic incidents have occurred within the immediate location of the proposed access to the site.

7.44 The data provided has been reviewed, and it is observed that incidents were either driver error or other reasons that do not relate to road layout or highway safety/capacity issues. Highways DM would therefore agree with the conclusions of the Transport Assessment that there is no pattern that could be exploited by the principle of this development, and therefore no major road layout changes or schemes are required to accommodate safe and suitable access to this site.

7.45 Highways DM have considered the operational capacity results of the site access and junctions beyond this section of highway and would agree with the data that the junctions are seen to operate with the minor increase in traffic from the site. Detailed modelling assessment and junction capacity analysis has been carried out, using baseline traffic surveys, and taking into account permitted developments; it is considered that no future improvements are required to junctions in order to facilitate the type and scale of development proposed as part of this outline planning application.

7.46 In accordance with the NPPF (2023), significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. Therefore, this site will need to embrace active travel and restrict and restrain the uptake of future car use/private vehicle growth given the potential for future impacts on both the local road network and the strategic road network. The site itself will need to demonstrate priority first to walking and cycling, giving future residents and occupants the opportunities to connect to local amenities and facilities. An important factor will be on the promotion of interconnectivity, and the use of safe and attractive links within the local area where users have a genuine choice of transport modes. Highways DM are satisfied that the proposed development is located in a sustainable location with pedestrian and cycle routes to local amenities i.e. schools shops and places of employment, either already in place or in close proximity. The submitted Transport Assessment has covered these elements, and the findings in terms of sustainable transport provision and connectivity are accepted.

7.47 Off-site highway works have been included within the scheme design to ensure that the site is seamlessly connected to existing infrastructure. The principles of LTN 1/20 Cycleway Infrastructure Design have been applied to the scheme and the access design presented as part of this development demonstrates the potential to connect the site to existing cycling infrastructure in the local area. It is recognised that there are no bus stops/services within the guided “reasonable walking distance”

of the development site, and efforts have been made to provide mitigation. Further clarification is required as part of any subsequent Reserved Matters applications, should this outline application be granted permission, with regards to the bus service provision and bus stop facility proposed within the site. It is considered that funding may be required for this provision to be delivered, and further clarification of this will be required. Notwithstanding the internal bus stop provision, Highways DM consider this site and location to have reasonable proximity to existing bus stops and services, connectivity to nearby facilities and amenities including retail, medical and educational provisions, and routes to the future Ashington/Northumberland Line train station.

7.48 Whilst this application is for outline consent with “all matters reserved” the principle of the access arrangements to the site have been reviewed and considered as part of this submission. The proposed development includes a new vehicular access/junction from the U6701, Wansbeck Road, which in this location is a subject to a 20mph speed limit, has existing street lighting and footpath on the opposite side of the road to the site. The applicant has demonstrated visibility splays of 2.4m x 25m at the proposed access/junction location, which are in accordance with Manual for Streets guidance for a 20mph road. The applicant has shown that hedge lines will be trimmed back or removed entirely to ensure that visibility splays are not obstructed. A primary vehicular access/junction with 10m radii and 7m entry width, together with 2m wide footpaths to the access radii, have been provided, which demonstrates a suitable connection to existing infrastructure via pedestrian dropped kerb crossings. The radii and entry width have been provided to accommodate a bus to turn in the site, should operators choose to divert services into this area of the town. It is advised that further details of this service are provided as part of the subsequent Reserved Matters applications, should this outline application be permitted, and should a bus service to this area not be viable in perpetuity then this space can be landscaped to provide an open and green space upon entry to the residential estate.

7.49 The applicant has detailed an internal 3m shared route which runs through and connects to the existing infrastructure on the U6701, Wansbeck Road; however, no widening of the section of footpath that currently exists on this road, between West House and the proposed new pedestrian/cycle access to the site, has been provided. Improvement works to the U6701 Wansbeck Road/ U6702 Green Lane junction and the U6702 Green Lane/ U6705 Park Road roundabout have been identified and are acceptable.

7.50 The Outline Construction Traffic Management Plan has been reviewed, and the content is considered acceptable in principle in terms of managing construction traffic and the impacts on the local road network. It has been identified that the site is located in proximity to local primary and secondary schools and adjacent to existing residential areas, therefore careful consideration and management of construction traffic will be required, including the restrictions on HGV movements and delivery times during termtime. Further details are required, including the submission of site set up plans, which can be secured by condition.

7.51 Whilst this application is for outline consent with “all matters reserved” the principle of the access arrangements to the site have been reviewed and considered as part of this submission. The comments from the Fire and Rescue Service have been acknowledged and it is considered these would be addressed as part of any reserved matters application. In terms of local highway requirements, the applicant

has demonstrated that the proposed access can operate safely, is designed to the appropriate standards and provides adequate geometric layout to accommodate the type of vehicles entering and leaving the site and the anticipated traffic flows from the development. All work will be subject to a technical approval process which incorporates the requirement for Road Safety Audits to be undertaken, which may require revisions to the improvements to the highway infrastructure within the vicinity of the site.

7.52 At the time of writing, further information has been submitted to National Highways following a further submission by the applicant and confirmation of the Council's position with regard to the spatial strategy. Members will be verbally updated at Planning Committee.

Flood Risk/Drainage

7.53 Policy WAT 3 relates to flooding and states that surface water should be managed at source wherever possible, so that there is no net increase in surface water run-off for the lifetime of the development. Where greenfield sites are to be developed, the surface water run-off rates should not exceed, and where possible should reduce, the existing run-off rates. Policy WAT 4 further promotes Sustainable Drainage Systems that should 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.

7.54 With regard to Policy WAT3, the wooded part of the site is within Flood Risk Zone 2, otherwise the majority of the site is within flood zone 1. The Lead Local Flood Authority (LLFA) who assess the proposal in terms of impact of surface water run off and potential impact of flooding from the site, have no objection to the proposal subject to conditions. In light of these comments, the proposal is considered to be in accordance with NLP Policies WAT 3 and WAT 4 which deal with Flooding and Sustainable Drainage Systems. Final drainage details would be submitted under a reserved matters application.

Ecology

7.55 The County Ecologist, who assesses the proposal in terms of impact upon biodiversity, protected species and protected sites has considered the submitted Ecological Appraisal and has no objection to the proposal subject to conditions which will help to maintain and enhance biodiversity. Subject to these the proposal would accord with the NPPF and Local Plan Policy ENV2 which seeks to protect and enhance biodiversity and geodiversity

Heritage Impacts

7.56 Policy ENV 7 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.' Further 'Decisions affecting a heritage asset will be based on a sound understanding of the significance of that asset and the impact of any proposal upon that significance.'

7.57 Ashington Farmhouse is a Grade II listed building with special architectural and historic interest. It is located to the south of the existing residential properties at Shire Farm Grove. The farmhouse dates to the 18th century and incorporates earlier

fabric which contributes to its historic and archaeological interest. It is constructed from roughly squared stone with cut dressings under a Welsh slate roof with rebuilt brick stacks. It has the traditional form of a Georgian farmhouse comprising 3 bays, although slightly irregular. Its front door is right-of-centre set within an irregular-block surround, with carved coat of arms in panel above. Windows are six-pane sashes with margined lights. The quality of its joinery, architectural features, decorative stonework contribute to the building's architectural interest. The Gardens walls and attached privy to west and south of Ashington Farmhouse are also Grade II listed. To its north-east is a range of converted farm buildings (curtilage listed) arranged around a central yard. Further west, and at the edge of the farm steading are a pair of semi-detached workers cottages, built in stone with projecting quoins and dressings first shown on the 2nd edition OS map (1896).

7.58 Built Heritage and Design has reviewed the application's supporting documents which includes an indicative site masterplan, a Design and Access Statement and Heritage Statement. The setting of the Grade II listed farmhouse and steading has significantly altered since its original construction. The 1st edition OS map shows how Ashington Farm was once an isolated group of buildings surrounded by fields, before the expansion of Ashington as a colliery town in the late 19th century.

7.59 To the north of the former farmstead is a row of new houses (Shire Farm Grove). This late 20th century development has separated the listed farmhouse and curtilage listed farm buildings from their agricultural setting to the north. The application site is a field to the north of this development. BH&D are cognisant of HE's guidance for assessing setting impact where the significance of a heritage asset has been compromised in the past by unsympathetic development. The LPA should consider whether additional change will further detract from, or can enhance, the significance of the asset (page 4).

7.60 The contribution of a heritage asset's setting to its significance is often expressed with reference to views. However, many other factors can contribute to setting including, as is pertinent to this application, historic and current land use. The further loss of agricultural land around the farmstead would have an impact on its significance. Whereas once the farmstead was isolated in the countryside, it is being increasingly surrounded by residential development. The proposed development (186 dwellings) would further erode the pastoral landscape. Open fields remain to the west and south of the farmhouse. Travelling east along Wansbeck Road the farmstead is encountered as an edge of settlement steading with fields and paddocks bounded by stone walls and hedgerows in the foreground. Modern housing is in the background, but the rural setting of the buildings can still be appreciated. This contributes to our understanding of the agricultural history of the site and its relationship to the land.

7.61 The proposed development would have an impact on this dynamic view, by increasing the sprawl of modern housing in the background. Taking into account the above, it is considered that the proposed development would have an impact on the setting of the Grade II listed farmhouse and attached farm buildings. This impact would be harmful, though at the minor end of the scale of 'less than substantial' harm because of the existing residential development to the north of the listed farmhouse and attached farm buildings and, positively, because the fields to the west of the former farmstead would remain undeveloped. It is therefore considered that the harm should be weighed against the public benefits of the proposals. As the proposal is contrary to the spatial strategy of the Local Plan, it is considered that there are no

public benefits sufficient to outweigh the harm to the Grade II listed building and its setting. The proposal would therefore be contrary to the requirement of Local Plan Policy ENV 7 and the requirements of the NPPF.

Archaeology

7.62 NLP Policy ENV 7 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. Part 2 of the policy states that decisions affecting a heritage asset will be based on a sound understanding of the significance of that asset and the impact of any proposal upon that significance. Part 3 of the policy 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. The policy then addresses the requirements to assess the impact or demonstrate any necessary overriding benefits once the level of harm has been established.

