



Northumberland County Council

**Tynedale Local Area Council Planning Committee
10 May 2022**

ADDENDUM REPORT

Application No: 20/02417/FUL

Proposal: Residential development of 9 detached and semi-detached dwellings, single and two storey, plus associated infrastructure works (amended description).

Site Address: Land North Of Lonkley Lodge, Lonkley Head, Allendale, Northumberland

Applicant: Mr Mark Goodson, 12 Ridley Close, Hexham, NE46 2HY

RECOMMENDATION: That this application be GRANTED subject to conditions

1. Introduction

1.1 The purpose of this addendum report is to update Members on the implications arising on the above application following the adoption of the Northumberland Local Plan (NLP) in March 2022.

1.2 This application was previously considered by the Planning Committee on the 10 August 2021. The resolution of the Committee was to grant planning permission subject to signing a Section 106 agreement for Sports and Play and subject to relevant conditions. The Section 106 agreement was not signed because the ownership of the site had not been finalised and because of delays in the Land Registry.

1.3 The officer report that was previously considered by Members at the August meeting is appended to this addendum report for information. That report considered the proposals having regard to the adopted development plan at the time, comprising the Tynedale Core Strategy and the saved policies of the Tynedale Local Plan, as well as the National Planning Policy Framework and other material considerations.

1.4 The previous report did make reference to the advanced stage of preparation of the NLP and assessed the proposals on the basis of the weight that could be attached to relevant policies at that time. However, this report will provide a further update and assessment of the proposals in the context of the adopted NLP.

2. Planning Policy

2.1 Development Plan Policy

Northumberland Local Plan (March 2022)

STP1 Spatial strategy
STP 2 Presumption in favour of sustainable development (Strategic Policy)
STP 3 Principles of sustainable development (Strategic Policy)
HOU 3 Housing requirements for neighbourhood plan areas (Strategic Policy)
HOU 4 Housing development site allocations (Strategic Policy)
HOU 6 Affordable housing provision
HOU 9 Residential development management
QOP2 Good design and amenity
QOP4 Landscaping and trees
TRA4 Parking provision in new development
ENV2 Biodiversity and geodiversity
ENV3 Landscape
ENV4 Tranquillity, dark skies and a sense of rurality
ENV6 North Pennines Area of Outstanding Natural Beauty
ENV7 Historic environment and heritage assets
WAT2 Water supply and sewerage
WAT3 Flooding
WAT4 Sustainable drainage systems
INF 2 Community services and facilities
INF 5 Open space and facilities for sport and recreation
INF6 Planning obligations

Allendale Neighbourhood Development Plan (Made 1 July 2015)

ANDP 1 General Development Principles
ANDP 2 Scale of Housing Development

2.2 National Planning Policy

National Planning Policy Framework (NPPF) (2021)
National Planning Practice Guidance (NPPG) (2018, as updated)

2.3 National Planning Policy

North Pennines AONB Building Design Guide (2011)

3. Appraisal

3.1 In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, planning applications should be determined in accordance with the development plan, unless material considerations indicate otherwise. In this case, and following its recent adoption by the Council, the development plan comprises policies in the Northumberland Local Plan (NLP).

3.2 The main issues on which the application was assessed are listed below with an update on the relevant policies within the NLP.

- Principle of development
- Housing land supply

- Siting, design and residential amenity
- Impact on the character of Allendale Conservation Area and the North Pennines AONB
- Impact on adjoining residential amenity
- Access, highways and parking
- Ecological impact and trees
- Archaeology
- Flooding, foul and surface water drainage
- Public protection
- Education
- Sports and play provision

Principle of development

3.3 Allendale is classified as a service centre under Policy STP 1 of the adopted Northumberland Local Plan (NLP) which will accommodate employment, housing and services that maintains and strengthens their roles. In considering development proposals there is a presumption in favour of sustainable development as outlined in Policy STP 2 of the NLP and the NPPF. The principles of sustainable development as discussed in Policy STP 3 of the NLP includes providing a type and mix of homes to meet local housing need and increase choice in the local housing market.

