



Northumberland

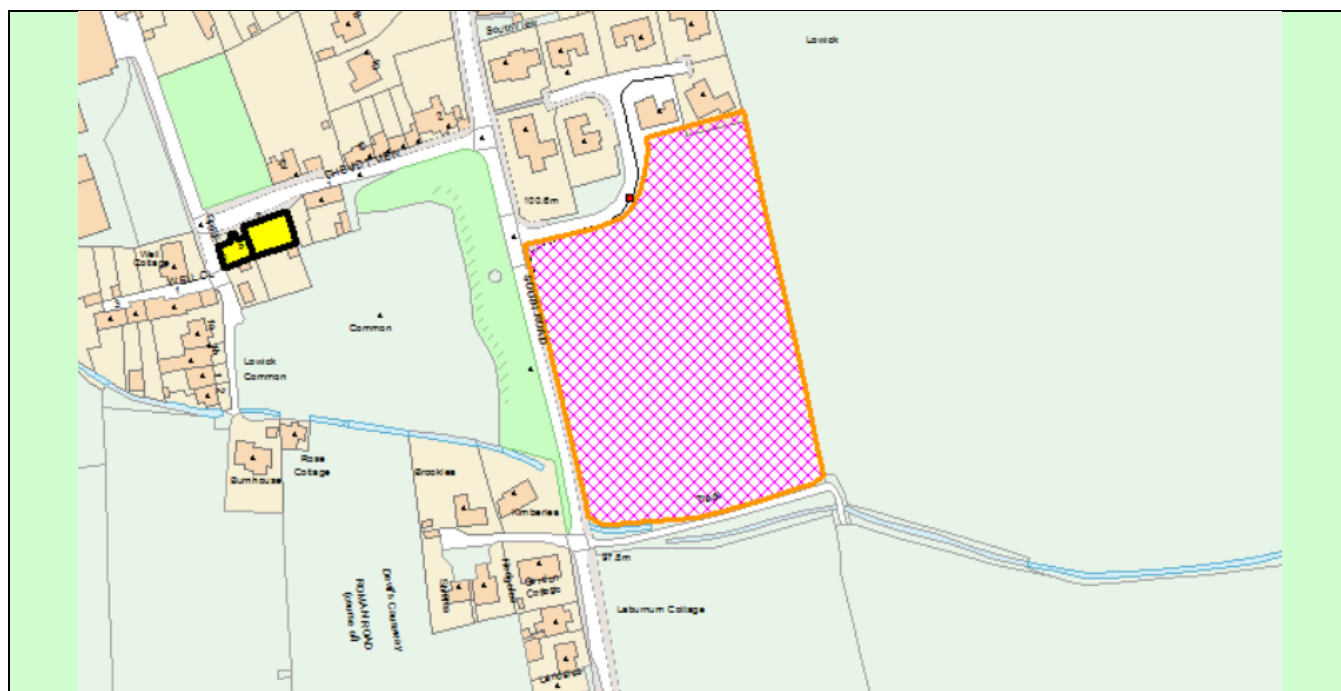
County Council

North Northumberland Local Area Council Planning Committee

22nd September 2022

Application No:	21/04136/FUL		
Proposal:	Residential development of grazing land as Village Meadows Phase 2 comprising 4 No. bungalows and 12 no houses and including roads, servicing and associated works.		
Site Address	Land South Of Village Meadows (phase 2), South Road, Lowick, Northumberland		
Applicant:	Mr Neil Craig Ramparts Business Park,, 1 Longstone Court, Windmill Way West, Berwick-upon-Tweed TD15 1FA	Agent:	Mr Kevin White 50 Hide Hill, Berwick-upon- Tweed, Northumberland TD15 1AB
Ward	Norham And Islandshires	Parish	Lowick
Valid Date:	20 October 2021	Expiry Date:	30 April 2022
Case Officer Details:	Name: Mr Jon Sharp Job Title: Senior Planning Officer Tel No: 01670 623628 Email: Jon.Sharp@northumberland.gov.uk		

Recommendation: That this application be GRANTED permission subject to a S106 agreement securing contributions towards coastal mitigation, nitrogen neutrality, open space and primary occupancy.



