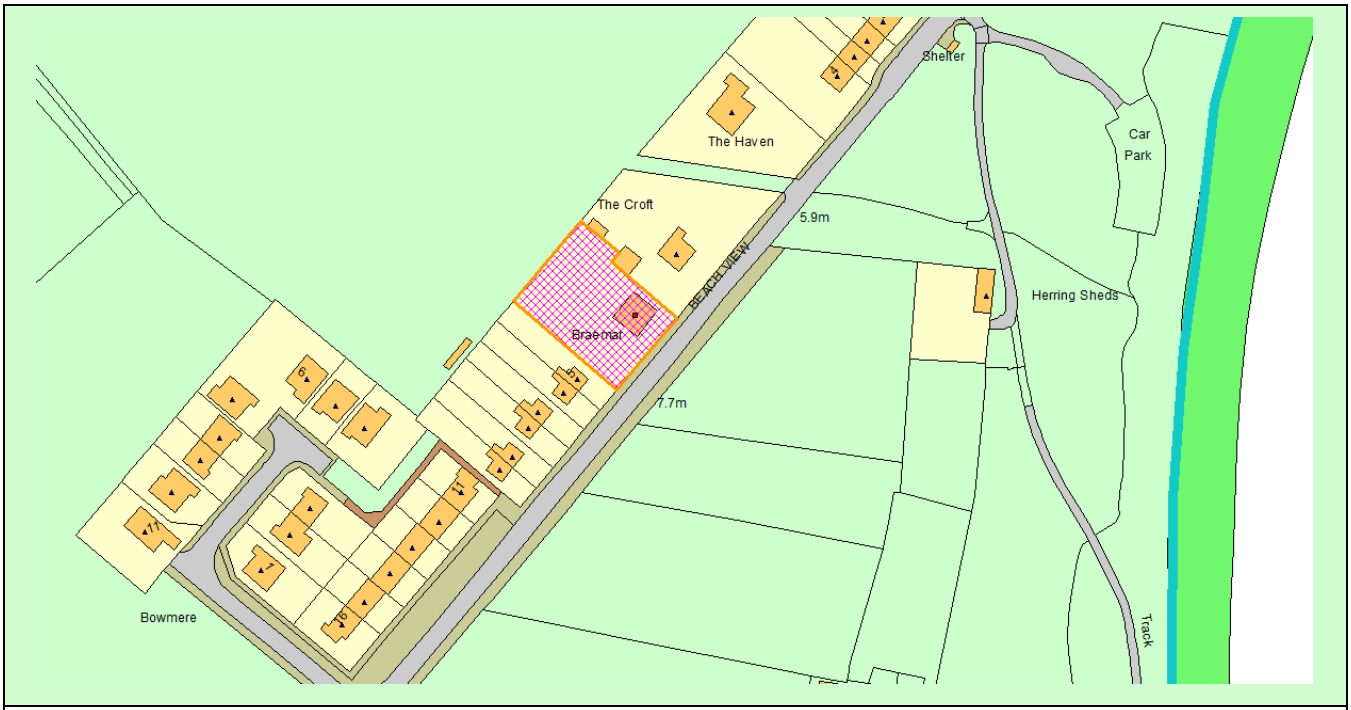
Northumberland
County Council

North Northumberland Local Area Council Planning Committee
19 May 2022

Application No:	21/00346/OUT		
Proposal:	Outline Application with all matters reserved for demolition of existing cottage and construction of up to 4no. residential dwellings (Use Class C3)		
Site Address	Braemar, Beach View, Boulmer, Northumberland, NE66 3BW		
Applicant:	Mr & Mrs Stanton Care of Agent, 1 Hood Street, Newcastle-upon-Tyne, NE1 6JQ	**Agent:**	Mr Daniel Puttick 1 Hood Street, Newcastle-upon-Tyne, NE1 6JQ
Ward	Longhoughton	**Parish**	Longhoughton
Valid Date:	2 February 2021	**Expiry Date:**	31 August 2021
Case Officer Details:	Name: Ms Rachel Campbell Job Title: Senior Planning Officer Tel No: 01670 625548 Email: Rachel.Campbell02@northumberland.gov.uk		

Recommendation: That this application be GRANTED permission subject to conditions and a Unilateral Undertaking by virtue of Section 106 of the Town and Country Planning Act 1990 (as amended) to secure a financial contribution towards the Council's Coastal Mitigation Service.



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1. Introduction

1.1 Under the provisions of the Council's current Scheme of Delegation, the application has been referred to the Director of Planning and the Chair and Vice Chair of the North Northumberland Local Area Council Planning Committee for consideration to be given as to whether the application should be referred to a Planning Committee for determination. This matter has been duly considered under these provisions and it has been confirmed that the application should be referred to the Committee for determination.

2. Description of the Proposals

2.1 Outline planning permission with all matters reserved is sought for the demolition of the existing dwelling and for the construction of up to four dwellings at Braemar, Beach View, Boulmer. Matters relating to appearance, means of access, landscaping, layout and scale are all reserved for future applications on the site.

2.2 The application proposes to construct four new dwellings within the grounds of the existing dwelling, Braemar, with the existing dwelling proposed to be demolished. The application has been supported by an indicative proposed site plan which shows the siting of four dwellings (two sets of semi-detached dwellings) with associated car parking and amenity space. The proposed indicative site plan indicates that the proposed dwellings would have a ridge height of 7.2 metres. The existing access point in the eastern corner of the site would be removed and the proposed units would be accessed by two vehicular access points along the south eastern site boundary, with each vehicular access point serving two units. The layout shown on the proposed site plan has been submitted purely for indicative purposes only. The application has also been supported by a Design Code Document which indicates that each unit could be 2-bedroomed, traditional in form and massing and 1.5 to 2 storeys in height. The Design Code Document also indicates that the eaves and ridge heights of the units could reflect those of the neighbouring properties at Beach View and to the south west of the site. The Design Code Document indicates that the design cues have been taken from the architecture of the existing built form within Boulmer and surrounding the application site and thus the units could be constructed of natural coursed rubble stone, or potentially render, with a slate tiled roof. Whilst information has been provided regarding the design and appearance of the dwellings within the Design Code document, it is acknowledged this document has been submitted for indicative purposes only, as the application is in outline with all matters reserved.