3.4 Policy HOU 3 of the NLP provides housing requirements for neighbourhood areas, which includes Allendale. This gives a requirement to deliver 100 houses during the plan period 2016-2036 within Allendale and includes in the housing development site allocations (Policy HOU 4) 0.55 hectares of land to the east of Lonkley Terrace for the provision of 8-16 houses. This is the proposed site and so the application would accord with Policy HOU 3 and HOU 4 of the Northumberland Local Plan.

3.5 Allendale Neighbourhood Plan Policy ANDP 2 refers to small scale housing schemes which do not compromise the character and appearance of the area and covers schemes of up to 9 dwellings. The policy states that the housing development would: need to be of a nature and scale that reflects and respects the character and appearance of the area in which it is situated and it can be readily visually accommodated into the surrounding landscape or townscape without adverse impact on the character of its setting; not result in an adverse impact on the amenity of any existing neighbours; and not otherwise adversely impact sensitive land uses.

3.6 As the development is for less than ten houses and the site is less than 0.5 hectares, there is no requirement for affordable housing as outlined in NLP Policy HOU 6.

Housing land supply

3.7 The Housing land supply has not been updated since the previous report and as outlined in paragraph 7.10 of the report there is a 'deliverable' 5-year supply for 2020-2025 would equate to a 10.9 years housing land supply. Therefore, in the context of Footnote 7 of the NPPF, the presumption in favour of sustainable development does not apply.

Siting, design and residential amenity

3.8 This was assessed in the previous report and considered to accord with the NPPF, the North Pennines AONB Design Guide and Policy ANDP 1 in relation to design and residential amenity, as well as the Tynedale policies relevant at the time. Residential development management, Policy HOU 9 of the Northumberland Local Plan, seeks development that contributes to a sense of place, is of a high quality design and provides functional space and facilities for refuse and recycling storage. The application would accord with this and Policy QOP 1 which is a strategic policy for design principles and QOP 2 which covers good design and amenity.

Impact on the character of Allendale Conservation Area and the North Pennines AONB

3.9 The site abuts the boundary of the Allendale Conservation Area and the site and village lie within the North Pennines AONB. The site has been developed to follow the design principles of the AONB Building Design Guide and in line with Policy ANDP 1 to not significantly and adversely affect the 'character and appearance of the settlement ...in which it is located'. Policy ENV 6 of the NLP is a policy for the North Pennines AONB and in line with this policy it is considered that the proposed development would not impact on the AONB's special qualities.

Impact on adjoining residential amenity

3.10 The impact on the amenity of adjoining residential properties was assessed previously and despite objections, it was considered that the development would not have a detrimental impact on the amenity of adjoining residential properties and that planning permission should not be refused for this reason. The application accords with Policy ANDP 1 and it is considered that it would accord with Policy QOP 2 of the NLP which requires a high standard of amenity for existing and future users and to preserve the amenity of neighbouring uses and those living in, working in or visiting the local area.

Access, highways and parking

3.11 The parking and access have been considered acceptable and the Highway Authority had no objection to the principle of the proposal subject to relevant conditions. It is also considered that the proposal would accord with Policy TRA 4 (Parking provision in new development) of the Northumberland Local Plan.

Ecological impact and trees

3.12 The impact on biodiversity has been considered and the County Ecologist had no objection subject to conditions being attached to any grant of planning permission. It is considered that the application would accord with Policy ENV 2 of the NLP, as well as Policy ANDP 1 and the NPPF.

3.13 In terms of the wider ecological impacts of the development, the site lies some 900 metres north of the North Pennines Dales Meadows Special Area of Conservation (SAC) and Peckriding Meadows Site of Special Scientific Interest (SSSI) with further SAC and SSSI lying some 1.2km to the south-east. The site has been considered in light of the assessment requirements of Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended) by Northumberland County Council which is the competent authority responsible for authorising the project and any assessment of it required by the Regulations. Having

considered the nature, scale, timing, duration and location of the project it was concluded that it is eliminated from further assessment because it could not have any conceivable effect on a European site. The proposal does not meet any of the criteria in Natural England's Impact Risk Zone (IRZ) for this location.

Archaeology

3.14 As set out in the original report (paragraph 7.25), the County Archaeologist has recommended an archaeological recording condition to be attached to any grant of planning permission. Policy ENV 7 of the NLP covers the requirement for recording heritage assets as part of a development and subject to this condition the application would accord with Policy ENV 7 and the NPPF.