7.63 The County Archaeologist has been consulted and has confirmed that the proposed development site lies within an area considered to retain potential for significant unrecorded archaeological remains spanning the prehistoric to modern periods. No known archaeological remains are recorded within the site by the Northumberland Historic Environment Record (HER).

7.64 The closest recorded archaeological sites or remains to the site relate to areas of ridge and furrow earthworks (preserving evidence of medieval and post-medieval cultivation), the approximate location of the Ashington and Hirst deserted medieval villages and Ashington Farmhouse and outbuildings (south of the site). Some small areas of broad ridge and furrow earthworks survive close to the application site and are visible on LiDAR data included in the Archaeological Desk-based Assessment (DBA). No ridge and furrow earthworks were observed within the site itself. It is likely that the application site has been in agricultural use since at least the medieval period.

7.65 The Archaeological DBA submitted with the application considered the archaeological potential of the site within a 1km study area, though referenced sites and records beyond the 1km search zone where appropriate. The DBA notes that whilst there are currently no recorded remains of prehistoric or Roman-period activity within the 1km study area, remains spanning the Neolithic to Roman periods are recorded in the wider landscape. The DBA (5.1) considers that there is potential for unrecorded archaeological remains of the period to be present within the site.

7.66 The DBA recommended that a programme of archaeological geophysical survey is undertaken across the site, the results of which may need to be supplemented via a trial trenching exercise (7.2). A Geophysical Survey was undertaken and has been submitted with the application. The geophysical survey report includes greyscale and interpretive plots. The survey report covers an area greater than the present application site and includes an additional field west of the present red line planning application boundary. 'Area 1' of the geophysical survey report corresponds to the present application area. The survey identified a number of geophysical anomalies. Some of identified anomalies were provisionally interpreted as potentially being of geological origin. Others were interpreted as representing

evidence of historic (ridge and furrow) ploughing, dumped material and modern disturbance.

7.67 Following an initial objection by the Council's Archaeological Officer, the proposed development site has been subject to a phased programme of archaeological assessment comprising desk-assessment, geophysical survey and evaluation trenching. The trial trenching exercise comprised the excavation of 19 linear trenches targeting anomalies of potential archaeological origin identified by the geophysical survey. Excepting evidence of historic cultivation, potential archaeological features were identified in three trenches (T6, T14 and T18). The features identified in T6 were interpreted as being of modern origin. A single flint fragment recorded in T18 was interpreted as being of prehistoric date but was interpreted as residual. Paleoenvironmental material recovered from T14 has some parallels with material sometimes recovered in recorded in Bronze Age contexts, though the evaluation report notes that the material is not found exclusively in Bronze Age deposits. Post-medieval brick fragments were recovered in from the same feature.

7.68 As such the Archaeology Officer concluded that no significant archaeological remains were identified via the evaluation exercise. Those archaeological remains that were identified were either demonstrably of modern / post-medieval date (such as the remains of ridge and furrow cultivation) or do not merit further investigation. As such the risk of significant unrecorded archaeological remains being damaged or destroyed by the proposed development is low. There are no objections to the proposed development on archaeological grounds and no archaeological work is recommended. The proposal would therefore comply with the requirements of ENV 7 in this regard and the requirements of the NPPF.

Contamination and Public Protection

7.69 Policy POL 1 of the NLP details 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".

7.70 Paragraph 189 of the NPPF states "Planning policies and decisions should ensure that: a) a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation). Consultation has been carried out with the Councils Environmental Protection Team who have provided comments on the submitted information.

Noise / Vibration

7.71 A noise impact assessment (NIA) from Wardell Armstrong has been submitted however it is considered rather premature given that this is an outline planning application and there is no definitive layout of the proposed dwellings. The NIA does little to inform the development other than to indicate there should be an unspecified stand-off distance to mitigate against noise impacts upon the proposed dwellings. If the intention of this report is as a ProPG Stage 1 – Initial Noise Risk Assessment, then that is accepted. However it will be expected that an acoustic design scheme

will be submitted at the reserved matters stage to refine the noise impact assessment and inform the developer of any acoustic design considerations.

Ground Gas Protection

7.72 Conditions have been recommended to the LPA with regards to the gas protection for the dwellings and how this will be validated and verified.

Land Contamination Risk Assessment

7.73 The applicant has submitted a Phase 1 desk top study which concludes that: "The initial preliminary risk assessment based on a proposed residential end use determines the risk to future site users and the environment from potential contamination located at the site to be Low." But recommends: "... suitable number of exploratory holes across the site with appropriate chemical and geotechnical analysis and the installation of gas and groundwater monitoring points. This will provide confirmation of the Preliminary Risk Assessment and allow the project to proceed on a more assured basis with regards to any risks to the proposed development and future site users arising from the materials present on and beneath the site." This is generally acceptable and conditions have been recommended to the LPA to secure these further investigations and for the applicant to address unexpected contamination should it be discovered during development. The proposals are therefore considered to comply with the POL1 of the Local Plan and the requirement of the NPPF.

Sustainability Measures

7.74 Policy QOP 5 of the Northumberland Local Plan relates to sustainable design and construction and seeks to minimise resource use, mitigate climate change, and ensure proposals are adaptable to a changing climate. This policy indicates that proposals will be supported, where feasible, where it incorporates sustainability measures, such as renewable and low carbon energy systems. Details of sustainability measures for the development can be sought and conditioned under any future reserved matters application, in accordance with Policy QOP 5 of the Northumberland Local Plan and the principles of the NPPF.

Connectivity

7.75 Policy ICT 2 of the Northumberland Local Plan requires provision of full fibre broadband connections in new developments. Where this cannot be provided, alternative solutions may be appropriate, where justified. The Policy goes on to state that where no broadband provision is included, developers will be required to demonstrate, including through consultation with broadband providers, that connections are not deliverable, and/or viable.

7.76 The current application does not state whether full-fibre broadband connections are proposed, however it is recommended that further details of the proposed broadband connectivity for the development can be sought and conditioned under any future reserved matters application, in accordance with Policy ICT 2 of the Northumberland Local Plan and Paragraph 114 of the NPPF.

Equality Duty

7.77 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

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

Human Rights Act Implications

7.79 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.

7.80 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.

7.81 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 principle of development in policy terms is not supported by the policies in the development plan and material considerations. The site is within open countryside outside the established settlement boundary of Ashington, where large-scale residential development is contrary to the spatial strategy provisions of Policy STP1. There is also no need to permit additional housing development in this area over-and-above existing commitments in order to meet minimum housing requirements in terms of Policy HOU2. The proposed development is premature to any future review of the recently adopted Local Plan and any proper consideration of

any needs to accommodate housing growth associated with the Northumberland Line.

8.2 As the proposal is contrary to the spatial strategy of the Local Plan, it is considered that there are no public benefits sufficient enough to outweigh the harm to the Grade II listed building and its setting. The proposal would therefore be contrary to the requirement of Local Plan Policy ENV 7 and the requirements of the NPPF.

8.3 Due to the scale of development proposed, the potential to impact the Strategic Road Network and the location of the site within land that is not allocated for any form of development within the adopted Northumberland Local Plan National Highways have placed a holding objection on the application until further clarification is sought and the further information requested is submitted and reviewed.

8.4 In the absence of a completed planning obligation securing affordable housing, on-site and off-site open space contributions, coastal mitigation, education and healthcare contributions, the proposed development is contrary to Northumberland Local Plan Policy INF 6.

9. Recommendation

That this application be REFUSED permission subject to the following:

Conditions/Reason

1. The proposals represent an unacceptable and unjustified form of development within designated open countryside land. The principle of residential development is therefore unacceptable, conflicting with the provisions of policies STP 1 of the Northumberland Local Plan and the National Planning Policy Framework.
2. The proposal would result in less than substantial harm to the setting of the Grade II listed building and there are no public benefits sufficient to outweigh the harm. The proposal would therefore be contrary to the requirement of Local Plan Policy ENV 7 and the requirements of the NPPF.
3. Insufficient information has been submitted to justify the proposed development which has the potential to impact the strategic road network and is contrary to the Northumberland Local Plan. The proposal therefore fails to comply with Policy TRA 1 of the NLP and the NPPF in this regard.
4. In the absence of a completed planning obligation securing 20% affordable housing, the proposed development is contrary to Northumberland Local Plan Policy HOU 6 and INF 6.
5. In the absence of a completed planning obligation securing on-site and off-site open space contributions, the proposed development is contrary to Northumberland Local Plan Policy INF 6.
6. In the absence of a completed planning obligation securing a financial contribution to the Council's Coastal Mitigation Service or any other

satisfactory alternative mitigation the proposed development will have an adverse effect on the integrity of the Northumbria Coast SPA and therefore approval of this application would be contrary to Regulation 63(5) of the Conservation of Habitats and Species Regulations 2017. Similarly it will have an adverse effect on the interest features of the Northumberland Shore SSSI and therefore approval of the application would be inconsistent with the Local Planning Authority's duties under S.28G of the Wildlife and Countryside Act 1981 as amended. The application therefore conflicts with policy ENV 2 and INF 6 of the Northumberland Local Plan and the National Planning Policy Framework.

7. In the absence of a completed planning obligation securing a financial contribution towards the provision of primary healthcare, the proposal would be unable to mitigate against the impact of the proposal on Health Care infrastructure, contrary to Northumberland Local Plan Policy INF 6.
8. In the absence of a completed planning obligation securing a financial contribution towards the provision of education, the proposal would be unable to mitigate against the impact of the proposal on local schools, contrary to Northumberland Local Plan Policy INF 6.
9. In the absence of a completed planning obligation securing a financial contribution towards the provision of primary healthcare, the proposal would be unable to mitigate against the impact of the proposal on Health Care infrastructure, contrary to Northumberland Local Plan Policy INF 6.