2.3 The application site is located within a row of residential properties in the small village of Boulmer. The application site is within the Northumberland Coast Area of Outstanding Natural Beauty (AONB), is within a Coastal Mitigation Zone and is within the Heritage Coast. The application site is also within an Impact Risk Zone for a nearby Site of Special Scientific Interest (SSSI).

2.4 During the course of the application, the applicant has submitted additional and revised information and plans to address the initial concerns raised by the case officer, the Council's Highway Development Management (HDM) team, the

Northumberland Coast AONB Partnership and the Council's Ecology team. Full re-consultation has been undertaken as a result of the changes to the layout on the indicative proposed site plan.

3. Planning History

3.1 No planning history for this site.

4. Consultee Responses

Natural England	No objection subject to appropriate mitigation.
County Ecologist	No objection subject to conditions, informatives and a financial contribution to the Council's Coastal Mitigation Service.
Northumberland Coast AONB	The AONB Partnership have no objection to the application; however, they raise some concerns over the style of the parking provision and request that any new housing on this site is restricted to principal residency. The revised design is a more appropriate response to the streetscape of Beach View, and the character and appearance of Boulmer than the original design. Detail for the scale, massing and materials of the houses has been set out in the Design Code Document and are considered acceptable, and the revised site plan demonstrates the new houses sit within the existing form and layout of Beach View. The proposed parking provision is off-street in front of the houses. Whilst this is not considered the most attractive way to provide parking (ideally parking would be to rear or to the side of the houses to avoid cluttering the front elevations and to provide a stronger boundary to the street), it is preferable to the original cul-de-sac layout proposed, and in consideration of the designated landscape, it would be a difficult case to argue undue impact from the off-street parking proposed here. Further, HDM has considered the parking provision for the revised layout and found it to be adequate. In light of the additional information submitted by the applicant and the most recent response from HDM, the AONB Partnership consider that a full planning application is not required in this instance.
Longhoughton Parish Council	The Parish Council object and recommend refusal of the application. The Parish Council note the changes to the layout of the proposed dwellings on the revised site plan; however, the amended layout does not address the original comments made by the Parish Council in relation to the scale of the development, overdevelopment of the site, car parking, impact on the AONB, impact on the character of the area, access, design, tenure/ownership of the dwellings, removal of vegetation and inappropriate frontage onto the road. The Parish Council has also previously raised concerns over the lack of detail provided.
Highways	No objection subject to conditions and informatives. The parking proposed within this scheme does not meet NCC

	parking standards. However, based on assessment of local housing, population and general car ownership levels, HDM are reasonably confident that the proposed housing would be unlikely to generate worst case scenario parking which would require full accordance with the published parking standards.
Northumbrian Water Ltd	Northumbrian Water advises that it actively promotes sustainable surface water management.
Public Protection	No objection subject to conditions and informatives.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	7
Number of Objections	12
Number of Support	1
Number of General Comments	2

Notices

General site notice – Displayed on 29th April 2021
No press notice required.

Summary of Responses:

Twelve representations of objection have been received in relation to this application which have raised the following concerns:

- Impact on the rural character of the village.
- Impact on AONB.
- Impact on amenity.
- Noise.
- Light pollution.
- Impact on environment.
- Loss of open space.
- Urbanising development.
- Overdevelopment of the plot.
- Poor design/layout.
- Highway safety.
- Impracticable car parking.
- Lack of car parking for 4 dwellings.
- Traffic/congestion.
- Access.
- Drainage.
- The dwellings should be permanent homes/residencies, not second homes.
- Discrepancies with measurements on proposed site plan.
- Lack of detail.
- Dated photographs used in the Design Code Document which is inaccurate/misleading.
- The proposal is not in accordance with local planning policies and AONB Guidance documents.

The issue of discrepancies with the measurements on the indicative site plan has been raised with the applicant's agent who has checked this issue and has confirmed the measurements are correct.

One representation of support has been received in relation to this application and is summarised below:

- Support the application.
- These dwellings should be permanent homes/residencies, not second homes.

Two neutral representations have been received in relation to this application and are summarised below:

- No objection but the dwellings should be permanent residencies, not second homes.

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=QNUBPTQSLOD00

6. Planning Policy

6.1 Development Plan Policy

Northumberland Local Plan (March 2022)

Policy ENV 2 – Biodiversity and Geodiversity
Policy ENV 3 – Landscape
Policy ENV 5 – Northumberland Coast Area of Outstanding Natural Beauty
Policy HOU 2 – Provision of New Residential Development (Strategic Policy)
Policy HOU 5 – Housing Types and Mix
Policy HOU 9 – Residential Development Management
Policy POL 1 – Unstable and Contaminated Land
Policy POL 2 – Pollution and Air, Soil and Water Quality
Policy QOP 1 – Design Principles (Strategic Policy)
Policy QOP 2 – Good Design and Amenity
Policy QOP 4 – Landscaping and Trees
Policy QOP 5 – Sustainable Design and Construction
Policy QOP 6 – Delivering Well-Designed Places
Policy 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 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 WAT 2 – Water Supply and Sewerage
Policy WAT 4 – Sustainable Drainage Systems
Policy INF 6 – Planning Obligations
Policy ICT 2 – New Developments

6.2 National Planning Policy

National Planning Policy Framework (NPPF) (2021, as updated)
National Planning Practice Guidance (NPPG) (2019, as updated)

6.3 Other Documents/Strategies

Northumberland Coast AONB Management Plan (2020-2024)
Northumberland Coast AONB Design Guide for the Built Environment
Northumberland Coast AONB Landscape Sensitivity and Capacity Study (2013)

7. Appraisal

7.1 In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, planning applications should be determined in accordance with the development plan, unless material considerations indicate otherwise. In this case, and following its recent adoption by the Council, the development plan comprises policies in the Northumberland Local Plan. The National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG) are also material considerations in determining this application.