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1. Introduction

1.1 This application falls to be determined by North Northumberland Local Area Council Planning Committee following receipt of a valid objection from the Parish Council and a call in request from the local ward member.

1.2 In accordance with the Council's Scheme of Delegation the application has been reviewed by the Committee Chairs and the Director of Planning who requested that the application be determined by committee for the reason that it does raise issues of strategic, wider community or significant County Council Interest.

1.3 The application is recommended for approval subject to the signing of a Section 106 legal agreement securing contributions for coastal mitigation, nitrogen neutrality, open space and primary occupancy.

2. Description of the Proposals

2.1 The application seeks approval for residential development of former grazing land to the south of Village Meadows, Lowick, comprising 4 No. bungalows and 12 no houses and including roads, servicing and associated works.

2.2 The proposed dwellings would comprise the following which would be laid out around a central access road with a hammerhead at the southern end of the site.

House Type A - Plots 13 - 16 (15 & 16 mirrored) - 3 bed semi-detached two storey house

House Type B - Plots 9, 22 - 24 - 3 bed detached bungalows

House Type C - Plots 10, - 12, 18 & 20 (20 mirrored) - 3/4 bed detached two storey house

House Type D - Plots 17, 19 & 21 (19 mirrored) - 4/5 bed detached two storey house

2.3 The application site is located to the south of the almost complete Village Meadows development and would form a second phase of that development. The site comprises former agricultural land and is bound to the east and south by open fields and to the west by South Road with an area of common land and residential dwellings beyond. Access to the site would be taken from the existing access to Village Meadows from South Road.

3. Planning History

None recorded

4. Consultee Responses

Lowick Parish Council	<p>Lowick Parish Council would like to register its objection to this application on several grounds and would like to formally request that the plans are called in.</p> <p>There is currently planning permission for 36 new homes within the village of Lowick and the Parish Council is of the opinion that this adequately fulfils the needs for housing in the village. Local drainage and sewage systems are inadequate.</p>
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	<p>Lack of affordability Ongoing issues with current development Highway safety Conflicts with emerging Neighbourhood Plan</p>
Affordable Housing	<p>Initial response in Nov 2021 recommended 17% on-site affordable housing. Revised response received following adoption of NLP stating that for sites of 10 or more dwellings or 0.5 hectares or more, Part 1 of Policy HOU 6 sets out the proportion of affordable homes required and an indicative tenure split, based on a value area approach. The proposal is located in a medium value area and as such a minimum 15% of homes are normally required to be affordable. However, in accordance with Policy HOU 6, the site is exempt from an affordable housing contribution due to the size of the proposed development at 16 dwellings and its location in a medium value area (proposals of 10-29 dwellings in low and medium value areas are not required to provide affordable housing).</p>
Architectural Liaison Officer - Police	<p>Thank you for sending through the above planning application, I have no objection from a crime prevention viewpoint, however I am unable to locate a boundary treatment or lighting design plan within the documents, so I am unable to fully comment with regards to any proposed security measures.</p>
County Ecologist	<p>No objection subject to conditions - the proposed development may impact on protected or notable species, designated nature conservation sites or priority habitat in the absence of mitigation, which is proposed in the ecological report (Ecological Impact Assessment Village Madows Lowick, Enzygo Ltd. July 2021). This mitigation should be secured by condition. Financial contribution to the Coastal Mitigation Service is required. In accordance with planning policy the development should provide a net gain for biodiversity which can be achieved through the provision of bird and bat boxes, secured through a planning condition.</p>
County Ecologist (2)	<p>No objection subject to conditions - the proposed development may impact on protected or notable species, designated nature conservation sites or priority habitat in the absence of mitigation, which is proposed in the ecological report (Ecological Impact Assessment Village Madows Lowick, Enzygo Ltd. July 2021). This mitigation should be secured by condition.</p> <p>The LPA has undertaken a Habitat Regulations appropriate assessment and with mitigation has been able to conclude no adverse effect on the integrity of Habitat sites; a financial contribution to the Coastal Mitigation Service is required and off-site non-mains sewage upgrades undertaken to achieve Nutrient Neutrality in the Lindisfarne SPA catchment. In accordance with planning policy the development should provide a net gain for biodiversity which can be achieved</p>