Date of Report: 20.02.2024

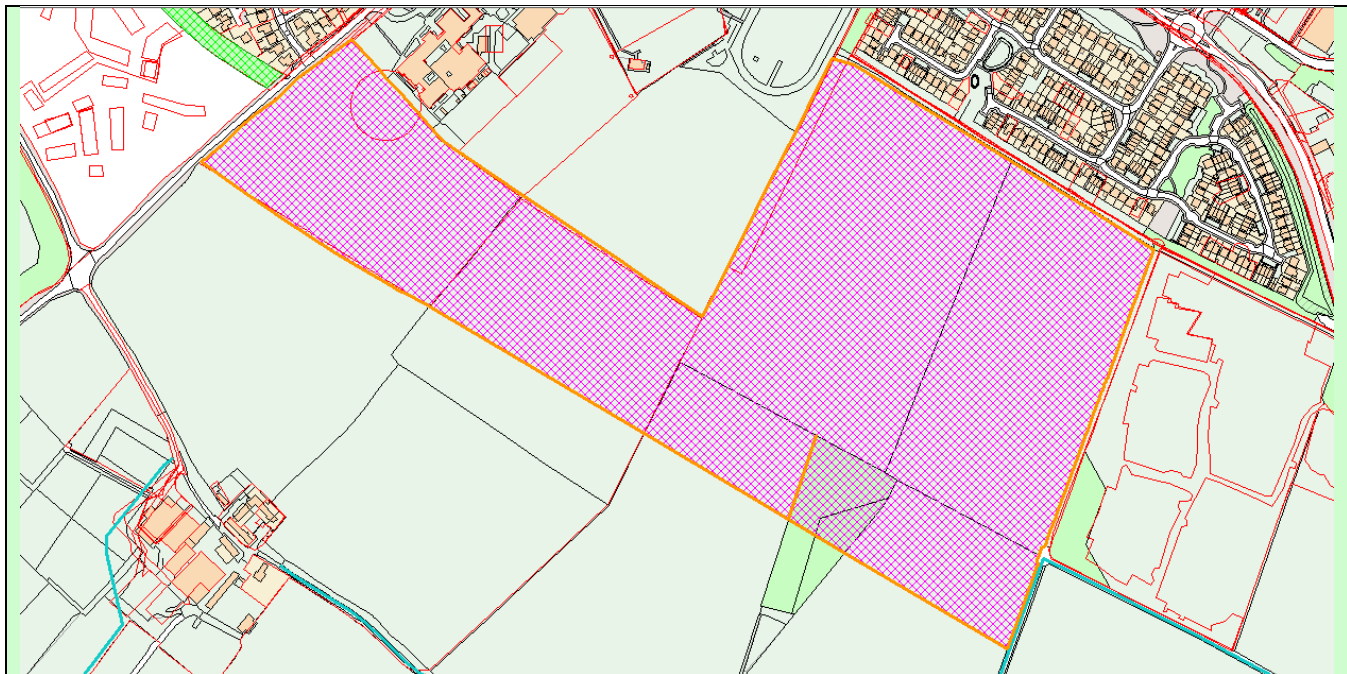


Northumberland County Council

Strategic Planning Committee, 5th March 2024

Application No:	23/02116/REM		
Proposal:	Reserved matters application for appearance, landscaping, layout, and scale for 480 dwellings pursuant to planning permission 16/04305/OUT		
Site Address	Land South And South East Of James Calvert Spence College, Acklington Road, Amble, Northumberland		
Applicant:	Mr Craig McClen Unit 18 Berrymoor Court, Northumberland Business Park, Cramlington	Agent:	Mr Jack Osgerby 3rd Floor Gainsborough House, 34-40 Grey Street, Newcastle upon Tyne
Ward	Amble West with Warkworth	Parish	Amble By The Sea
Valid Date:	9 June 2023	Expiry Date:	9 February 2024
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 APPROVED subject to an updated response from the LLFA and Highways Development Management (HDM) for further conditions in addition to those listed below and a legal agreement for the contribution of £295,200 towards the Coastal Mitigation Strategy (CMS).



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1. Introduction

1.1 Given the scale of this application it is appropriate for determination by the Strategic Planning Committee (SPC).

2. Site Description and Proposals

2.1 This reserved matters application sets out the proposed details of appearance, landscaping, layout, and scale for a large-scale development of 480 dwellings on a site south and southeast of James Calvert Spence College in Amble that already benefits from outline permission reference 16/04305/OUT.

2.2 The grant of permission was for no more than 500 dwellings included a requirement for 15% affordable housing on-site (67% affordable rent and 33% intermediate affordable home ownership (shared ownership and discounted market value)). Additionally, a S106 was secured for financial contributions towards off-site education, healthcare, sport and play, footpath/cycleway infrastructure connectivity and ecological coastal mitigation.

2.3 The submitted Schedule of Accommodation sets out that the proposed housing mix comprises:

- 8 x 1-bed,
- 70 x 2-bed,
- 186 x 3-bed,
- 167 x 4-bed and
- 49 x 5-bed dwellings

2.4 These are in a mix of semi-detached/terraced and detached properties, of which 408 units would be market housing with 72 affordable homes (15%). The affordable housing mix would comprise:

- 8 x 1-bed apartments,
- 39 x 2-bed (including 4 bungalows and 4 apartments),
- 21 x 3-bed and
- 4 x 4-bed dwellings.

2.5 The overall density of residential development in relation to the 15.91ha net developable area would equate to an average 30.1 dwellings/ha (or 18.9 dwellings/ha for the gross site area).

2.6 The proposed parking strategy would provide 209 garage spaces and 956 allocated external car parking spaces, plus an additional 56 spaces for 3-bed properties and 120 visitor parking spaces, together with individual and communal cycle storage.

2.7 A parkland area with children's play area and SuDS basins is proposed within the south-eastern part of the site.

2.8 The approx. 25.3ha application site is located on 'greenfield' agricultural land to the south-western edge of the town of Amble, immediately to the south and south-east of the James Calvert Spence College and its playing fields. The B6345 Acklington Road runs to the western edge of the site, with residential development at Etal Drive and Norham Drive (accessed off the A1068) to the north-east of the site. Otherwise, the site bounded by open agricultural land to the south and east.

3. Planning History

Reference Number: 16/04305/OUT

Description: Application for outline planning permission with some matters reserved for construction of residential development of up to 500 dwellings (including affordable homes), public open space, access to an existing highway and associated works

Status: PER

Reference Number: 23/03698/DISCON

Description: Discharge of conditions 4 (Phasing),8 (Open Space Management),11 (Construction Method Statement),16 (Estate Street Phasing),17 (Street Maintenance) ,26 (Ground Gas),38 (Green Space Management) and 42 (Surface Water) on approved application 16/04305/OUT

Status: PCO

Reference Number: 23/04202/DISCON

Description: Discharge of conditions 15 (highways materials), 18 (highways details), 21 (highways drainage), 24 (foul drainage), 39 (surface water), 40 (SUDS) and 41 (overland surface water) pursuant to planning permission 16/04305/OUT

Status: PCO

4. Consultee Responses

Amble Town Council	No response received.
Strategic Estates	No response received.
Climate Change Team	No response received.
Active Northumberland	No response received.
County Archaeologist	There are therefore no objections to the present application on archaeological grounds. No archaeological work is recommended.
Northumbrian Water Ltd	No response received.
Countryside/ Rights of Way	I have no objection to the proposed development on the condition that Public Bridleway No. 14 is protected throughout. It is noted from the application that some new opportunities for pedestrian/cycle connections have been outlined. We would wish to see more detail of this in any full application, details of routes, surfacing, and connections beyond the planning application boundary, particularly where other landowner consents are required, and an indication of whether these are to be adopted as part of the Highways adoption or created as public rights of way. In addition, 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	Initially objected to the proposal on the grounds that the proposal required a significant financial contribution towards CMS.

	<p>Additionally, condition ten of the outline permission requires boundary fencing to consider mammals through hedgehog highways and other means.</p> <p>The applicant has agreed to pay the CMS requirement and an amended plan has been submitted showing compliance with condition ten.</p>
Open Spaces - North Area	No response received.
Affordable Housing	No response received.
Public Protection	<p>The Environmental Protection Team have no objection to this application and would recommend that conditions previously agreed for the outline application, specifically conditions 25 (contamination), 26 (gas protection), 27 (verification of gas protection measures) and 28 (noise from construction activities) on approved application 16/04305/OUT are carried forward on any decision notice.</p> <p><i>Note – these conditions are still applicable on the outline permission.</i></p>
Waste Management - North	No response received.
Education - Schools	Subject to there being no deviation from the S106 agreement regarding Education contribution, Education and Skills Group has no comment or objection in relation to this application.
Environment Agency	No response received.
Natural England	No objection subject to compliance with the North Northumberland Coastal HRA.
The Coal Authority	Considering the absence of any coal mining features recorded to be present within the site that could influence the spatial layout of development, we wish to raise no objection to this reserved matters submission.
Fire & Rescue Service	No objection with involvement at the Building Regulation stage.
Architectural Liaison Officer - Police	Northumbria Police support the principle of development on this site and have no objection to the Development. However, there are some minor concerns with respect to the pedestrian access points and the potential for traffic congestion during peak times given the single entry / egress point.
Northumbria Ambulance Service	No response received.
Public Health	No response received.
NHS NORTH EAST & CUMBRIA ICB	We would request that a single payment of £363,900 is required from the developer as a Section 106 contribution to allow a smooth implementation of the required surgery capacity expansion, and this should be on completion of the first dwelling to ensure the new health capacity is in place as the dwellings are occupied.