Flooding, foul and surface water drainage

3.15 The LLFA and Northumbrian Water were consulted on the application and conditions were recommended, with an additional condition added following discussion at committee. In terms of flooding and sustainable drainage systems, the application would accord with NLP Policies WAT 3 and WAT 4 and the NPPF.

Public Protection

3.16 Public Protection have been satisfied that the risk to human health from the proposal was negligible in terms of ground contamination and ground gases including radon. They did, however, recommend conditions in relation to noise and dust during the construction phase to protect the amenity of adjoining residential properties. Subject to these conditions the application would accord with NLP Policy POL 1 and the NPPF.

Education

3.17 The NPPF (paragraph 95) states that it is important that a sufficient choice of school places is available to meet the needs of existing and new communities. In this respect the Education Department was consulted and commented that the development has been assessed for its impact on local education infrastructure and there would be no impact on educational infrastructure or SEND numbers. The application would accord with the NPPF and Policy INF 2 of the NLP.

Sports and play provision

3.18 The proposal was granted permission by Tynedale Local Area Planning Committee on 10 August 2021 with a recommendation that this was subject to signing a Section 106 agreement for Sports and Play and subject to relevant conditions. Sports and play provision is no longer required to be considered for this site as part of the new Northumberland Local Plan and the application would accord with NLP Policy INF 5 and INF 6.

8. Conclusion

8.1 This application was determined by the Tynedale Local Area Planning Committee on 10 August 2021 with a recommendation to grant planning permission subject to signing a Section 106 agreement for Sports and Play and subject to relevant conditions. The Section 106 agreement was never signed and so the

permission was not released. The application has now been assessed against the relevant Northumberland Local Plan policies as set out above and is still considered to be acceptable, subject to the conditions as set out below, in accordance with these policies.

9. Recommendation

That this application be GRANTED permission subject to the following:

Conditions/Reason

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

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

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

Drawing no: 102 Rev E Proposed site plan
Drawing no: 1110 Plot 1 elevations
Drawing no: 1111 Plot 1 floor and roof plans and section
Drawing no: 1112 Plot 2 elevations
Drawing no: 1113 Plot 2 floor and roof plans and section
Drawing no: 1114 Rev A Plot 3 elevations
Drawing no: 1115 Plot 3 floor and roof plans and section
Drawing no: 1116 Rev A Plot 4 elevations
Drawing no: 1117 Plot 4 floor and roof plans and section
Drawing no: 1118 Rev A Plot 5 elevations
Drawing no: 1119 Rev A Plot 5 floor and roof plans and section
Drawing no: 1120 Rev A Plots 6 and 7 elevations
Drawing no: 1121 Rev A Plots 6 and 7 floor plans
Drawing no: 1122 Rev A Plots 6 and 7 roof plan and sections
Drawing no: 1123 Rev A Plots 8 and 9 elevations
Drawing no: 1124 Rev A Plots 8 and 9 floor plans
Drawing no: 1125 Rev A Plots 8 and 9 roof plan and sections
Drawing no: 110 Proposed hard and soft landscaping
Drawing no:0300/CIV/200 Site access: existing and proposed
Drawing no:0300/CIV/202 Site access: sections and details
Surface Water Management Scheme Incorporating SuDS Features / Elements - As Proposed reference 0300/CIV/220
Sustainable Drainage Assessment reference 74540R1 Surface Water Drainage - Details as Proposed Sheet 1 of 2 reference 0300/CIV/221
Surface Water Drainage - Details as Proposed Sheet 2 of 2 reference 0300/CIV/222

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

03. Before development commences above damp-proof course level, details and samples of all materials, including slate, stone, lintels, sills, drainage goods, windows and doors and any other materials to be used in the construction of the dwellings and garaging and for use in the landscaping, shall be submitted to and approved in

writing by the Local Planning Authority. Thereafter the development shall not be constructed other than in accordance with the approved details.

Reason: In the interest of the appearance of the area and the amenity of neighbouring properties. In accordance with Northumberland Local Plan Policy QOP 2 and the NPPF.