	through the provision of bird and bat boxes, secured through a planning condition.
Education - Schools	The assessment of this development indicates that there would be no impact on mainstream or SEND education should it be approved and therefore no request for a contribution towards educational infrastructure would be made.
Fire & Rescue Service	<p>The Fire Service have no objection in principle to the above proposals if the following are applied:-</p> <p>Access routes and hardstanding's should comply with the guidance in Table 13.1 of Approved Document B Vol 1: Dwellings, 2019 Edition.</p> <p>For dwelling houses, access for a pumping appliance should be provided to within 45m of all points inside the dwelling house.</p> <p>Dead-end access routes longer than 20m require turning facilities and should comply with the guidance in Table 13.1 of the above approved document.</p>
Highways	<p>This development will not have a severe impact on highway safety, and there are no objections in principle to the proposals. Further details are required as followi;</p> <ul style="list-style-type: none"> o Revised garage plan o Details of cycle storage facility for plots where a garage is not provided o Refuse storage location for each plot o Revised vehicle auto tracking for 11.6 m long refuse vehicle o Vehicular access arrangement details (to be in accordance with NCC construction standards) o Provision of 2m wide footpath connectivity along the frontage of the site up until plot 21 along the South Road (south bound), this currently ends at plot 24 together with pedestrian drop kerb etc. o Coloured Plan identifying the highway works detailed in the 'Highway Works' section below o Suitable Visibility splays (both in vertical and horizontal plane) at the proposed vehicular access to serve phase 2 of the development as per the speed of the road being designed
Highways (2)	<p>Following HDM's previous comment dated 11th November 2021 additional information has been submitted. However, there remains the following outstanding matters which are not addressed in this submission, and these are required to be addressed before we can progress further:</p> <ul style="list-style-type: none"> o Revised garage plan for House Type D is still outstanding (internal dimension of the garage must measure 6 x 3 m). o Similarly, House Type C has an attached garage with the door opening inward, this should be revised.

	<ul style="list-style-type: none"> o Revised vehicle auto tracking for 11.6 m long refuse vehicle accessing the site. o Provision of 2m wide footpath connectivity along the frontage of the site up until plot 21 along the South Road (south bound), this currently ends at plot 24 together with pedestrian drop kerb etc.
Highways (3)	Following HDM's previous comment dated 3rd May 2022, the applicant was asked to provide further information. Whilst information regarding the footway connection is accepted, notwithstanding this, there remains no further information submitted in respect of vehicle swept path analysis and the revised garage details for House Types C and D. This additional will be required to inform a response within a statutory reconsultation period.
Highways (4)	<p>Following HDM's previous comment on the above application, the applicant has submitted a revised floor plan for House Type B and vehicle swept path. These details are considered to be acceptable.</p> <p>Whilst the technical issues that were identified have now been addressed, the fundamental objection in respect to the location of the development remains. The location does not promote a genuine choice of sustainable connections as required under Paragraph 110 of the NPPF or Policy TRA 1 of the Local Plan. This would represent an objection position to the proposals from the Highway Authority, however it is recognised that the Planning Authority will balance this against other benefits of the proposed development.</p>
Lead Local Flood Authority (LLFA)	The LLFA object to this application on flood risk and drainage grounds. Further information required in respect of permeable paving and drainage
Lead Local Flood Authority (LLFA) (2)	The LLFA object to this application on flood risk and drainage grounds.
Lead Local Flood Authority (LLFA) (3)	<p>After reviewing this information, we have no objection to the development.</p> <p>We recommend that the following are added to the list of approved documents/drawings and that the following conditions are added to any approved permission.</p> <p>SHF.1698.003.HY.R.001.C, Flood Risk Assessment</p>
Natural England	<p>No objection subject to appropriate mitigation.</p> <p>We consider that without appropriate mitigation the application would have an adverse effect on the integrity of the:</p> <ul style="list-style-type: none"> o Lindisfarne Special Protection Area (SPA) and Ramsar site o Northumbria Coast SPA and Ramsar site o North Northumberland Dunes Special Area of Conservation (SAC) <p>https://designatedsites.naturalengland.org.uk/.</p>