	<i>Note – this contribution type was already secured at the outline stage, and we cannot review through a REM application.</i>
Sport England	Initially concerns raised over the potential for this site to impact on the new school facility. An assessment was undertaken under the application for the school on the existing housing to the north. This returned no concerns and the houses for this application are further away and it is concluded that no impact will be had on the school playing pitches from this application.
Active Travel England	No objection subject to the provision and maintenance of footpaths and active travel measures including cycle parking. <i>Note – these have been secured at the outline stage.</i>
Highways	Questions remain over the management of streets. An updated response is expected prior to the committee date resolving this issue.
Lead Local Flood Authority (LLFA)	Currently the LLFA object to the proposal on grounds of a lack of detail for the pumped SuDS proposal. However, this is expected to be resolved prior to the committee meeting.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	954
Number of Objections	16
Number of Support	0
Number of General Comments	2

Notices

General site notice, 14th July 2023

Northumberland Gazette 29th June 2023

Summary of Responses:

There have been 16 submissions of objection with two general comments. Concerns can be summarised as per below:

- Amble has enough housing and the infrastructure such as education and health need to catch up
- Concerns over congestion and highways safety along the B6345 / Acklington Road
- Potential safety with the adjacent school on highways grounds
- The proposal should include a new link road to ease congestion
- Adverse impact on wildlife including ground nesting birds
- The proposal lacks sustainable features such as solar panels and rainwater harvesting
- Housing mix is not acceptable and does not meet the current demand

- Lack of public consultation from the developer
- Concerns over sustainable travel

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=RVXILGQSI9200>

6. Planning Policy

6.1 Development Plan Policy

HOU 6 - Affordable housing provision (Strategic Policy)
 HOU 9 - Residential development management
 HOU 11 - Homes for older and vulnerable people (Strategic Policy)
 QOP 1 - Design principles (Strategic Policy)
 QOP 2 - Good design and amenity
 QOP 3 - Public realm design principles
 QOP 4 - Landscaping and trees
 QOP 5 - Sustainable design and construction
 QOP 6 - Delivering well-designed places
 TRA 1 - Promoting sustainable connections (Strategic Policy)
 TRA 2 - The effects of development on the transport network
 TRA 4 - Parking provision in new development
 ICT 2 - New developments
 ENV 2 - Biodiversity and geodiversity
 ENV 3 - Landscape
 WAT 3 - Flooding
 WAT 4 - Sustainable Drainage Systems
 INF 1 - Delivering development related infrastructure (Strategic Policy)
 INF 5 - Open space and facilities for sport and recreation
 INF 6 - Planning obligations

6.2 National Planning Policy

NDG - National Design Guide (2019)
 NMDC - National Model Design Code (2021)
 NPPF - National Planning Policy Framework (2023)
 NPPG - National 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 must be determined in accordance with the development plan, unless material considerations indicate otherwise.

7.2 The key considerations in the determination of this application are:

- Principle of Development
- Design
- Housing Type and Mix
- Affordable Housing
- Ecology and Coastal Mitigation Scheme Habitats Regulation Appraisal (HRA)
- Surface Water Drainage and Flood Risk

Principle of Development

7.3 The principle of development has been firmly established through the grant of the outline planning consent, which remains extant. The site lies within the settlement boundary of Amble wherein policy STP 1 seeks to direct major forms of development, including large scale housing.

7.4 The principle of the development has been established and is consistent with the provisions of the spatial strategy set out in Local Plan policy STP 1.

Design

7.5 In June 2021 new provisions were added to the NPPF in relation to design. Paragraph 134 of the NPPF advises that the guidance contained the National Design Guide, and the National Model Design Code should be used to guide decisions on applications in the absence of locally produced design guides or design codes. Northumberland does not yet have any NPPF-compliant Local Design Guides. Until such time as it does, we must use the National Design Guide and National Model Design Code to guide decisions on applications. In accordance with the new provisions in the NPPF, development that is not well designed should be refused, especially where it fails to reflect government guidance on design. Conversely, significant weight should be given to development which reflects government guidance on design; and/or outstanding or innovative designs which promote elevated levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings

7.6 The National Planning Policy Framework (NPPF) is a material planning consideration in the assessment of the application. Section 12 of the NPPF is about achieving well-designed places. Paragraph 126 states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

7.7 Local Plan policy QOP 1 sets out the design principles of the Local Plan. Proposals are expected to make a positive contribution to local character and distinctiveness and contribute to a positive relationship between built and natural features, including landform and topography. Further, proposals should create or contribute to a strong sense of place. The principles of QOP 1 are further enhanced by Policy QOP 3 – Public realm design principles which sets out a several criteria where applicants are expected to improve the public realm. This can be achieved by having a clear definition of private / public spaces, having a clear hierarchy of routes of spaces, which are faced by active frontages and maximise natural surveillance. Proposals should also maximise urban greening through street trees and other vegetation.

7.8 Policy QOP 2 requires good design and amenity. In this regard, development will be required to provide a high standard of amenity for existing and future users.

7.9 The NLP's various policies relating to sustainable place-making, design and layout should be taken into consideration in assessing the details of the proposed scheme, along with the National Design Guide. With regard to Policy QOP 2 and residential amenity, etc., consideration should additionally be given to how the proposed housing site layout relates to the proposed redevelopment of the adjacent school site, which would involve the demolition of the existing school buildings currently in the south-western corner of the school site adjacent to this residential application site and their re-siting further to the north-east along Acklington Road, such that the whole of the

northern and western boundaries of this proposed residential development would become playing fields (although the school car park near the road frontage is to remain).

7.10 Policy QOP 1 sets out that proposals should have consideration of the Northumberland Design Guide. However, in lieu of this document being approved we must turn to the National Design Guide. Paragraph 21 sets out:

7.11 A well-designed place is unlikely to be achieved by focusing only on the appearance, materials and detailing of buildings. It comes about through making the right choices at all levels, including:

- the layout (or masterplan);
- the form and scale of buildings;
- their appearance;
- landscape;
- materials; and
- their detailing.

Layout

A layout shows how routes and blocks of development are arranged and relate to one another to create streets, open spaces, and buildings. It defines:

- *the structure or settlement pattern;*
- *the grain - the pattern of development blocks and plots; and*
- *the broad distribution of different uses, and their densities or building heights.*
(NDG, paragraph 23)

7.12 The layout has been borne out of the outline approval which set it as an approved document. The application is consistent with the terms of the outline in this respect. However, the linear nature of the site and a single large open space lends itself to a degree of density that is slightly mis-leading. Although the density figures are acceptable, they are skewed by the layout offering a single large area of open space to the southern end of the site opening onto agricultural fields. Ideally, the layout would have revolved around a large, but interconnected, series of open spaces for use by the public with wide boulevards leading into smaller streets. However, as detailed above the layout was approved at the outline stage.

7.13 The proposal provides for a good degree of accessibility. There are paths throughout the site allowing for a healthy lifestyle and paths that access further afield in Amble. This will reduce reliance on private vehicles. Furthermore, the original S106A sets out the need for a footpath from the site to the adjacent school as well another path through the adjacent housing development along the southern boundary of the school site connecting to the town centre.

7.14 Given the layout has been accepted the grain and distribution of uses are also acceptable. The housing mix provides a range of heights and an opportunity for a mix of materials to provide a multi grain approach. Officers are satisfied with the layout and areas of density.

7.15 Policy QOP 2 of the Northumberland Local Plan states that development will be required to provide a high standard of amenity for existing and future users of the development itself and not cause unacceptable harm to the amenity of those living in, working in, or visiting the local area, and sets out several criteria which development

will be assessed against. The NPPF also seeks to ensure that developments will create places with a high standard of amenity for existing and future users.

7.16 Policies HOU 9 and QOP 2 of the NLP seeks to ensure that development does not have a significant adverse impact on the amenity of adjoining properties in terms of structural proximity and unacceptable loss of daylight/sunlight, privacy, and visual outlook, and is not obtrusive.

7.17 Considering the National Design Guide, in lieu of the Northumberland Design Guide, proposals should be considered under the following:

- Form
- Scale
- Appearance
- Landscaping
- Materials

Form

Form is the three-dimensional shape and modelling of buildings and the spaces they define. Buildings and spaces can take many forms, depending upon their:

- *size and shape in plan;*
- *height;*
- *bulk - their volume;*
- *massing - how bulk is shaped into a form;*
- *building lines - the alignment of building frontages along a street; and*
- *relationship to the plot boundary - and whether they share party walls or not. (NDG, para 24)*

7.18 The plans demonstrate a mix of unit types that avoid a mono-bulk of units and allow for wide streets avoiding a feeling of claustrophobia. Users will not feel dwarfed by the design. Building lines offer a consistent feel throughout the development with buildings set back allowing for a soft frontage and a wider street feel. This has the negative impact of parking to the front of houses but given the layout has already been approved this is an acceptable approach in this instance. Plot sizes are reasonably generous and allow for useable garden spaces without feeling excessive.

Scale

Scale is the height, width and length of each building proposed within a development in relation to its surroundings. This relates both to the overall size and massing of individual buildings and spaces in relation to their surroundings, and to the scale of their parts. It affects how a space can be used and how it is experienced. The relationships between the different dimensions of a building or component are known as its proportions (NDG, para 26)

7.19 The applicant has spaced out the building mix in such a way as to complement one another. There are no larger properties scaling smaller ones and the general mix of acceptable. The southern end of the site opens onto a large open space. This was established at the outline. This space is surrounded on two sites by housing but without feeling like they provide a barrier to access.

Appearance

Appearance is the aspects of a building or space within the development which determine the visual impression the building or space makes, including the external

built form of the development, its architecture, materials, decoration, lighting, colour, and texture. In the case of a space, its landscape also influences its appearance. (NDG, para 28)

7.20 The houses offer a general architectural appearance with a mix of features including gables, entrance details and vertical emphasis windows. Materials are a general mix, but this could be conditioned to provide the final detail as this can change due to changes in costs. Little detail is provided on lighting, but the main arterial streets are to be adopted with street lighting. Details of those areas to remain private will need to be provided but this could be conditioned.

Landscape

Landscape is the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site, the area in which it is situated and the natural environment. Landscape includes landform and drainage, hard landscape such as surfacing, boundary treatments, street furniture and play equipment. It also includes soft landscape – trees, shrubs, and other planting. (NDG, para 29)

7.21 The application details street trees with complementary shrub planting. The parkland area to the south will be grassed. The proposal includes substantive SuDS with various swales and drainage basins adding to the landscape complement. Street furniture is minimal and limited to street lighting. This is considered acceptable as it avoids clutter.

Materials

The materials used for a building or landscape affect how well it functions and lasts over time. They also influence how it relates to what is around it and how it is experienced. The scale, form and appearance of a building influence what materials may be appropriate for its construction. Materials should be practical, durable, affordable and attractive. Choosing the right materials can greatly help new development to fit harmoniously with its surroundings. (NDG, para 30)

7.22 This relates to materials across the entire site and not just on buildings. Little information has been provided with respect to surface finishes, but this can be conditioned with details of durability and maintenance.

Summary

7.23 Overall, the applicant is limited with their proposal by virtue of the conditions attached to the outline which secured the layout at that time. However, the applicant has produced a positive layout with accessibility through various pathways, landscaping, and greenspace. Building heights, scale and relationship has been kept to a positive mix.