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

- Principle of the development.
- Design and impact upon the Northumberland Coast AONB.
- Amenity.
- Highway safety.
- Ecology.
- Coastal mitigation.
- Drainage and sewerage.
- Public Protection.
- Other matters.

Principle of the Development

7.3 As a starting point, Policy STP 1 of the Northumberland Local Plan relates to spatial strategy. This policy sets out the overall approach to the distribution of development across the county. Part (d) of Policy STP 1 states that *"in order to support the social and economic vitality of rural areas, and recognising that development in one village can support services and facilities in other nearby villages, Small Villages listed in Appendix A will support a proportionate level of development subject to Green Belt policy considerations, where relevant".*

7.4 The application site is located within Boulmer, which is identified as a Small Village in Appendix A of the Northumberland Local Plan. It is acknowledged that Boulmer does not have a defined settlement boundary; however, it is recognised that the application site is wholly within the built form of this settlement. Therefore, Part (d) of Policy STP 1 is relevant in the assessment of this application.

7.5 It is clear, as set out above, that small scale development is generally acceptable in smaller villages. Paragraph 79 of the NPPF states *"to promote sustainable*

development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby". Policy STP 1 is therefore in line with the provisions of Paragraph 79 of the NPPF and settlements do not need to have sufficient local services to be considered sustainable locations for development, particularly where the development supports local services in nearby settlements.

7.6 Policy HOU 2 of the Northumberland Local Plan relates to the provision of new residential development. This policy is supportive of the delivery of new open market and affordable dwellings in a range of tenures, types and sizes where it is consistent with the spatial strategy for Northumberland, as set out in Policy STP 1 of the Northumberland Local Plan.

7.7 The application site is located within a built-up area, within a row of residential properties, and would be easily accessible to the limited services within the settlement of Boulmer. The proposal could deliver modest economic benefits through the provision of up to three additional dwellings at the site and could provide some support for existing services. The proposal could also provide some support for the services in other nearby villages and thus the application site is a sustainable location for the proposed development, which constitutes proportionate development and which could help to maintain the overall vitality of rural communities. The proposed development is therefore considered to be acceptable as a matter of principle.

7.8 Whilst Boulmer benefits from limited services, the policies within the development plan and the NPPF support development where it would support the sustainability of Boulmer and would also support services and facilities in nearby villages. The proposal would help to sustain the existing community and any associated services, in this and neighbouring villages. Overall, the proposal comprising of the construction of residential development, as a matter of principle, represents a sustainable form of development in this location in accordance with Policies HOU 2 and STP 1 of the Northumberland Local Plan and the principles of the NPPF.

Design and Impact upon the Northumberland Coast AONB

7.9 The application site is located within the small village of Boulmer and is within the Northumberland Coast AONB. Paragraph 176 of the NPPF advises that *"great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status protection in relation to these issues…The scale and extent of development within all these designated areas should be limited".*

7.10 Policy QOP 1 of the Northumberland Local Plan sets out design principles which must underpin the design of any new proposed development in Northumberland. One of the design principles states development proposals should make a positive contribution to local character and distinctiveness and contribute to a positive relationship between built and natural features. Other design principles state development proposals should create or contribute to a strong sense of place and integrate the built form of the development with the

site overall, and the wider local area and should respect and enhance the natural, developed and historic environment, including heritage, environmental and ecological assets, and any significant views or landscapes.

7.11 Policy QOP 2 of the Northumberland Local Plan relates to good design and amenity and requires a high standard of amenity for existing and future users of a development whilst not causing unacceptable harm to the amenity of those living, working and visiting the local area. Policy QOP 6 of the Northumberland Local Plan seeks to ensure places are well-designed.

7.12 Policy HOU 9 of the Northumberland Local Plan sets out criteria against which residential development applications will be assessed. The criteria seek to ensure residential development contributes to a sense of place, functions well, and is of a high-quality design.

7.13 Policy ENV 3 of the Northumberland Local Plan relates to landscape and seeks to ensure proposals conserve and enhance the landscape's character and gives great weight to the conservation and enhancement of the special qualities and statutory purposes of the Northumberland National Park and Northumberland's two AONBs.

7.14 Policy ENV 5 of the Northumberland Local Plan relates specifically to development within the Northumberland Coast AONB. This policy states *"the special scenic qualities of the Northumberland Coast Area of Outstanding Natural Beauty will be conserved and enhanced, having regard to the current AONB Management Plan and locally specific design guidance".* Part (6) of Policy ENV 5 states *"where new building or engineering works are proposed, the Council will require the submission of detailed plans and will not grant outline planning permission, unless they contain sufficient supporting information by which the impact of the proposed development on the special scenic qualities of the AONB can be judged".*

7.15 The application site lies wholly within the Northumberland Coast AONB. Therefore, the Northumberland Coast AONB Partnership has been consulted on this application. The AONB Partnership have no objection to the application; however, they raise some concerns over the style of the parking provision and request that any new housing on this site is restricted to principal residency. The AONB Partnership have reviewed the submitted Design Code Document and revised indicative proposed site plan and consider the revised design is a more appropriate response to the streetscape of Beach View, and the character and appearance of Boulmer than the original design. The AONB Partnership in previous responses considered that insufficient information had been submitted as part of the outline application and indicated that a full planning application was necessary in line with Part (6) of Policy ENV 5. However, following a further review of the submitted Design Code Document and given the position taken by the Council's HDM team, the AONB Partnership withdraws this previous recommendation as they do not consider the proposed development reaches the threshold in Part (6) of Policy ENV 5, where a full planning application is necessary. Detail for the scale, massing and materials of the houses has been set out in the Design Code Document (as described in Paragraph 2.2 of this report) and the AONB Partnership consider these details to be acceptable and consider the revised indicative proposed site plan demonstrates the new houses sit within the existing form and layout of Beach View.