	<p>In order to mitigate these adverse effects and make the development acceptable, the following mitigation measures should be secured:</p> <ul style="list-style-type: none"> o The mitigation measures as set out in the Appropriate Assessment. o The agreement between the applicant and your Authority of a long term monitoring and maintenance strategy for the proposed package treatment plant, to ensure it will maintain a Total Nitrogen (TN) efficiency of 87.0% for the lifetime of the development. o A contribution to Northumberland Council's Coastal Mitigation Strategy. <p>We advise that an appropriate planning condition or obligation is attached to any planning permission to secure these measures.</p>
Northumbria Ambulance Service	No response received.
Northumbrian Water Ltd	The planning application does not provide sufficient detail with regards to the management of foul and surface water from the development for Northumbrian Water to be able to assess our capacity to treat the flows from the development. We would therefore request a condition in this respect.
Public Protection	The Environmental Protection Team have no objection to this application and would recommend the attached conditions are imposed in order to protect public health and prevent loss of amenity.
Waste Management - North	No response received.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	30
Number of Objections	9
Number of Support	0
Number of General Comments	1

Notices

General site notice, posted 12th November 2021

Press Notice, published 4th August 2022

Summary of Responses:

There have been 10no submissions including 9no objections and 1no representation

The objections highlight concerns including;

Encroachment of development into open space
Impact on wider landscape

Design does not reflect the local vernacular
Noise and disruption through construction phase
Neighbouring amenity issues
Impact on ecology
Inappropriate housing types
Lack of truly affordable housing
Impact on historic layout of village
Impact on public highway & pedestrian safety
Use of appropriate materials and retention of existing stone wall
Potential surface water drainage and flooding issues
Site is outwith the proposed settlement boundary
Lack of renewables
Lack of housing need

The representation contends that the plans should only be approved once the current development is fully completed in accordance with the approved plans and the footpath along South Road must also be completed. Also if the plans are not approved the long term maintenance of the site needs to be agreed with the owners.

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=R18CL1QSK2P00>

6. Planning Policy

6.1 Development Plan Policy

Northumberland Local Plan (2022)

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

ENV 2 - Biodiversity and geodiversity
ENV 3 - Landscape
WAT 2 - Water supply and sewerage
WAT 3 - Flooding
WAT 4 - Sustainable Drainage Systems
POL 1 - Unstable and contaminated land
POL 2 - Pollution and air, soil and water quality
INF 2 - Community services and facilities
INF 5 - Open space and facilities for sport and recreation
INF 6 - Planning obligations

6.2 National Planning Policy

NPPF - National Planning Policy Framework (2021)

6.3 Emerging Planning Policy

Lowick Neighbourhood Plan - Pre-submission draft plan (Reg 14) (Apr 2022)

6.4 Other Documents/Strategies

PPG - Planning Practice Guidance (2021, as updated)

National Design Guide (2021)

Northumberland Five-year Supply of Deliverable Sites: 2020 to 2025 (2020)
Northumberland Strategic Housing Market Assessment (SHMA) (June 2018)
Northumberland Landscape Character Assessment (2010)

7. Appraisal

7.1 In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, planning applications should be determined in accordance with the development plan, unless material considerations indicate otherwise. In this case the development plan comprises the Northumberland Local Plan (NLP) (2022). The National Planning Policy Framework (NPPF) (2021) and Planning Practice Guidance (PPG) are material considerations in determining this application.

7.2 Paragraph 219 of the NPPF advises that weight should be given to relevant policies in existing plans according to the degree of consistency with the NPPF i.e. the closer a policy in a local plan accords with the NPPF, the greater the weight that may be given to them. The policies referred to in this report are considered to be in accordance with the NPPF and can therefore be given due weight.