04. The natural stone to be used in the exterior of the building shall be laid in rough courses with mortar of a colour to match the natural colour of the stone and with flush or very slightly recessed joints.

Reason: In the interest of the appearance of the area. In accordance with Northumberland Local Plan Policy QOP 2 and the NPPF.

05. A sample panel of at least one metre square shall be built and made available to the Local Planning Authority with details of the mortar, which shall be lime based, provided and approved in writing by the Local Planning Authority prior to the construction of the stonework. Thereafter the development shall not be constructed other than in accordance with the approved details.

Reason: In the interest of the appearance of the area. In accordance with Northumberland Local Plan Policy QOP 2 and the NPPF.

06. The proposed houses shall have no fascia boards and guttering shall be fixed with traditional brackets.

Reason: In the interest of the appearance of the area. In accordance with Core Northumberland Local Plan Policy QOP 2 and the NPPF.

07. Windows shall be set within their openings by approximately 100mm and have no trickle vents.

Reason: In the interest of the appearance of the area. In accordance with Northumberland Local Plan Policy QOP 2 and the NPPF.

08. All roof lights shall be black and vertically proportioned in a flush fitting conservation style.

Reason: In the interest of the appearance of the area. In accordance with Northumberland Local Plan Policy QOP 2 and the NPPF.

09. Notwithstanding what is shown on the submitted plans, full details of the existing and proposed finished site levels, as well as the finished floor levels of all the dwellings, shall be submitted and approved in writing by the Local Planning Authority prior to any construction above damp-proof level. Thereafter the development shall not be constructed other than in accordance with the approved details.

Reason: In the interests of visual and residential amenity of the site and the area in accordance with Northumberland Local Plan Policy QOP 2 and the NPPF.

10. Notwithstanding what is shown on the submitted plans, included drawing no: 0300/ARCH /110: proposed hard and soft landscaping, details and samples where

appropriate of all boundary treatments including dry stone walls and hedging, and safety measures around the pond, plus soft landscaping, shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: In the interests of the satisfactory appearance of the development upon completion and in accordance with the provisions of Northumberland Local Plan Policy QOP 2 and QOP 4 and the NPPF.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any order revoking and re-enacting that Order with or without modification), no extensions, porches or additional window openings, boundary treatment or other structures or buildings shall be constructed within the curtilage of the dwelling house hereby permitted without the prior grant of planning permission from the Local Planning Authority.

Reason: In order that the impact on the appearance of the dwelling house and on neighbouring properties of any additions may be properly assessed in the interests of amenity and in accordance with Northumberland Local Plan Policy QOP 2 and the NPPF.

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

Reason: In the interests of highway safety, in accordance with Northumberland Local Plan TRA 4 and the NPPF.

13. Notwithstanding the details submitted, no dwelling shall be occupied until details of the proposed highway works (the construction of the site access/egress onto the C296, Lonkley Terrace, together with associated pedestrian connectivity works and dropped kerb crossing/tactile paving on Lonkley Terrace and Allenfields, drainage and streetlighting) have been submitted to and approved in writing by the Local Planning Authority. The dwellings shall not be occupied until the highway works have been constructed in accordance with the approved plans.

Reason: In the interests of highway safety, in accordance with Northumberland Local Plan TRA 4 and the NPPF.

14. Notwithstanding the details provided, the development shall not be occupied until details of cycle parking have been submitted to and approved in writing by the Local Planning Authority. The approved cycle parking shall be implemented before the development is occupied. Thereafter, the cycle parking shall be retained in accordance with the approved details and shall be kept available for the parking of cycles at all times.

Reason: In the interests of highway safety and sustainable development, in accordance with Northumberland Local Plan TRA 4 and the NPPF.

15. Development shall not commence until a Construction Method Statement together with a supporting plan has been submitted to and approved in writing by the

Local Planning Authority. The approved Construction Method Statement and plan shall be adhered to throughout the construction period. The Construction Method Statement and plan shall, where applicable, provide for:

- i. vehicle cleaning facilities;
- ii. the parking of vehicles of site operatives and visitors;
- iii. the loading and unloading of plant and materials;
- iv. storage of plant and materials used in constructing the development
- v. Routing Strategy

Reason: To prevent nuisance in the interests of residential amenity and highway safety, in accordance with Northumberland Local Plan TRA 4 and the NPPF.