7.24 It is considered that the design of the buildings and the spaces between them is consistent with policy QOP 2 and the National Design Guide.

Housing Type and Mix

7.25 Policies STP 3(b), HOU 2, HOU 5, HOU 6 and HOU 11 seek to ensure that the mix of housing types, sizes and tenures on development sites is reflective of identified local needs. There is no local housing needs assessment for the Amble area. The submitted Reserved Matters Statement refers to the generic countywide housing needs mentioned in the NLP (para.7.29 and 7.42), derived from the latest SHMA Update 2018, and claims that their proposed scheme provides for a choice and mix of

homes - the Design & Access Statement states that it is "*Providing a range of dwelling sizes, types and tenures that offers an accessible and acceptable choice of lifestyles; and promoting the objectives of sustainable development through layout and design*".

7.26 Policy HOU 11 specifically seeks to ensure the provision of accommodation suited to the needs of older and vulnerable people, to help people to live independently in their own homes for longer. This includes the provision of bungalows and level-access flats in accessible and sustainable central locations, such as the county's Main Towns of which Amble is one (Policy STP 1). Criterion 1e requires planning applications to demonstrate in their supporting Design and Access Statement that development proposals meet the space and accessibility needs of older and vulnerable people, as well as supporting the principles of 'active ageing'. Furthermore, part 2 of the policy requires 20% of new market dwellings and 50% of affordable homes to be designed to meet or exceed the enhanced M4(2) accessibility and adaptability standards of the Building Regulations [NB. this could soon be superseded by the Government's announced intention to mandate the M4(2) standard for all new housing]. There is no reference to these requirements having been considered in the submitted detailed application proposals, either within the Design & Access Statement or the Reserved Matters Statement.

7.27 Despite these issues it should be noted that limited weighting can be applied at this stage of the consenting process. A recent High Court decision confirmed that housing mix is not a material consideration at the REM stage, note *The Queen (On the application of CPRE Warwickshire) v Coventry City Council* reference CO/2454/2021 dated 6th September 2021.

Affordable Housing

7.28 In terms of Policy HOU 6, the affordable housing requirement (15%) and indicative tenure split (67% affordable rent and 33% intermediate affordable home ownership) has been previously established through the outline permission. In terms of the NLP, the guideline mix Amble is acknowledged to be close to the boundary of the Alnwick and the Tourist Coast housing market sub-area, where the predominant needs are for 3-bed houses and 4+bed houses, with smaller needs for 1-2 bed bungalows and 1-2 bed houses. is based on ensuring that the NPPF para.65 requirement for at least 10% of the total number of dwellings on the site should be for affordable home ownership products. Thus, for a 15% affordable housing area (i.e. medium value, which covers most of this site, with the western part being within a low value area) at least 48 of the affordable homes on this proposed development of 480 dwellings should be for affordable home ownership, which would equate to 67% of the 72 affordable homes, and thus leaving a maximum of only 33% (24 units) to be for affordable/social rent, which is the opposite way around of the tenure split referred to in the outline permission. Thus, in Policy terms there would be support to some flexibility to potentially amend the permitted affordable tenure split accordingly. For the purposes of this application the applicant has delivered the required amount of affordable housing.

7.29 The proposal is consistent with the provisions of policy HOU 6.

Ecology and Coastal Mitigation Scheme Habitats Regulation Appraisal (HRA)

Off-site impacts

7.30 Nature conservation sites designated as Special Areas of Conservation (SAC) and Special Protection Areas (SPA), collectively referred to as Habitats or European

Sites, are protected by the Conservation of Habitats and Species Regulations 2017 as amended (known as the Habitats Regulations).

7.31 Northumberland County Council as a competent authority, must carry out an assessment under the Habitats Regulations, known as a habitats regulations assessment (HRA) to test if a plan or project proposal could significantly harm the designated features of a Habitats Site, either alone or in combination with other plans or projects. Projects include something that requires a form of new or renewed authorisation, such as a licence, consent or permission, or a variation, modification, or revocation of such an authorisation.

7.32 Where a HRA was undertaken at a previous stage in the consenting process, the LPA (Local Planning Authority) is still required to consider whether there has been a material change in circumstances or guidance and whether a further/updated assessment is required in relation to reserved matters.

7.33 This site is located close to the Northumbria Coast SPA and Ramsar Site and the North Northumberland Dunes SAC which are vulnerable to increased levels of recreational disturbance and the associated human spread of invasive non-natives species such as pirri-pirri bur. Application 16/04305/OUT considered the Habitats Regulations and the proposed mitigation was accepted based on the understanding of the issues at that time, concluding no adverse effect to the integrity of these Habitats Sites.

7.34 However, Natural England has since updated its advice concerning the need to address recreational disturbance within coastal protected areas and has agreed a strategic approach with Northumberland County Council whereby mitigation for recreational disturbance impacts on Habitats Sites at the coast is achieved through contribution to the Coastal Mitigation Service, removing the uncertainty of the effectiveness of on-site mitigation. Notwithstanding this change in guidance, it is noted that the application layout does not deliver the previously agreed on-site mitigation.

7.35 Contribution to the Coastal Mitigation Service enables a conclusion of no adverse effect on site integrity to be reached when a planning application is subject to appropriate assessment, without the developer having to commission any survey or mitigation work. Similarly, it enables a conclusion of no adverse effect on the interest features of coastal SSSIs (Site of Special Scientific Interest). The contribution for major developments (10 or more units) is set at £615 per unit within 7km of the coast and this is secured by a S.106 agreement payable on first occupation. The contribution in this case for 480 units would be £295,200.

7.36 A class HRA has been agreed with Natural England and applies to all developments where a contribution to the Coastal Mitigation Service has been agreed. This includes an Appropriate Assessment of the development when mitigation is in place via a contribution to the Coastal Mitigation Service and concludes that with the agreed mitigation measures an adverse impact on the integrity of the Site(s) will be avoided. Consequently, there is then no need to complete an individual HRA for each scheme, unless additional impacts to recreational disturbance are likely.

On-Site

7.37 The site is currently made up of agricultural fields with some hedgerow boundaries. The proposal will provide for a large open space recreation area, SuDS

features and hedgerow planting. Boundary treatments cater for small mammals as required by condition ten of the outline approval.

7.38 Subject to this legal agreement the proposal is consistent with policy ENV 2.

Surface Drainage and Flood Risk

7.39 Policy WAT 4 and the NPPF require SuDS to be embedded in the heart of new developments. Proposals should not increase the risk of flooding elsewhere. In this instance the proposal caters for a series of SuDS measures including swales, trenches, rainwater gardens etc. These are features that were secured within the original outline permission. The applicant is proposing the same run off rate of 39l/second. Conditions attached to the outline permission requires the general principles of the original Flood Risk Assessment to be met through the REM. It is considered that the FRA supporting the REM is within the general ambit of that approved under the outline.

7.40 However, further detailed site analysis work has identified that should the original SuDS approach is adopted then this would necessitate a further 26,000 vehicular imports of topsoil to form appropriate levels. This would be 52,000 total movements. This would have significant environmental, and highways impacts, on the residents of Amble. To address this issue the applicant is proposing an uplift chamber at the boundary between the housing, the southern boundary, and the green space. This chamber would be pumped to maintain water flow and quality. Should this pump fail then a second pump would be available. Should this fail then the opening out of the uplift chamber would still be available thus maintaining the agreed run off rate. The applicant has submitted details of the maintenance regime demonstrating that should the pump(s) fail then a local operative would be available to attend to the site.

7.41 Policy WAT 4 of the Local Plan sets out that the SuDS should be incorporated into developments wherever necessary to manage surface water. New developments should not cause flooding elsewhere or raise the risk of flooding. The SuDS hierarchy places pumped systems at the very bottom. They are not considered appropriate by means of the potential for pumps to fail. However, subsection 2a allows for where SuDS is not technically viable then the risk needs to be appropriately mitigated. In this instance even should both pumps fail then the runoff rate remains the same and the risk of flooding is not increased.

7.42 The Government's Planning Practice Guidance (PPG) sets out a sequential test to direct development away from high-risk areas of flooding. The application went through this assessment at the time of the outline permission. This resulted in an acceptance of the principle of development. There have been no major changes to the degree of flood risk since the outline permission was granted. Therefore, there is no requirement to re-apply this test.

7.43 In this instance the applicant has provided significant levels of information relating to the SuDS. The overall scheme is within the ambit of the outline with respect to flow rates and the information provided at that time. It is highly unlikely that both pumps in the uplift chamber will fail. If both do fail, then the applicant needs to provide details of the management regime to attend to the uplift chamber. Such an event is highly unlikely but could happen in a very extreme event. It is anticipated that the LLFA has accepted the low-risk nature of the proposals. Additionally, officers consider that the minimum risk is worth accepting to avoid a potential 52,000 vehicular movements in

Amble. This would adversely impact existing residents and road users. Members will be updated before the committee with the LLFA comments and additional conditions.

Highways, Access, and Parking

7.44 Policy TRA 1 encourages proposals to consider sustainable travel connections whilst TRA 2 seeks to ensure proposals do not have an unacceptable impact on the existing transport network.

7.45 In this instance Active Travel England has confirmed that the proposals meet their requirements and is well connected through a connection on Acklington Road, a proposed path already secured by legal agreement through the adjacent Persimmon site along the boundary with the James Calvert Spence college, connections further afield to the south adjacent the green space and a further path on the southern side of Acklington Road connecting to the school. Other measures were suggested such as allowing vegetation above 1m in visibility splays to act as natural speed calming measures but were not accepted by Highways Development Management. Finally, the proposal makes use of cycle parking.

7.46 HDM (Highways Development Management) have confirmed that the proposals are acceptable in terms of accessibility and maintenance for the refuse vehicle. Most of the site be adopted but some areas of private housing will be retained as such for the purposes of the road network but will be built to adoptable standards. Parking is acceptable and consistent with policy TRA 4 of the Local Plan.

Climate Change

7.47 The NPPF 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.

7.48 Local Plan Policy QOP1 sets out several design principles. Proposals will be supported where design makes a positive contribution to local character and distinctiveness, creates or contributes a strong sense of place, incorporates high quality materials, respects and enhances the natural and built environment, including heritage, ensures that buildings are functional for future uses, supports health and wellbeing and enhances quality of life, protect general amenity, supports positive social interaction, incorporates where possible green infrastructure, mitigates climate change and ensures the longevity of the buildings and spaces.