7.3 Paragraph 48 of the NPPF states that weight can be given to policies contained in emerging plans dependent upon three criteria: the stage of preparation of the plan; the extent to which there are unresolved objections to policies within the plan; and the degree of consistency with the NPPF. The emerging Lowick Neighbourhood Plan is currently at pre-submission (Reg 14) stage and has recently been published for consultation. At this early stage the policies contained within the plan can only be given limited weight in the assessment of this application.

7.4 The application has been assessed against national planning policy and guidance, development plan policies, other material planning considerations and the advice of statutory consultees. The main considerations in assessing this proposal are:

Principle of Development,
Housing Need,
Affordable Housing,
Impact on Character of Area,
Design,
Amenity,
Highways,
Ecology,
Environmental Protection,
Water Management,
Climate Change,
Broadband Connections,
Open Space,
Planning Obligations,
Other Matters, and
Procedural Matters.

Principle

7.5 Policy STP 1 of the NLP seeks to deliver sustainable development which enhances the vitality of communities across Northumberland, supports economic growth and which conserves and enhances the County's unique environmental assets. The policy sets out a settlement hierarchy which identifies Lowick as a 'service village', which will provide for a proportionate level of housing and be the focus for investment in rural areas, to support the provision and retention of local retail, services and facilities.

7.6 The principle of development in Lowick is therefore acceptable subject to other technical matters being addressed. Although the application site is greenfield in nature, it is located adjacent to the built form of and would be read as a natural extension to the settlement. Criterion 1(e) of STP 1 states that sustainable development within, or immediately adjacent to the built-up form of Main Towns, Service Centres, Service Villages, and Small Villages without [...] settlement boundaries will be supported, [...], if it is:

- i. Commensurate with the size of the settlement; and
- ii. Reflects the role and function of the settlement; and
- iii. Does not adversely impact upon the character and appearance of the settlement; and
- iv. Does not adversely impact upon the setting of the settlement or the surrounding countryside.

7.7 Paragraph 79 of the NPPF seeks to promote sustainable development in rural areas and states that housing should be located where it will enhance or maintain the vitality of rural communities.

7.8 It is noted that the emerging Lowick Neighbourhood Plan defines a settlement boundary for the village which does not include the application site. As noted above

this policy is at an early stage of development and therefore only limited weight can be applied to it.

7.9 Notwithstanding the emerging policy context, development within (or adjacent to) the settlement of Lowick would deliver some economic benefits through new housing in the area and in social terms would help to sustain the existing community and associated services, as well as being able to contribute to improvements to existing services. In this context therefore the principle of the proposal is accepted.

Housing Need

7.10 Policy HOU 3 of the NLP sets a requirement for the Lowick neighbourhood plan area to provide a minimum of 25 net additional dwellings over the plan period 2016-2036. There have been 6 net additions between 2016-2021 and the council's 5 year housing land supply monitoring shows that, at the end of March 2021, there were extant permissions for 39 new dwellings in the area. It is therefore evident that there are already more than sufficient commitments to satisfy the minimum requirement for the area and there is no pressing need to permit housing on this edge-of-settlement site in order to meet the NLP requirement. Notwithstanding this, the number set out in the plan is not a ceiling and so the proposal cannot be refused on such grounds.

Affordable Housing

7.11 The NPPF glossary sets out the definition of affordable housing for planning purposes. NPPF paragraphs 63-65 require that all major residential developments of 10 dwellings or more (or 0.5ha or more) should provide for a proportion of affordable housing, including at least 10% of the total number homes on the site being for affordable home ownership products (unless certain exemptions apply). However, the Local Plan now takes precedence as the statutory development plan, with viability considerations having been reflected in the Policy HOU 6 requirements and exceptions.

7.12 The application proposes 3no affordable units within the development. For sites of 10 or more dwellings or 0.5 hectares or more, Policy HOU 6(1) sets out the proportion of affordable homes required and an indicative tenure split, based on a value area approach. The proposal is located in a medium value area and as such a minimum 15% of homes are normally required to be affordable.