16. No dwelling shall be occupied until details of refuse servicing strategy for the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the servicing of refuse storage containers within the site, and if NCC Refuse Team are to collect from the site confirmation that there will be liability for any damage or wearing caused to the internal road layout as a result of normal servicing of the site. The approved refuse servicing strategy shall be confirmed and implemented before the development is brought into use. Thereafter the refuse storage facilities and No dwelling shall be occupied until details of refuse servicing strategy for the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the servicing of refuse storage containers within the site, and if NCC Refuse Team are to collect from the site confirmation that there will be liability for any damage or wearing caused to the internal road layout as a result of normal servicing of the site. The approved refuse servicing strategy shall be confirmed and implemented before the development is brought into use. Thereafter the refuse storage facilities and refuse servicing strategy shall operate in accordance with approved details.

Reason: To ensure sufficient and suitable facilities are provided for the storage and collection of household waste in accordance with Northumberland Local Plan TRA 4 and the NPPF.

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

Reason: In the interests of the amenity of the surrounding area and highway safety, in accordance with Northumberland Local Plan TRA 4 and the NPPF.

18. The development hereby permitted shall undertake in accordance with the following, unless otherwise agreed in writing by the local planning authority:

o No tree felling or vegetation clearance shall be undertaken between 1st March and 31st August unless a suitably qualified ecologist has first confirmed that no bird's nests that are being built or are in use, eggs or dependent young will be damaged or destroyed.

o Prior to first occupation or use of the development, a minimum of one integrated bird box and/or bat box must have been constructed within the fabric of each of the new building following best practice guidance.

o All species used in the planting proposals shall be locally native species of local provenance.

o All garden boundary fences, or walls will include a gap at the base measuring a minimum 13cm x 13cm to allow continued access through the site for hedgehog.

Reason: To conserve and enhance local biodiversity in line with the NPPF. In accordance with Northumberland Local Plan Policy ENV 2 and the NPPF.

19. No development shall be carried out other than in accordance with the tree protection plan included in 'Pre-Development BS5837 Arboricultural Implications Assessment - Lonkley Terrace 2020', Woodsman Arboricultural Consultancy, Rev A 12th March 2021.'

Reason: To maintain and protect the existing landscape and biodiversity value of the site. In accordance with Northumberland Local Plan Policies ENV 2 and the NPPF.

20. A programme of archaeological work is required in accordance with NCC Conservation Team (NCCCT) Standards for Archaeological Mitigation and Site-Specific Requirements document (dated 15/10/20). The archaeological scheme shall comprise three stages of work. Each stage shall be completed and approved in writing by the Local Planning Authority before it can be discharged.

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

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

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

Reason: The site is of archaeological interest. In accordance with Northumberland Local Plan ENV 7 and the NPPF.

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

Reason: To prevent the increased risk of flooding from any sources in accordance with Northumberland Local Plan Policy WAT 3 and the NPPF.

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

Reason: To protect residential amenity and provide a commensurate level of protection against noise. In accordance with Northumberland Local Plan Policy QOP 2.

23. Deliveries to and collections from the demolition and/or construction phase of the development shall only be permitted between the hours: Monday to Friday - 08:00 to 18:00 Saturday - 08:00 to 13:00 With no deliveries or collections on a Sunday or Bank Holiday, unless agreed in writing with the LPA.

Reason: To protect residential amenity and provide a commensurate level of protection against noise. In accordance with Northumberland Local Plan Policy QOP 2.

24. No development shall commence, until a written dust management plan has been submitted and approved in writing by the Local Planning Authority. The agreed plan shall be implemented for the duration of the site works and shall include measures for the control and reduction of dust emissions associated with demolition, earthworks, construction and track out, dealing with complaints of dust and arrangements for monitoring air quality during construction. The development shall be carried out in accordance with the plan so agreed.

Reason: To ensure a commensurate level of protection against obtrusive windblown dust and debris. In accordance with Northumberland Local Plan Policy QOP 2.