7.49 Local Plan Policy QOP 5 relates to sustainable design and construction. 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.

7.50 The supporting 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 the permission to ensure that the proposal will be constructed in accordance the requirements of Local Plan Policies QOP1 and QOP5.

Broadband

7.51 Policy ICT2 of the Northumberland Local Plan requires provision of full fibre broadband connections in new developments. Where this cannot be provided, alternative solutions may be appropriate where justified. The Policy states that where no broadband provision is included, developers will be required to demonstrate, including through consultation with broadband providers, that connections are not deliverable, and/or viable.

7.52 The current application does not state whether full-fibre broadband connections are proposed. It is recommended that further details of the proposed broadband connectivity for the development be secured by condition, in accordance with Policy ICT2 of the Northumberland Local Plan and Paragraph 119 of the NPPF.

Equality Duty

7.53 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

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

Human Rights Act Implications

7.55 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.

7.56 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.

7.57 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 principle of residential development of this site is already established through the extant outline permission. The proposal offers a reserved matters submission consistent with the ambit of the outline and builds on the approved layout by virtue of an appropriate housing mix and type.

8.2 The application is acceptable subject to an amended legal agreement for the CMS (Coastal Mitigation Strategy) contribution as per the Ecology section above.

9. Recommendation

That this application be APPROVED subject to an updated response from the LLFA and Highways Development Management (HDM) for further conditions, the conditions listed below and a legal agreement for the contribution of £295,200 towards the Coastal Mitigation Strategy (CMS).

Conditions

1. Approved Plans and Documents

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

House Types:

- . 25700-NNA-02-AS-EL-3000-HT02_Elevations-P04
- . 25700-NNA-02-AS-GA-1000-HT02_Plans-P04
- . 25700-NNA-03-AS-EL-3000-HT03_Elevations-P04
- . 25700-NNA-03-AS-GA-1000-HT03_Plans-P04
- . 25700-NNA-05-AS-EL-3000-HT05_Elevations-P04
- . 25700-NNA-05-AS-GA-1000-HT05_Plans-P04
- . 25700-NNA-06-AS-EL-3000-HT06_Elevations-P05
- . 25700-NNA-06-AS-GA-1000-HT06_Plans-P04
- . 25700-NNA-08-AS-EL-3000-HT08_Elevations-P05
- . 25700-NNA-08-AS-GA-1000-HT08_Plans-P04
- . 25700-NNA-09-AS-EL-3000-HT09_Elevations-P06
- . 25700-NNA-09-AS-GA-1000-HT09_Plans-P04
- . 25700-NNA-10-AS-EL-3000-HT10_Elevations-P04
- . 25700-NNA-10-AS-GA-1000-HT10_Plans-P04
- . 25700-NNA-11-AS-EL-3000-HT11_Elevations-P05
- . 25700-NNA-11-AS-GA-1000-HT11_Plans-P04
- . 25700-NNA-12-AS-EL-3000-HT12_Elevations-P05
- . 25700-NNA-12-AS-GA-1000-HT12_Plans-P04
- . 25700-NNA-13-AS-EL-3000-HT13_Elevations-P05
- . 25700-NNA-13-AS-GA-1000-HT13_Plans-P04
- . 25700-NNA-14-AS-EL-3000-HT14_Elevations-P05
- . 25700-NNA-14-AS-GA-1000-HT14_Plans-P04
- . 25700-NNA-15-AS-EL-3000-HT15_Elevations_01-P05
- . 25700-NNA-15-AS-EL-3010-HT15_Elevations_02-P04
- . 25700-NNA-15-AS-GA-1000-HT15_Plans-P05
- . 25700-NNA-16-AS-EL-3000-HT16_Elevations-P05
- . 25700-NNA-16-AS-GA-1000-HT16_Plans_01-P04
- . 25700-NNA-16-AS-GA-1010-HT16_Plans_02-P04
- . 25700-NNA-17-AS-EL-3000-HT17_Elevations-P05
- . 25700-NNA-17-AS-GA-1000-HT17_Plans-P04
- . 25700-NNA-18-AS-EL-3000-HT18_Elevations-P04

- . 25700-NNA-18-AS-GA-1000-HT18_Plans-P04
- . 25700-NNA-19-AS-EL-3000-HT19_Elevations-P04
- . 25700-NNA-19-AS-GA-1000-HT19_Plans-P04
- . 25700-NNA-20-AS-EL-3010-HT20_Elevations_01-P05
- . 25700-NNA-20-AS-EL-3010-HT20_Elevations_02-P04
- . 25700-NNA-20-AS-GA-1000-HT20_Plans_01-P04
- . 25700-NNA-20-AS-GA-1010-HT20_Plans_02-P04
- . 25700-NNA-22-AS-EL-3000-HT22_Elevations-P05
- . 25700-NNA-22-AS-GA-1000-HT22_Plans-P05
- . 25700-NNA-23-AS-EL-3000-HT23_Elevations-P05
- . 25700-NNA-23-AS-GA-1000-HT23_Plans-P05
- . 25700-NNA-24-AS-EL-3000-HT24_Elevations-P04
- . 25700-NNA-24-AS-GA-1000-HT24_Plans-P04
- . 25700-NNA-G1-AS-GA-1000-G1_Plans_and_Elevations-P01
- . 25700-NNA-G2-AS-GA-1000-G2_Plans_and_Elevations-P02

Materials:

- . 25700-NNA-XX-AS-EL-3000-Boundary_Treatment_Types-P02
- . 25700-NNA-XX-XX-SH-9000-HT_Material_Key-P03
- . 25700-NNA-XX-XX-SI-0010-Materials_Plan_Sh_01-P06
- . 25700-NNA-XX-XX-SI-0020-Materials_Plan_Sh_02-P06
- . 25700-NNA-XX-XX-SI-0030-Materials_Plan_Sh_03-P06

Pegasus Drawings:

- . P20-1607 Amble SOA Proposed Layout – 20.10.23
- . P20-1607.001 Amble - Site Location Plan
- . P20-1607.002 Amble - Existing Site Plan
- . P20-1607.102T Amble - Proposed Layout 02.11.23
- . P20-1607.103B Amble - Rendered Proposed Layout A1@1-1500
- . P20-1607.105.B Amble Open Space Plan
- . P20-1607.106B Amble Boundary Treatment Plan
- . P20-1607.107B Parking Strategy Plan
- . P20-1607.108B Amble - Proposed Street Scenes
- . P20-1607.109A Amble - Refuse Plan
- . P20-1607.110A Amble - EV Charging Plan
- . P20-1607_EN_200_B - LMP_compressed
- . P20-1607_EN_201_A - Play Area Strategy

Drainage/Engineering:

- . 22-013 Surface Water Network 1
- . 22-013 Surface Water Network 2
- . 22-013 Surface Water Network 3
- . 22-013-200-P5 Engineering Layout Sheet 1
- . 22-013-201-P5 Engineering Layout Sheet 2
- . 22-013-202-P5 Engineering Layout Sheet 3
- . 22-013-203-P5 Engineering Layout Sheet 4
- . 22-013-204-P5 Engineering Layout Sheet 5
- . 22-013-205-P5 Engineering Layout Sheet 6
- . 22-013-206-P6 Engineering Layout Sheet 7
- . 22-013-207-P6 Engineering Layout Sheet 8
- . 22-013-208-P3 Engineering Layout- Overall Site
- . 22-013-210-P4 Surface Finishes and Kerbs SHEET 1
- . 22-013-211-P4 Surface Finishes and Kerbs SHEET 2

- . 22-013-212-P4 Surface Finishes and Kerbs SHEET 3
- . 22-013-213-P4 Surface Finishes and Kerbs SHEET 4
- . 22-013-214-P4 Surface Finishes and Kerbs SHEET 5
- . 22-013-215-P5 Surface Finishes and Kerbs SHEET 6
- . 22-013-216-P4 Surface Finishes and Kerbs SHEET 7
- . 22-013-217-P4 Surface Finishes and Kerbs SHEET 8
- . 22-013-218-P3 MH Schedule
- . 22-013-219-P3 Hardstanding Areas SHEET 1
- . 22-013-220-P3 Hardstanding Areas SHEET 2
- . 22-013-221-P3 Hardstanding Areas SHEET 3
- . 22-013-222-P3 Hardstanding Areas SHEET 4
- . 22-013-223-P3 Hardstanding Areas SHEET 5
- . 22-013-224-P3 Hardstanding Areas SHEET 6
- . 22-013-225-P3 Hardstanding Areas SHEET 7
- . 22-013-226-P3 Hardstanding Areas SHEET 8
- . 22-013-230-P1 Drainage Details Sheet 1
- . 22-013-231-P2 Drainage Details Sheet 2
- . 22-013-235-P3 Orifice Plate Details
- . 22-013-236-P3 SUDS Sheet 1
- . 22-013-237-P3 SUDS Sheet 2
- . 22-013-240-P3 Rd and Sewer Long Sections SHEET 1
- . 22-013-241-P3 Rd and Sewer Long Sections SHEET 2
- . 22-013-242-P3 Rd and Sewer Long Sections SHEET 3
- . 22-013-243-P3 Rd and Sewer Long Sections SHEET 4
- . 22-013-244-P3 Rd and Sewer Long Sections SHEET 5
- . 22-013-245-P2 Rd and Sewer Long Sections SHEET 6
- . 22-013-246-P3 Rd and Sewer Long Sections SHEET 7
- . 22-013-247-P3 Rd and Sewer Long Sections SHEET 8
- . 22-013-248-P2 Rd and Sewer Long Sections SHEET 9
- . 22-013-260-P2 Highway Details
- . 22-013-290-P1 Overland Flows - Predevelopment-pdf
- . 22-013-291-P2 Overland Flows-Post Dev
- . 22-013-292-P2 Overland Flows-Post Dev Sht 1
- . 22-013-293-P2 Overland Flows-Post Dev Sht 2
- . 22-013-294-P2 Overland Flows-Post Dev Sht 3
- . 22-013-296-P1 Overland Flow east ditch
- . 22-013-297-P1 Northern Ditch
- . 22-013-298-P1 Survey with falls
- . 23_02116_REM-CONSULTEE_COMMENTS-Developer Response 071223
- . 22-013-295-P1 Overall Cut & Fill
- . 22-013-910-P3 Flood Routing Plan 1in200
- . 22-013-911-P3 Flood Routing Plan 1in500
- . 22-013-912-P4 Flood Routing Plan 1in1000
- . P20-1067 - Surface Water Pumps – Specification and Maintenance Plan
- . 22-013 Network 1 Large Basin 290124
- . 22-013 Network 1 Large basin-zero flow
- . 22-013 Network 2 small basin 290124
- . 22-013 Network 2 Small basin-zero flow

Other:

- . Cycle Store Specification

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

2. Materials

Prior to commencement of development above base course level details of the materials to be used in the construction of the external surfaces of the houses, roads and all boundary walls shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity, in accordance with the National Planning Policy Framework and policies QOP 1 and QOP 2 and of the Local Plan.