7.13 The policy goes on to say that within medium value areas developments of less than 30 dwellings are exempt from making an affordable housing contribution. As the application proposes 16no dwellings it is therefore exempt from making an affordable housing contribution.

7.14 The applicant has indicated however that they are willing to progress with 2no affordable dwellings. Whilst the offer of 2 no affordable dwellings is welcome, it is not appropriate to seek to control this by a S106 agreement. Although not appropriate to control the units via legal agreement, it is recommended that 2no 3-bedroom houses are provided for discounted market value (DMV) at a rate of 60% of market value. As the market dwellings are expected to be sold at £300,000 this would represent a

discount of £120,000 per unit, which is considered to be a good offer given the policy context.

Impact on Character of Area

7.15 The application site is located in an area of greenfield land on the southern edge of the village. It is bound by built development to the north but borders open countryside to the east and south and an area of open common to the west (on the opposite side of the highway) which is surrounded on three sides by residential development. The site comprises part of an open agricultural field which is largely level but falls away to a stream which forms the southern extent of the site. The site has a strong visual relationship with the open countryside beyond, particularly in views out of the settlement towards the Kyloe Hills.

7.16 Policy QOP 1 of the NLP seeks to support development which respects its surroundings. The preamble to the policy states that the assessment of design against Policy QOP 1 should be proportionate, taking into account the type, scale and context of the development. Amongst a range of criteria the policy states that development proposals should make a positive contribution to local character and distinctiveness.

7.17 Policy ENV 3 of the NLP seeks to ensure that the impact of development on the setting and surroundings of the County's historic towns and villages will be assessed, ensuring that new development on the edge of settlements does not harm the landscape character of the settlement edge and, where possible that it has a net positive impact. It goes on to say that where it is considered that landscape character may be adversely affected, or aspects of this character that warrant protection would be degraded as a result of a proposed development, then the weight given to the harm caused will be in accordance with the importance of the designation.

7.18 Paragraph 126 of the NPPF attaches great importance to the design of the built environment and states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

7.19 The proposed development comprises 16no dwellings on 1.22ha of greenfield land, generating a density of approximately 13.15 dw/ha, which is roughly equivalent to the existing development to the north of the site.

7.20 In wider landscape terms the application site sits in an area of Open Rolling Farmland as set out in the Northumberland Landscape Character Assessment (Character Area 16b - Duddo and Lowick). Arable cultivation dominates the farmland with a strong pattern of enclosure and regular, medium sized fields. The landscape is rural in character, with scattered farmsteads, hamlets and small villages. The villages reflect the general pattern of settlement, established from Anglo Saxon times, of small nucleated villages separated by wide areas of surrounding farm land.

7.21 Although the proposed site is adjacent to existing development in Lowick and would be seen in views into the site against the backdrop of the village, the proposed development would encroach into open countryside, albeit into an area that forms a transition between the built form and the agricultural fields beyond. The proposal would require the change of use of part of a former agricultural field unit and would

introduce residential development with hard surfaced access and ornamental gardens and associated residential paraphernalia. Although the loss of relatively small quantities of commonly occurring landscape elements (native hedge/arable land) would in itself result in limited landscape effects, the proposed development would have a negative influence due to the incursion of built form into open landscape beyond the settlement.

7.22 Furthermore the proposed development would effectively enclose the village green (the common) which is adjacent to the west of the site, severing its link with the open countryside beyond the village. Despite this it is officer opinion that the proposal is in keeping with the varied character of the existing built form in the village and would not have a significant detrimental impact on long range views important to the character and quality of the landscape, as it would be seen in the context of and against the backdrop of the existing built form of Lowick.

7.23 In summary the proposal is not considered to have a significant adverse impact on the character and appearance of the surrounding area.

Design

7.24 This section considers the appearance of the proposed development independently and as part of the immediate street scene.

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

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

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

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

7.28 Policy HOU 9 of the NLP seeks to support residential developments where they contribute to a sense of place, provide functional space and facilities for refuse and recycling storage as appropriate for the development and are constructed to a high quality of design.