7.16 The application has been accompanied by indicative layout proposals which indicate that the site could accommodate up to four dwellings (two sets of semi-detached dwellings) with two vehicular accesses (one vehicular access per two dwellings) from Beach View. These have been submitted purely for illustrative purposes only. During the course of the application, the indicative layout proposals have been amended to address the initial concerns raised by the case officer, the Council's HDM team and the AONB Partnership regarding the impact of the proposal upon the character of the area and the wider street scene, regarding the amount of outdoor, private amenity space per dwelling and regarding the layout of the car parking. The indicative layout proposals have been revised so the layout of the site would be similar to the semi-detached neighbouring properties to the south west, with the proposed dwellings matching the existing building line which fronts onto Beach View and with parking to the front and a long, narrow garden to the rear.

7.17 Whilst the AONB Partnership have raised no objection to the application, they have raised concerns within their response regarding the car parking provision. The proposed car parking would be off-street and in front of the proposed houses. Whilst the AONB Partnership do not consider this to be the most attractive way to provide parking (ideally parking would be to the rear or to the side of the houses to avoid cluttering the front elevations and to provide a stronger boundary to the street), it is preferable to the cul-de-sac layout originally proposed, and in consideration of the designated landscape, it would be difficult to argue undue impact from the off-street parking proposed in this scheme. The AONB Partnership raise wider concerns regarding parking and traffic in Boulmer; however, they acknowledge that the Council's HDM team consider the parking provision within the revised layout to be adequate and that the proposal is acceptable in highway safety terms.

7.18 It is considered that the current indicative layout could be acceptable. However, the application is in outline with matters relating to means of access, appearance, landscaping, layout and scale all reserved for future applications on the site. Therefore, precise details would be submitted and assessed as part of any future applications in relation to the reserved matters. Whilst several concerns have been raised by the parish council and within several representations of objection regarding the lack of detail submitted, it is acknowledged that this application is in outline and thus is solely to establish whether the principle of residential development is acceptable on the site.

7.19 The application site is located within a row of residential properties. The application site is bounded by open land to the north west and by the main road of Beach View to the south east with open land and the coast beyond. The application site is bounded by the residential properties known as The Croft and 5 Beach View to the north east and south west. The village of Boulmer is characterised by a thin strip of built development lining the main road which runs through the village in a north-south direction and parallel to the coast. The village does not have a settlement boundary established through the development plan ; however, the site is considered to be wholly within the built form of the village due to it being nestled within a long row of residential properties and due to it being in residential use at present.

7.20 Beyond the linear development within the built form of the village lies open countryside and agricultural fields. The proposal seeks to construct up to four residential properties, within the grounds of the existing dwelling, Braemar, with the existing dwelling proposed to be demolished. The site is contained within the linear built form of the village and thus it is considered that encroachment into the countryside would not occur. The proposed development would be read as part of the built form of the village due to its location within the long row of residential properties fronting Beach View, and thus it is officer opinion that the special scenic qualities of the Northumberland Coast AONB would not be significantly affected by the development of this relatively small site. The development would clearly be viewed in connection with the village. It is acknowledged that the proposal would increase the housing density of this plot, with up to three additional dwellings; however, the site would remain in residential use and the plot is considered to be of a generous size to accommodate up to four dwellings in total. As aforementioned, the revised indicative layout proposals show the site would follow a similar layout and density to the semi-detached dwellings to the south west and would be in keeping with the wider street scene. The proposals would therefore be integrated with the other residential development within this part of the village.

7.21 As the application is in outline, matters of means of access, appearance, scale, layout and landscaping are not for consideration. Appropriate conditions can be imposed to ensure that suitable standards of design and spacing are achieved within future application in the event that permission is granted. Details of materials can be secured by condition to ensure that the dwellings are in keeping with the character of Boulmer and reflective of development within the North Pennines AONB. A condition removing permitted development rights for development within the curtilage of any dwelling is considered to be necessary to ensure a sufficient amount of outdoor, private amenity space per dwelling is retained and to give the Local Planning Authority control over the appearance of any future development at the site. Subject to accordance, with such conditions, with the ultimate control remaining with the local planning authority in determining any application for reserved matters, it is considered that the development of the site can be achieved without compromising or harming the special scenic qualities of the North Pennines AONB. In this respect, the application is considered to be acceptable in accordance with Policies ENV 3, ENV 5, HOU 9, QOP 1, QOP 2, QOP 4, QOP 6, STP 2 and STP 3 of the Northumberland Local Plan, the principles of the Northumberland Coast AONB Design Guide and the principles of the NPPF.