3. Broadband

Prior to the occupation of the development, details confirming the installation of a full fibre broadband connection shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall then be implemented and made operational prior to the occupation of the development.

Reason: To ensure the development is served by high quality communications infrastructure, in accordance with Policy ICT2 of the Northumberland Local Plan and Paragraph 114 of the National Planning Policy Framework.

4. Sustainability

Notwithstanding the details submitted with the application, prior to the construction of any dwelling 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, including prior to the dwellings being brought into use where relevant, 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.

5. Landscape Species Mix

Prior to any seeding works on communal landscape areas, including SuDS features, the applicant shall submit a species mix. Once approved by the planning authority the development shall be completed as per these details.

Reason: To ensure an appropriate species mix throughout the development and in accordance with policy ENV 2 of the Local Plan.

6. Landscape Planting Plan

Prior to the commencement of development, a plan for the landscape planting of the site shall be submitted to, and agreed in writing with, the LPA. The plan shall detail the species to be used, numbers of plants, density of planting, rates of sowing and means of protection and use only species native to Northumberland with implementation in

full during the first planting season (November - March inclusive) following the commencement of development.

Reason: To maintain and protect the landscape value of the area and to enhance the biodiversity value of the site in line with Local Plan Policy ENV2 and QOP4.

Informative

Landscape Planting Plan: A landscape planting plan is normally presented as a drawing, produced by a landscape architect, which shows the precise location of new planting with specification covering species, numbers/densities and for areas of grass the mix and sowing rates. If not provided elsewhere it should also outline of methods for plant establishment and give an implementation timetable

Date of Report: 16th February 2024

Authorised by:

Date:

Background Papers: Planning application file(s) 23/02116/REM



Northumberland County Council

Appeal Update Report

Date: March 2024

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?
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>Committee Decision - Officer Recommendation: Approve</p>	No
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>Delegated Decision - Officer Recommendation: Refuse</p>	No – claim refused
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>Delegated Decision - Officer Recommendation: Refuse</p>	No – claim refused
23/02030/FUL	<p>Proposed erection of holiday dwelling with associated access and residential garden – land south east of The Courtyard, Matfen</p> <p>Main issues: development in the open countryside; and insufficient information to fully consider the</p>	No – claim refused

	ecological impacts of the proposal. Appeal against non-determination	
22/03755/FUL	Siting of timber bin store (retrospective) - Black Swan Inn, 2 Union Street, Seahouses Main issues: scale and appearance lead to less than substantial harm to the Seahouses Conservation Area. Delegated Decision - Officer Recommendation: Refuse	No
23/02134/FUL	Front 2 storey extension and side extension above garage – 6 Dunsdale Road, Holywell Main issues: design, height and visual appearance is out of character in the street scene with detrimental visual impact; and unacceptable impact on residential amenity. Delegated Decision - Officer Recommendation: Refuse	No

Planning Appeals Split Decision

Reference No	Proposal and main planning considerations	Award of costs?
22/04676/LBC	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 Main issues: less than substantial harm to the character and significance of the listed building that has not been justified. (The appeal is dismissed in respect of the proposed window within the south facing gable wall and is allowed only with regard to the west elevation glazing panel.)	No

Planning Appeals Dismissed (permission refused)

Reference No	Proposal and main planning considerations	Award of costs?
23/01478/FUL	<p>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</p> <p>Main issues: scale, design and positioning would result in an incongruous addition and detract from the character of the Conservation Area; and adverse impact on residential amenity due to loss of sunlight and visual outlook.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No
22/04617/FUL	<p>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</p> <p>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.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No
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</p>	No

	<p>net loss.</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>Delegated Decision - Officer Recommendation: Refuse</p>	No
22/03790/FUL	<p>External render removal from North wall. New double door with juliet balcony at street level. Refurbishment of basement level & external area to make secure & improve appearance. No change of use – Jacksons Hairdresser, 1 Wansbeck Street, Morpeth</p> <p>Main issues: harm to the setting of a listed building, the character of the property and its setting within the Conservation Area.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No
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>Delegated Decision - Officer Recommendation: Refuse</p>	No
23/01742/FUL	<p>Proposed development of 1 no. dwelling with associated access and amenity space – land west of 20 Park Road, Swarland</p> <p>Main issues: development in the open countryside in an unsustainable location; size, scale, layout and subdivision of the plot would be out of character with the surrounding area and unacceptable impact on the street scene; and unacceptable impact on the landscape and character of the immediate and wider area.</p>	No

	Delegated Decision - Officer Recommendation: Refuse	
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. Delegated Decision - Officer Recommendation: Refuse	No
23/02038/FUL	Replacement of fence to south of driveway - Oakwood Hall, Wylam Main issues: less than substantial harm to the setting of the Grade II listed building; insufficient information to assess the ecological impacts of the development; and inappropriate development in the Green Belt. Delegated Decision - Officer Recommendation: Refuse	No
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. Appeal against non-determination	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
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>
22/03027/FUL	<p>Retrospective Application for the Erection of Storage Sheds – Mickley Bank Farm, Stocksfield</p> <p>Main issues: inappropriate development in the open countryside and the Green Belt and no very special circumstances to outweigh the harm.</p>	<p>26 October 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
23/02794/FUL	<p>Erection of 1 no. dwelling (C3 Use) - Westfield, Cramlington</p> <p>Main issues: fails to positively contribute to and respect the character of the area and the Cramlington Village Conservation Area; and no planning obligation has been completed to secure contributions to the coastal mitigation service or any other satisfactory alternative mitigation.</p>	<p>31 October 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
23/03037/FUL	<p>Proposed 2no. new dwellings along with new access and parking to serve proposed dwellings along with existing adjacent cottages – land west of 10 West Burton Cottages, West Burton Cottages, Bamburgh</p> <p>Main issues: development in the open countryside in an unsustainable location; harm to the landscape and character of the</p>	<p>24 November 2023</p> <p>Appeal against non-determination</p>

	area; 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 lack of information to assess proposed outbuildings.	
23/02500/FUL	Extension to home office – 1 Low Middle Moor House, Stannington, Morpeth Main issues: would extend beyond the residential curtilage and encroach into open countryside; and inappropriate development in the Green Belt.	5 December 2023 Delegated Decision - Officer Recommendation: Refuse
23/03700/FUL	Change of use from 11 bedroom supported living, care and short-term accommodation (use class C2) to 11 bedroom house in multiple occupation – 86 Regent Street, Blyth Main issues: inadequate size of bedrooms resulting in substandard living conditions and detrimental impact upon the amenity of future occupiers; and alterations would result in a high chance of a disproportionate increase in anti-social behaviour undermining quality of life and community cohesion.	12 December 2023 Delegated Decision - Officer Recommendation: Refuse
21/03426/FUL	Change of use of existing hotel to 12no. residential units with associated internal alterations – Northumberland Hospitality, Coquet Vale Hotel, Station Road, Rothbury Main issues: insufficient information in relation to highway safety, ecological impacts; and lack of financial contribution to education provision and open space provision.	13 December 2023 Delegated Decision - Officer Recommendation: Refuse
23/01175/FUL	Demolition of 2no semi detached bungalows and construction of three storey dwelling with garage and associated landscaping – 8-10 Runnymede Road, Darras Hall, Ponteland Main issues: design, siting and scale would create an incongruous, dominant and overbearing building out of character with its surroundings; detrimental impact on the residential amenity of neighbouring occupants; and loss of protected trees.	19 December 2023 Delegated Decision - Officer Recommendation: Refuse
21/03496/FUL	Proposed new detached dwelling – Westlea Bed and Breakfast, 29 Riverside Road,	3 January 2024 Committee

	<p>Alnmouth</p> <p>Main issues: design, scale, massing and loss of burgage plot would not preserve or enhance the character and appearance of the Alnmouth Conservation Area; and detrimental impact on residential amenity.</p>	<p>Decision - Officer Recommendation: Approve</p>
21/03781/FUL	<p>Change of use and re-development of Shadfen Park Farm agricultural barn, buildings and land to form new multi-purpose development – land west of Shadfen Park, Shadfen</p> <p>Main issues: unacceptable development in the open countryside; and inappropriate development in the Green Belt.</p>	<p>8 January 2024</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
23/02008/FUL	<p>Change of use from staff and holiday accommodation to residential dwellinghouse – outbuilding west of Cragside Stables, Park Lane, Bardon Mill</p> <p>Main issues: creation of new dwelling within the open countryside with insufficient justification; and insufficient information has been provided in respect of car parking provision and vehicle movement to demonstrate adequate parking and safe access.</p>	<p>9 January 2024</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
23/02898/CLEXIS	<p>Certificate of Lawful Development - Existing development: Commencement of planning permission 14/03746/FUL for the creation of 2no. dwellings – land at 23-25 Western Way, Darras Hall, Ponteland</p> <p>Main issues: insufficient evidence to demonstrate that development had commenced before the expiry of the planning permission.</p>	<p>11 January 2024</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
23/02636/FUL	<p>2 story rear extension with alterations to access and parking to the front – 3 Normandy Terrace, Longhorsley</p> <p>Main issues: design would be an incompatible addition and incongruous with the existing dwelling and terrace; and lack of bat risk assessment to assess potential impacts on protected species.</p>	<p>16 January 2024</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