7.29 Paragraph 126 of the NPPF attaches great importance to the design of the built environment and states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

7.30 The National Design Guide also provides guidance on design for those involved in the planning and built environment disciplines and illustrates how well-designed places that are beautiful, enduring and successful can be achieved. This forms part of the Planning Practice Guidance and should be read alongside other guidance on the design process and tools.

7.31 High quality design supports the creation of good places and has a positive impact on health, wellbeing, and happiness. The highest standards of design can be achieved to create new vibrant places which are distinctive, safe, and pleasant, easy to move around, welcoming, adaptable, and sustainable. Good design should:

- demonstrate an understanding of the unique characteristics of a place and the context within which it is located.
- demonstrate an understanding of the historical development of the site.
- reinforce its surroundings by conserving and enhancing the character and appearance of the landscape and townscape.
- provide appropriate densities depending on their existing characteristics; and,
- incorporate and use features worthy of retention, including natural features, buildings, and views.

7.32 The design of the proposed dwellings is considered to be appropriate for this site. There are a variety of styles of dwelling evident in the surrounding area including traditional terraced houses, bungalows, and detached dwellings in a diverse range of materials. The designs proposed reflect those which have recently been completed to the north of the site and would provide the high standard of living and amenity that is expected in the current housing market.

7.33 On the basis of the above the proposals are acceptable and in accordance with Policies QOP 1, QOP 2, QOP 3, HOU 9 and TRA 1 of the NLP and the NPPF.

Amenity

7.34 Policy QOP 2 of the NLP seeks to ensure that development would not result in unacceptable adverse impacts on the amenity of neighbouring land uses.

7.35 Paragraph 130 of the NPPF seeks to ensure that developments will create places with a high standard of amenity for existing and future users.

7.36 Due to the site location and proposed layout of the development, there would not be any substantive impacts on residential amenity resulting from the proposals in terms of loss of light, outlook, overbearing, privacy or noise. Separation distances between the proposed and existing dwellings are acceptable and sufficient amenity

space is provided within the development for the use of future occupiers. As such the proposal is considered to be in accordance with Policy QOP 2 of the NLP and the NPPF in this respect.

Highways

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

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

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

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

7.40 The Local Highway Authority responded to initial consultation requesting further information including visibility splays, access, swept paths and provision of a 2 metre wide footpath along South Road to the southern end of the proposed development. It was also noted that the proposed development location is not considered to be a sustainable location for the purposes of the NPPF or Policy TRA 1 of the Local Plan and that this would represent an objection position to the proposals from the Highway Authority. Following receipt of the requested information, no objections are raised from a technical highways point of view, however the highways officer has restated their concerns about the sustainability of the site. It is recognised by the Highways Authority however, that the Planning Authority need to balance this against other material considerations. As noted above the principle of development in this location is acceptable and therefore, whilst noting the concerns of the Highway Authority, the proposals are considered to be acceptable in highways terms, subject to the conditions and informatives set out below.

7.41 With regard to the requested footpath, it was agreed to provide a pedestrian link from within the site to the highway at the south west corner in order to preserve the highway verge and stone boundary wall, thereby retaining a more rural aesthetic to the highway as it enters the village from the south.

7.42 On the basis of the above the proposals are acceptable in accordance with Highways policy and the NPPF.

Ecology

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

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

7.45 The County Ecologist has responded to consultation raising no objections subject to a condition securing mitigation in accordance with the submitted Ecology Report, ecological enhancement and soft landscaping. On this basis the proposals are acceptable in accordance with Policy ENV 2 or the NPPF in this respect.

Nutrient Neutrality

7.46 Natural England published advice on 16th March 2022 concerning the need to achieve nutrient neutrality from developments within Lindisfarne Special Protection Area (SPA) and Ramsar site catchment streams. The advice applies immediately and represents a change from saying that sewage treatment must be of the best that can reasonably be achieved to saying that nutrient neutrality must be achieved. In practice this means that a process of nutrient accounting must be completed by applicants, and options identified to fully compensate for the nitrogen that will be in the sewage discharges from any developments.