Amenity

7.22 As aforementioned, the application site is located within a row of residential properties in the small village of Boulmer. To the north east of the application site is The Croft, a bungalow with living accommodation within the roof space, and to the south west is 5 Beach View, a semi-detached, two storey dwelling. The application has been accompanied by indicative layout proposals which indicate that the site could accommodate up to four dwellings with two accesses from Beach View. The indicative layout proposals and the Design Code Document show that the layout of the site could be similar to the semi-detached neighbouring properties to the south west, with the proposed dwellings matching the existing building line which fronts onto Beach View and with parking to the front and a long, narrow garden to the rear. The application Design Code

Document indicates that each unit could be 2-bedroomed, traditional in form and massing and 1.5 to 2 storeys in height. The Design Code Document also indicates that the eaves and ridge heights of the units could reflect those of the neighbouring properties at Beach View and to the south west of the site. It is acknowledged that the proposed layout of the site and design details of the scheme have been submitted purely for indicative purposes only.

7.23 It is considered that the proposed indicative layout of the site is acceptable, as is the scale/massing of the dwellings as set out in the Design Code Document. However, the application is in outline with all matters reserved for future applications on the site. Therefore, precise details would be submitted and assessed as part of any future applications in relation to reserved matters.

7.24 The Council's Public Health Protection (PHP) team has been consulted on this application and has raised no objection subject to conditions and informatives. The recommended conditions relate to contamination, which will be discussed further in the below sections of this report, and to delivery and collection hours and noisy working hours during construction in order to protect residential amenity and to provide a commensurate level of protection against noise.

7.25 Although limited details have been provided at this stage, it is considered that residential development could occur on the site that would not adversely affect the residential amenity of the neighbouring properties. The proposals are considered to be in accordance with Policies HOU 9 and QOP 2 of the Northumberland Local Plan and the principles of the NPPF in relation to impact upon residential amenity.

Highway Safety

7.26 The Council's HDM team has been consulted on this application and has no objection subject to conditions and informatives. During the course of the application, the applicant has submitted a revised indicative proposed site plan to address the initial concerns raised by the Council's HDM team. The recommended conditions relate to details of boundary treatment, details of car parking, details of cycle parking, details of electric vehicle charging, details of the means of vehicular access, details of surface water drainage, details of refuse storage facilities and strategy and the submission of a Demolition and Construction Method Statement.

7.27 It is acknowledged that the application is in outline with all matters reserved and that the proposed layout plans are only indicative at this stage. It is noted that the means of access to the highway and the layout of the site are reserved for future applications, thus will be considered in more detail at any subsequent reserved matters stage. Although the precise impacts are unknown at this stage, the Design Code Document indicates that each of the four dwellings could be two-bedroomed and the revised indicative proposed site plan indicates one parking space could be provided per dwelling and one visitor parking space could be provided per two dwellings, thus the application proposes a total of six parking spaces.

7.28 Parking standards for new development are set out within Appendix E of the Northumberland Local Plan, which supports Policy TRA 4. The parking standards indicate that for a two-bedroomed dwelling, two in-curtilage parking

spaces should be provided. There is also a parking standard requirement for one visitor parking space per four dwellings. In terms of meeting the parking standards, the proposed development, as set out within the submitted documents, should provide eight in-curtilage parking spaces and one visitor parking space, thus a total of nine parking spaces. As aforementioned, the proposed development proposes six parking spaces.

7.29 Policy TRA 4 of the Northumberland Local Plan, which relates to parking provision in new development, sets out the Council's expectations for off-street car parking in new development and requires adherence to parking standards set out in Appendix E. Part 2 of Policy TRA 4 states that where parking provision is not made in accordance with the relevant standards, it must be demonstrated how the amount of parking proposed takes into account several factors. The Council's HDM team have reviewed the most recent census data (2011) in terms of households and cars in the locality. 5.7% of households had no car, 37.8% of households had one car and 40.4% of households had two cars. The Council's HDM team have also reviewed other evidence bases, such as the Boulmer 2017 Housing Review which indicated that of the 81 properties in Boulmer, 49 of these are occupied full time, 13 are second homes, 18 are holiday lets and 1 is unoccupied. Beach View is fronted with development and the existing dwellings do not all provide in-curtilage parking and as such there is some degree of parking along this section of carriageway. It is also acknowledged that the Boulmer Beach Car Park is located within walking distance of the proposed housing.

7.30 Based on the assessment of local housing, population and general car ownership levels, the Council's HDM team are reasonably confident that the proposed housing is unlikely to generate worst case scenario parking that would require full accordance with the published parking standards. It is considered likely that the houses would generate a mixture of car ownership levels and would result in one or two vehicles per dwelling. This would require somewhere between 4 and 8 parking opportunities at any time. The Council's HDM team have also taken into consideration that on-street parking occurs in this location for residential amenity and whilst they note local concerns in relation to parking causing disruption to traffic, they see no evidence that parking is creating a safety issue, or that any delays from parking to vehicles would be unacceptable. The Council's HDM team note that parking on footpaths is detrimental to pedestrians and there is nothing that prevents such an action and as such cannot compel a planning justification to refuse this application on this matter. Whilst footway parking is not supported and any parking should be wholly in the carriageway, it occurs on occasion, and the Council's HDM team cannot see this proposal having an impact so great as to make it unacceptable. The Council's HDM team have given regard to this whilst noting that there are no parking measures in place in the vicinity of the site to suggest that any issues are so detrimental as to require mitigation although it is noted that measures to detract from verge use have been recently installed.

7.31 At this stage, the Council's HDM team can only comment on the principle of the development in this location regarding highway safety and having considered this matter they conclude that the principle of the development, in highway safety terms, could be acceptable subject to conditions and informatives. Based on the assessment of local housing, population and general car ownership levels, the Council's HDM team conclude that they are reasonably confident that the

proposed housing is unlikely to generate worst case scenario parking that would require full accordance with the published parking standards.