25. If during redevelopment contamination not previously considered is identified, then a written Method Statement regarding this material shall be submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until a method statement has been submitted to and approved in writing by the Local Planning Authority, and measures proposed to deal with the contamination have been carried out. [Should no contamination be found during development then the applicant shall submit a signed statement indicating this to discharge this condition].

Reason: To ensure that risks from land contamination to the future users of the land and dwellings are minimised and to ensure that the development can be carried out safely without unacceptable risks to any future occupants in accordance with Northumberland Local Plan Policy POL 1.

26. No external lighting may be installed at or above the first floor level of any of the approved dwellings.

Reason: To protect residential amenity and provide a commensurate level of protection against light. In accordance with Northumberland Local Plan Policy QOP 2.

27. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) the garages hereby approved shall not be converted into habitable accommodation, including utility room, study or similar uses, without the prior written consent of the Local Planning Authority.

Reason: To ensure the provision of adequate off-road parking space within the site and in accordance with Northumberland Local Plan TRA 4 and the NPPF.

28. Prior to commencement of development a scheme to dispose of surface water from the development shall be submitted to and approved by the Local Planning Authority. This scheme shall

i. Restrict discharge from the development to 2 l/s for all rainfall events up to and including the 1 in 100 year event, unless otherwise agreed by LLFA and the local planning authority.

ii. Adhere to the principles as set out in the drainage strategy from 'Surface Water Management Scheme Incorporating SuDS Features / Elements - As Proposed'

reference '0300/CIV/220' and 'Sustainable Drainage Assessment' reference '74540R1'

- iii. Provide attenuation on site for the 1 in 100 year plus climate change event.
 - iv. Incorporate vegetated sustainable drainage techniques throughout the development wherever possible and practicable, justification for alternatives should be by means of a viability assessment.
 - v. Provide details of the adoption and maintenance of all surface water features on site.
 - vi. Provide technical details and cross-section of the proposed permeable paving.
- The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure the effective disposal of surface water from the development in accordance with Northumberland Local Plan Policies WAT 3 and WAT 4 and the NPPF.

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

Reason: To ensure that the scheme to dispose of surface water operates at its full potential throughout the development's lifetime in accordance with Northumberland Local Plan Policy WAT 4 and the NPPF.

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

Reason: To ensure the risk of flooding does not increase during this phase and to limit the siltation of any on site surface water features in accordance with Northumberland Local Plan Policy WAT 3 and the NPPF.

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

- * As built drawings for all SuDS components - including dimensions (base levels, inlet/outlet elevations, areas, depths, lengths, diameters, gradients etc);
- * Construction details (component drawings, materials, vegetation);
- * Health and Safety file; and
- * Details of ownership organisation/adoption details.

Reason: To ensure that all sustainable drainage systems are designed to the DEFRA non technical standards in accordance with Northumberland Local Plan Policy WAT 4 and the NPPF.

32. Prior to occupation details of Electric Vehicle Charging associated with each dwelling to provide a minimum of 1 EV charging facility per dwelling shall be submitted to and approved in writing by the Local Planning Authority. The approved electric vehicle charging points shall be implemented before the development is

occupied. Thereafter, the electric vehicle charging points shall be retained in accordance with the approved details and shall be kept available for the parking of electric vehicles at all times.

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

33. Any watercourses, sewers and land drainage found on site during construction shall be diverted and reconnected accordingly. Where additional land drainage is installed, this shall connect to the existing underground storage tank.

Reason: To ensure the effective drainage and passage of ground water to offsite sources in accordance with Policies Northumberland Local Plan WAT 2 and WAT 3 and the NNPF.

34. Prior to the construction of any dwelling above damp proof course level, a scheme to demonstrate how at least 20% of the new dwellings will meet or exceed the enhanced accessibility and adaptability housing standards in compliance with Requirement M4(2) of the Building Regulations (or any equivalent successor standards) shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken fully in accordance with the approved scheme.

Reason: To ensure that the new homes are accessible and adaptable to meet the needs of residents now and in the future, in accordance with Policy HOU 11 of the Northumberland Local Plan and the National Planning Policy Framework.

35. 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.

Author

Melanie Francis - Senior Planning Officer

Appendices:

Appendix 1 - Report to Tynedale Local Area Council Planning Committee dated 10 August 2021