23/03240/FUL	<p>Change of use of stable building to 1no. residential dwelling, with associated access and parking – land east of Horsley Banks Farm, Horsley</p> <p>Main issues: inappropriate development in the Green Belt and open countryside; design is not in keeping with the traditional character of the area and results in a harmful impact on the Horsely Conservation Area and the rural landscape; and lack of useable outdoor amenity space.</p>	<p>16 January 2024</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
23/04122/FUL	<p>Siting of 'Timber Living Trailer' - land south of Jubilee Cottages, West Woodburn</p> <p>Main issues: development in the open countryside in a location that is not sustainable or accessible.</p>	<p>17 January 2024</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
23/02200/FUL	<p>Loft conversion of main house with first floor extension to rear and dormer windows to front and side elevations, construction of flat over existing detached garage that will be ancillary to the main residential dwelling and used for this purpose. Garage roof to be converted from flat to pitched. - 238 Western Way, Darras Hall, Ponteland</p> <p>Main issues: front dormer extension would be unduly prominent and poor design; loss of residential amenity; and lack of ecological impact assessment to assess potential risk to protected species.</p>	<p>22 January 2024</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
23/02140/MAST	<p>Notification of Prior Approval for the installation of 5m extension to existing lattice mast to accommodate 3 no replacement antenna, ancillary radio equipment at new support poles, the installation of 1 no GPS Module and x 2no new cabinets at ground level in compound along with ancillary development thereto – T-Mobile Communications Mast, Hebron Hill</p> <p>Main issues: harm to the visual amenity of the open countryside landscape, and negative impacts on protected trees and dwellings in the locality.</p>	<p>22 January 2024</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
23/03360/FUL	<p>Change of use "Waste Land" to garden (C3) - land to rear of 90 Heather Lea, Bebside</p> <p>Main issues: negative visual impact and incongruous intrusion to green space; and adverse impact on the amenity of</p>	<p>23 January 2024</p> <p>Delegated Decision - Officer Recommendation:</p>

	neighbouring properties.	Refuse
23/02839/FUL	Proposed rural workers dwelling, consisting of retention and extension to dwelling located on site – land at east of La Luna Farm, Mill Lane, Heugh Main issues: inappropriate development in the Green Belt.	30 January 2024 Committee Decision - Officer Recommendation: Approve
23/03485/FUL	Retrospective: Erection of holiday chalet within curtilage of East Salmon Wells Farm for holiday let use – land north east of East Salmons Well, Salmons Well, Acomb Main issues: poorly accessible and unsustainable location in the open countryside; inappropriate development in the Green Belt; and harmful visual impact on the rural character and appearance of the site, landscape and openness of the Green Belt.	5 February 2024 Delegated Decision - Officer Recommendation: Refuse
22/02619/FUL	Retrospective Change of Use of White Cottage to Serviced Accommodation in Association with the Joiners Arms – White Cottage, The Inn Road, Newton-by-the-Sea Main issues: overdevelopment of the village with consequent impacts upon the tranquillity of the village and the Northumberland Coast National Landscape.	5 February 2024 Committee Decision - Officer Recommendation: Approve
23/03944/FUL	Demolition of existing bungalow and construction of a new bungalow – Saugh House Farm, Belsay Main issues: appeal against imposition of conditions 3 (construction method statement), 8 (materials), 9 (windows and door details), 10 (removal of permitted development rights) and 11 (sustainable design / construction measures).	6 February 2024 Delegated Decision - Officer Recommendation: Approve
23/02284/FUL	Extensions, alteration and subdivision of existing single dwellinghouse to create two dwellinghouses – Houghton Moor, Heddon-on-the-Wall Main issues: additional dwelling in an isolated location in the open countryside; inappropriate development in the Green Belt; inappropriate design that fails to make a positive contribution to local character and distinctiveness; insufficient information to demonstrate the proposals will minimise their impact on great crested newts; fails to demonstrate how proposals will sustain, protect and enhance the setting of the	6 February 2024 Delegated Decision - Officer Recommendation: Refuse

	Hadrian's Wall World Heritage Site; and insufficient information to demonstrate the proposals will not result in adverse impacts on highway safety.	
23/03917/FUL	Timber shed on front garden of the property (retrospective) - 7 Beech Court, Widdrington Station Main issues: obtrusive design and detrimental impact on the visual appearance of the area; and detrimental impact on the amenity of neighbouring residents.	7 February 2024 Delegated Decision - Officer Recommendation: Refuse
23/03362/FUL	Retention and change of use from agricultural workers chalet to holiday chalet – Hillfield, Allendale Road, Hexham Main issues: inappropriate development in the Green Belt; and harmful visual impact on rural character and appearance of the site and surrounding landscape.	12 February 2024 Committee Decision - Officer Recommendation: Refuse
23/02041/FUL	(Retrospective) First floor extension over kitchen to create bathroom – 228 Plessey Road, Blyth Main issues: detrimental impact upon the character and visual appearance of the existing dwelling and visual amenity of the wider local area; and detrimental impact upon the amenity of adjoining residents.	12 February 2024 Delegated Decision - Officer Recommendation: Refuse
23/01863/FUL	Construction of a two bedroom bungalow with associated parking and access – land south of The Shieling, Waynriggs Close, Humshaugh Main issues: overdevelopment of the site and would be out of character with the pattern of development within the immediate surrounding local area; reduction in the amount of outdoor amenity space for the dwelling approved to the south to an unacceptable level; adverse impact on residential amenity; and fails to demonstrate that sufficient car parking can be provided, that a safe and suitable access can be achieved and that it would not adversely impact upon highway safety.	12 February 2024 Delegated Decision - Officer Recommendation: Refuse
23/00583/FUL	Change of use of existing public house (Sui Generis) to provide 3no. residential apartments (Use Class C3) and erection of 4no. dwellings (Use Class C3) to rear, utilising existing access off E Ord Road, with associated parking, hard and soft landscaping – The Salmon Inn, East Ord,	14 February 2024 Committee Decision - Officer Recommendation: Approve

	<p>Berwick-upon-Tweed</p> <p>Main issues: overdevelopment of the site and a density that would appear out of character with the surrounding area and would cause an unacceptable impact on the street scene; unacceptable loss of public amenity space; and insufficient information in respect to pedestrian crossing to demonstrate there would be no significant impact on the safety of the highway.</p>	
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Recent Enforcement Appeal Decisions

Enforcement Appeals Allowed

Reference No	Description and address	Award of costs?
None		

Enforcement Appeals Dismissed

Reference No	Description and address	Award of costs?
None		

Enforcement Appeals Withdrawn

Reference No	Description and address	Award of costs?
None		

Enforcement Appeals Received

Appeals Received

Reference No	Description and address	Appeal start date
21/00080/ENDEVT	Installation of hardcore - land to north of Kiln Cottage, Newton-on-the-Moor	13 June 2023
23/00315/ENFCOU	Material change of use of the land from agricultural use to a storage, distribution (B8) and manufacturing (B2) yard – land north of All Saints Church, Ryal	11 December 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	18 December 2023

Inquiry and Hearing Dates

Reference No	Description and address	Inquiry/hearing date and decision level
19/01362/REM	<p>Reserved matters application for appearance, landscaping, layout and scale 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>Hearing – 30 August 2023</p> <p>Committee Decision - Officer Recommendation: Approve</p>
22/00566/OUT	Outline planning application with all matters reserved except for access, for construction	Hearing – 5 March 2024

	<p>of up to 30no. bungalows for over 55s (Use Class C3) - land west of Furrow Grove, Station Road, Stannington</p> <p>Main issues: residential development in the open countryside; fails to respect the rural, dispersed and open character of the site and surrounding area; inappropriate development in the Green Belt; lack of housing needs assessment or evidence to justify 100% specialist housing scheme for older persons in this location; unsustainable location with no services or facilities and access would be reliant on the private car; insufficient information to fully assess hydrology and flood risk; insufficient information to fully assess archaeological impact and mitigation; and lack of completed planning obligations securing specialist housing, affordable housing, open space contribution, healthcare contribution and Coastal Mitigation Service contribution.</p>	<p>Delegated Decision - Officer Recommendation: Refuse</p>
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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

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Northumberland

County Council

S106 Agreements Update Report

January 2024

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 agreement monitoring and collection of s106 contributions.

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 January 2024



New Agreements

Jan 2024	New Agreements completed and added to Execom
22/01380/FUL	Land at 1 King James Court, West Street, Berwick-Upon-Tweed, TD15 1DN
23/03309/RETRES	Land at First Floor, 14 Stanley Street, Blyth, NE24 2BU
23/01282/FUL	Land at 34/36 Minting Place, Whitelea Dale, Cramlington, NE23 6AX
21/02551/FUL	Land at Hadston Industrial Estate, Hadston, Morpeth
23/01635/FUL	Land at Former Jubilee Cottage, and South West of Jubilee House, Embleton
21/04138/FUL	land north of Oaklands, Mile Road, Widdrington Station
22/02314/FUL	54 North End, Longhoughton, Alnwick,
23/01791/S106A	Land at Arcot Manor Phase 2 comprising Whitehall Farm, Beacon Lane
23/02480/FUL	Plots 1 and 2 South West of Castle Hills Farm Cottages, Castle Hills, Berwick upon Tweed
23/02346/FUL	Land west of 1 High Hauxley, High Hauxley,

Payment of Awards

Awards Paid Out	Project	Amount Paid
Amble Development Trust	Play Park improvement	£8,854
Newbiggin AFC	Football Stand	£30,750

S106 team - Any queries please email: s106@northumberland.gov.uk

An Infrastructure Funding Statement (IFS) is a document that must be published each year by a “contribution receiving authority”. Northumberland County Council are a contribution receiving authority as we receive money or in-kind obligations from Section 106 agreements. This report covers the period 1st April 2022 to the 31st of March 2023.

This is the fourth report prepared by NCC and as a public sector body, we have a legal duty to make sure our websites and mobile apps are accessible. This year the report takes a different format so it can be published in a fully accessible format.

Members should note the amounts shown in this report is a ‘snapshot’ of the financial position of funds as of 31st March 2023 and some of the available funds may no longer be available.

[View the NCC Infrastructure Funding Statement for 2022-2023](#)

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

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