7.32 Subject to accordance with the conditions recommended by the Council's HDM team, the proposed development is considered to be in accordance with Policies TRA 1, TRA 2 and TRA 4 of the Northumberland Local Plan and the aims of the NPPF in relation to highway safety and car parking provision.

Ecology

7.33 A Bat Emergence Survey has been submitted during the course of this application to accompany the Preliminary Ecological Appraisal and to address the initial concerns raised by the Council's Ecologist. The Bat Emergence Survey indicates that on the date of the emergence survey, no bats were recorded emerging from the building with low levels of Common Pipistrelle bat commuting past the site and therefore the survey concludes that no further survey work or mitigation is necessary.

7.34 The Council's Ecologist has reviewed the ecological reports and raises no objection subject to conditions and informatives. The recommended conditions relate to securing mitigation measures and biodiversity enhancements and the submission of further ecological survey works if the demolition of the existing dwelling does not take place within two years of the granting of the outline permission. Natural England has been consulted on this application and has no objection subject to appropriate mitigation being secured.

7.35 The Council's Ecologist notes the application site is dominated by amenity grassland, which is of low ecological value. There are hedgerows to the boundaries of the site and within the site. Native species hedgerows are classed as a Habitat of Principal Importance under Section 41 of the Natural Environment and Rural Communities Act (2006). Hedgerows provide habitat for nesting birds and small mammals, such as hedgehog. The Council's Ecologist indicates that the loss of hedgerows can be mitigated by creating new ones on site to the new plot boundaries; however, appreciates that this matter could be addressed at reserved matters through the landscaping scheme. The Council's Ecologist indicates within their response that a planning condition should be included at this stage regarding the provision of hedgerows within the development. A condition relating to the submission of a landscaping plan and the submission of details of boundary treatments is therefore considered to be necessary and reasonable to monitor this.

7.36 Subject to accordance with the recommended conditions, the application is considered to be in accordance with Policies ENV 2 and QOP 4 of the Northumberland Local Plan and the principles of the NPPF in this respect.

Coastal Mitigation

7.37 When developers apply for planning permission for new residential development within the coastal zone of influence, the local planning authority, as a competent authority, is required 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, either alone or in combination with other projects.

7.38 Due to growing concerns about the effectiveness of mitigation that does not include direct management of the protected areas themselves; the Council has introduced a scheme whereby developers can pay a contribution into a strategic mitigation service (paid on occupation of the first unit) which will be used to fund coastal wardens who will provide the necessary mitigation.

7.39 The contribution per unit in this location would be £615. The total contribution sought is dependent upon the number of dwellings proposed. In this instance, the proposal seeks outline planning permission to construct up to four dwellings at the site. The application is in outline and only indicative plans have been provided at this stage, showing four dwellings. The number of residential dwellings is only indicative at this stage and will be finalised at reserved matters stage.

7.40 A contribution to the Coastal Mitigation Scheme can be secured by Unilateral Undertaking by virtue of Section 106 of the Town and Country Planning Act 1990 (as amended). In this instance, the applicant has agreed that they would be willing to contribute to the Coastal Mitigation Scheme and as such it is considered that the proposal is acceptable in this respect in accordance with Policy INF 6 of the Northumberland Local Plan.

Drainage and Sewerage

7.41 The application form indicates that surface water would be disposed of by mains sewer. No information has been provided regarding how foul sewage would be disposed of. Northumbrian Water have been consulted on this application and advises that they actively promote sustainable surface water management. It is acknowledged that there is an absence of detail within the application relating to drainage and sewerage. However, as this application is in outline and with all matters reserved, it is considered appropriate to recommend a condition be imposed to secure full details for the disposal of foul and surface water from the proposed development. Therefore, the proposal is considered to be acceptable in this respect in accordance with Policy WAT 2 of the Northumberland Local Plan.

Public Protection

7.42 A Phase 1 Desk Study Report has been submitted to accompany this application. The Phase 1 Desk Study Report recommends that further site investigations are required. The Council's PHP team has been consulted on this application and has considered matters such as contamination, ground gas and noise, which are within its remit. Based on the findings of the submitted Phase 1 Report, the Council's PHP team recommends conditions relating to contamination.

7.43 The application site is not within either a former identified legacy coal mining area, or a radon gas affected area, therefore the Council's PHP team has concluded that there is no requirement for gas protection to be included in any dwelling. The Council's PHP team also indicate within their response that the application site would not appear to be impacted by or introduce a source of

noise which would require assessment; thus, no noise assessment is required to accompany this application. The Council's PHP team have, however, recommended that conditions be attached relating to noisy working hours during construction and collection and delivery hours during construction in order to protect the residential amenity of dwellings which neighbour the site.

7.44 Overall, the Council's PHP team has no objection to the application subject to conditions and informatives. Subject to compliance with the recommended conditions, the application is acceptable in accordance with Policies POL 1, POL 2 and QOP 2 of the Northumberland Local Plan and the principles of Chapter 15 of the NPPF in this respect.

Other Matters

7.45 Twelve representations objecting to the application have been received and these comments have been summarised above (Section 5). The representations objecting to the application comment on issues such as the principle of the development, overdevelopment of the site, design/layout, impact on the AONB, impact on residential amenity, impact on the environment, impact on the character of the village, noise, light pollution, highway safety, access and car parking. These issues have been taken into consideration when compiling the above paragraphs of this report (Section 7).

7.46 Two neutral representations and one representation of support have also been received in relation to this application. These representations, as well as several of the representations of objection, indicate that the dwellings should be permanent residential homes and should not be second homes. Having reviewed the local planning policies relevant in this case, it is noted that there are no policies which seek to restrict new dwellings in Longhoughton parish area as principal residences in perpetuity. It is also acknowledged that there is no made neighbourhood plan for the Longhoughton/Boulmer area. Therefore, the Local Planning Authority would not be able to restrict the occupancy of the proposed residential dwellings by condition.

Equality Duty

7.47 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

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

Human Rights Act Implications

7.49 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.

7.50 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.

7.51 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. Recommendation

That this application be GRANTED permission subject to the conditions set out below and a Unilateral Undertaking by virtue of Section 106 of the Town and Country Planning Act 1990 (as amended) to secure the following:

- A financial contribution towards the Council’s Coastal Mitigation Service.

<u>Conditions/Reason</u>

1. Approval of the details of the means of access, appearance, landscaping, layout and scale hereinafter called the reserved matters shall be obtained from the Local Planning Authority in writing before any development is commenced. Thereafter, development shall not be carried out other than in accordance with the approved details.

   Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

2. Application for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

   Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

3. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last reserved matters to be approved.

   Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

4. The development hereby permitted relates to the following approved plans:

   - Site Location Plan, Drawing No: 90 001
   - Design Code Document – Braemar, Boulmer – Produced by Greatspace Architects

   Reason: To ensure the development is carried out in accordance with the approved plans in the interests of proper planning and in line with the National Planning Policy Framework.

5. No development shall commence above damp proof course level until a plan for the landscaping of the site has been submitted to and approved in writing by the local planning authority in consultation with the Council's Ecology team. The plan shall detail the materials to be used in landscaping of the site and shall provide details of species and number of trees, hedgerows, shrubs, all of which shall be native to Northumberland. Thereafter, the landscaping of the site shall be implemented in full during the first planting season (November - March inclusive) following the commencement of development in accordance with the approved details.

   Reason: In the interests of the character of the area, to maintain and protect the landscape value of the area from the outset of development and to improve the biodiversity value of the site, in accordance with Policies ENV 2 and QOP 4 of the Northumberland Local Plan and the principles of the NPPF.

6. No development shall commence above damp proof course level until details of all boundary treatments and all hard surfaces have been submitted to and approved in writing by the Local Planning Authority in consultation with the Council's Ecology team and the Council's Highway Development Management team. Thereafter, all new boundary treatments and hard surfaces shall be constructed in accordance with the approved details and shall be implemented before the development is occupied.

   Reason: To ensure the satisfactory appearance of the development from the outset and to ensure the inclusion of new hedgerows within the scheme in accordance with Policies QOP 1, QOP 4, HOU 9 and ENV 5 of the Northumberland Local Plan and the principles of the NPPF.

7. No development shall commence above damp proof course level until details of the existing and proposed site levels have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the development is brought into use.

   Reason: In the interests of visual amenity of the area, in accordance with Policy QOP 1 of the Northumberland Local Plan and the principles of the NPPF.

8. No development shall commence above damp proof course level until precise details, to include samples, of the materials to be used in the construction of the external walls and roof have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be constructed in accordance with the approved details.

   Reason: To ensure the satisfactory appearance of the development from the outset in accordance with Policies HOU 9 and QOP 1 of the Northumberland Local Plan and the principles of the NPPF.

9. No development shall commence above damp proof course level until precise details of the windows and doors of the dwellings have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be constructed in accordance with the approved details.

   Reason: To ensure the satisfactory appearance of the development from the outset in accordance with Polics HOU 9 and QOP 1 of the Northumberland Local Plan and the principles of the NPPF.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any other subsequent order, no alterations, boundary treatments, hard surfaces or outbuildings shall be constructed within the curtilage of any dwelling hereby permitted without the prior granting of planning permission from the local planning authority.

    Reason: To ensure the character of the development is maintained in the interests of the amenity of the area and the amenity of occupants of resulting properties, in accordance with Policies QOP 1, QOP 2 and HOU 9 of the Northumberland Local Plan and the principles of the NPPF.

11. Development shall not commence until a Demolition and /or Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Demolition and/ or Construction Method Statement shall be adhered to throughout the demolition/ construction period. The Demolition and/or Construction Method Statement 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.

    Reason: To prevent nuisance in the interests of residential amenity and highway safety, in accordance with Policies QOP 2 and TRA 2 of the Northumberland Local Plan and the principles of the NPPF.

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

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

13. The development shall not be occupied until details of the vehicular access have been submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details. Thereafter, the vehicular access shall be retained in accordance with the approved details.

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

14. 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 Policies TRA 1 and TRA 2 of the Northumberland Local Plan and the principles of the NPPF.

15. No development shall commence until a scheme for the disposal of foul and surface water drainage has been submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water and the Council's Highway Development Management team. No part of the development shall be occupied or brought into use until the approved scheme has been fully implemented. Thereafter, the approved scheme shall be implemented and maintained in accordance with the approved details.

    Reason: In order to ensure suitable drainage has been investigated for the development and implemented in accordance with Policies TRA 2 and WAT 2 Northumberland Local Plan and the principles of the NPPF.

16. Prior to the occupation of the development, details of Electric Vehicle Charging facilities 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 and maintained 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 Policy TRA 1 of the Northumberland Local Plan and the principles of the NPPF.

17. The development shall not be occupied until details of refuse storage facilities and a refuse storage strategy for the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the location and design of the facilities and arrangements for the provision of the bins. The approved refuse storage facilities shall be

implemented before the development is brought into use. Thereafter the refuse storage facilities and refuse storage plan 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 Policy TRA 2 of the Northumberland Local Plan and the principles of the NPPF.

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

    a) Further site investigations are recommended in the Phase 1: Desk Study (Phase 1: Desk Study produced by Solmek Ltd, ref: S201121 (Final) and dated December 2020) and shall be carried out to fully and effectively characterise the nature and extent of any land contamination and or pollution of controlled waters . It shall specifically include a risk assessment that adopts the SourcePathway-Receptor principle, in order that any potential risks are adequately assessed taking into account the sites existing status and proposed new use. Two full copies of the site investigation and findings shall be forwarded to the Local Planning Authority without delay upon completion.

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

    Reason: To ensure that risks from land contamination to the future users of the 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 Policy POL 1 of the Northumberland Local Plan and the principles of the NPPF.

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

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

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

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

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

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

    Reason: To protect residential amenity and provide a commensurate level of protection against noise, in accordance with Policies QOP 2, POL 2 and HOU 9 of the Northumberland Local Plan and the principles of the NPPF.

21. 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 Local Planning Authority.

    Reason: To protect residential amenity and provide a commensurate level of protection against noise, in accordance with Policies QOP 2, POL 2 and HOU 9 of the Northumberland Local Plan and the principles of the NPPF.

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

    - 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.
    - Prior to first occupation or use of the development 1no. integrated bird brick and 1no. bat box shall be constructed within the fabric of each of the new dwellings following best practice guidance.
    - 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 hedgehogs.

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

23. If the demolition of the building hereby approved does not commence (or once commenced is suspended for more than 12 months) within 2 years from the date of this outline planning consent, a further ecology survey shall be undertaken to establish if there have been any changes in the presence of bats and identify any likely new ecological impacts that might arise. Survey results and required avoidance and mitigation measures will be submitted to and approved in writing by the local planning authority prior to the commencement of demolition works.

    Reason: To take account of mobile protected species on site, in accordance with Policy ENV 2 of the Northumberland Local Plan and the principles of the NPPF.

24. Prior to the fixing of any external lighting in association with the development hereby permitted, details of the external lighting shall be submitted to and agreed in writing by the Local Planning Authority. Details shall include:

    - the specific location of all external lighting units;
    - design of all lighting units;
    - details of beam orientation and lux levels; and
    - any proposed measures such as motion sensors and timers that will be used on lighting units.

    The approved lighting scheme shall be installed in accordance with the approved details and shall be maintained as such thereafter, unless removed entirely.

    Reason: In order to ensure that there is no harmful effect upon the visual amenity of the area and upon the special scenic qualities of the Northumberland Coast AONB, in accordance with Policies ENV 2, ENV 3, ENV 5 and QOP 1 of the Northumberland Local Plan and the principles of the NPPF.

25. 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.

    Where an alternative broadband connection is proposed, prior to the occupation of the development, sufficient justification for such an alternative 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.

    Where no broadband connection is proposed, prior to the occupation of the development, sufficient justification for the lack of broadband provision shall be submitted to and approved in writing by the Local Planning Authority in order discharge this condition.

Reason: To ensure the development is served by high quality communications infrastructure, in accordance with Policy ICT 2 of the Northumberland Local Plan and Paragraph 114 of the National Planning Policy Framework.

Informatives

1. You should note that under the Highways Act 1980 a vehicle crossing point is required. These works should be carried out before first use of the development. To arrange the installation of a vehicle crossing point (and to make good any damage or other works to the existing footpath or verge) you should contact the Highways Area Office at: northernareahighways@northumberland.gov.uk

2. Building materials or equipment shall not be stored on the highway unless otherwise agreed. You are advised to contact the Streetworks team on 0345 600 6400 for Skips and Containers licences.

3. In accordance with the Highways Act 1980 mud, debris or rubbish shall not be deposited on the highway.

4. Any fixed, external lighting associated with the footbridge (but excluding normal street-lighting) installed as part of this development should have regard for the ILP Guidance on the Reduction of Obtrusive Light, 2012: https://www.theilp.org.uk/documents/obtrusive-light/

   The applicant should ensure that lighting does not cause annoyance to any nearby receptors.

   Experience of lighting installations has shown that complaints about floodlighting normally arise from poorly designed or installed lighting schemes. It is recommended that the applicant ensures the lighting contractor installs the proposed lighting scheme in line with submitted proposals and that the ILP guidance is adhered to minimise the impact of lighting as part of this development.

   In particular, the use of external up and down-lighters should be avoided in such a small village within the Northumberland AONB.

5. The Public Health Protection Unit would advise that the prevention of nuisance is the responsibility of the developer and their professional advisors. Developers should, therefore, fully appreciate the importance of professional advice.

   Failure to address issues of noise and dust at the development stage does not preclude action by the Council under Section 79 of The Environment Protection Act 1990 in respect of statutory nuisance.

6. Using native species in landscaping schemes has many advantages. They are the most likely to support the most wildlife and avoid the risk of the problems that invasive species bring. Many of them are just as attractive as ornamental varieties and will bring a sense of local distinctiveness to planting schemes.

A list of plant species native to Northumberland can be found online https://www.northumberlandcoastaonb.org/files/Downloads/Botanical%20species%20native%20to%20Northumberland%20-%20Google%20Docs.pdf

A list of suitable trees is available online from Northumberland Wildlife Trust https://www.nwt.org.uk/what-we-donews-and-publications/publications Please note Field Maple is not considered locally native to Northumberland and should not be widely planted.

A species-rich grassland mix is now produced in Northumberland from seed harvested within grassland SSSIs in the Northumberland National Park, which can be bought through British Wildflower Seeds. It has a high proportion of yellow rattle, which is helpful to its establishment in existing grasslands. https://britishwildflowermeadowseeds.co.uk/collections/wildflower-meadowseeds/products/northumberland-meadow-seed-mix

The Royal Horticultural Society's Plants for Pollinators is also a useful reference for landscaping schemes. https://www.rhs.org.uk/science/conservation-biodiversity/wildlife/plants-for-pollinators

7. Your attention is drawn to the Agreement under Section 106 of the Town and Country Planning Act 1990 affecting this site.

Background Papers: Planning application file(s) 21/00346/OUT