7.47 Any new residential or tourism development that will increase foul water discharges into the Lindisfarne catchment needs to be accompanied by a nutrient budget, which will show whether the proposal is likely to increase the amount of nitrogen entering Lindisfarne SPA.

7.48 The applicant has provided this information which shows that, when taking account of semi-natural habitat to be provided within the landscaping of the site (0.2ha), the total annual nitrogen load to mitigate is 55.78 kg TN/year. The developer has also proposed the upgrading of two old septic tank systems serving 7 houses at Low Middleton Farm near Belford to a modern package treatment plant which reduces total N output at Middleton Farm from 70.91kg TN/year to 5.81kg TN/year, a reduction of 65.1kg TN/year within the catchment. Therefore, Nutrient Neutrality for this project can be demonstrated.

7.49 On the basis of the above and subject to conditions and a S106 agreement the proposals are acceptable in accordance with the advice published by Natural England.

Environmental Protection

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

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

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

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

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

Water Management

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

7.56 Paragraph 167 of the NPPF states that when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere.

7.57 The LLFA responded to initial consultation objecting and requesting additional information in respect of flood risk and drainage. Following receipt of the requested information the objection has been removed subject to conditions securing a scheme to dispose of surface water from the development and submission of a verification report and details of the adoption and maintenance of all SuDS features within the development.

7.58 On this basis the proposals are acceptable in accordance with policies WAT 3 and WAT 4 of the NLP and the NPPF.

Climate Change

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

7.60 Policy QOP 1 of the NLP sets out a number of design principles stating that proposals will be supported where, amongst other criteria buildings are functional for

future uses, incorporates green infrastructure, mitigates climate change and ensures the longevity of the buildings and spaces.

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

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

Broadband Connections

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

7.64 Paragraph 114 of the NPPF states that advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections.

7.65 The current application does not state whether full-fibre broadband connections are proposed. It is therefore appropriate that further details of the proposed broadband connectivity for the development be secured by condition, in accordance with Policy ICT 2 of the NLP and Paragraph 114 of the NPPF.

Open Space

7.66 Policy INF 5 of the NLP sets out requirements for open space, sports and recreational land and buildings created as part of a development. Where appropriate open space should:

- be of an appropriate standard and fit for purpose in accordance with relevant recognised standard
- be accessible by sustainable travel;
- maximise multifunctional use, and allow wide community use;
- be designed to include appropriate landscaping and to be safe and secure in accordance with relevant recognised standards;
- take opportunities to improve the Strategic Green Infrastructure Network, including the accessibility and connectivity of the network; and
- include a suitable long-term management and maintenance arrangement.

7.67 The development proposes to create an area of semi natural open space around the outside of the development to act as a buffer for nutrient neutrality,

however it is unlikely that this space would be genuinely multifunctional and therefore should not be considered as amenity green space for the purposes of Policy INF 5. As the site is located so close to the Common, it is considered reasonable to not insist on additional green space being provided within the development and instead a contribution towards the maintenance of offsite green space would be acceptable in this instance. In addition to this there is also a requirement for parks and gardens and space for young people to be addressed. For a development of this size it is expected that this would be addressed by way of an off-site contribution and this is addressed further in the following section.

Planning Obligations

7.68 Policy INF 6 of the NLP states that where it is not possible to address any unacceptable impacts of development through the use of planning conditions, planning obligations will be secured to ensure that otherwise unacceptable development can be made acceptable. Planning obligations may be used to secure the timely provision, and/or improvement and maintenance of any physical, social, community and green infrastructure and/or any mitigation and/or compensatory measures reasonably necessary to make a development acceptable in planning terms.

Coastal Mitigation

7.69 When developers apply for planning permission for new residential development within the coastal zone of influence, the local planning authority, as 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.

7.70 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 which will be used to fund coastal wardens who will provide the necessary mitigation.

7.71 The contribution per residential unit in this location would be £615 giving a total for the proposed development of £9,840.

Open Space

7.72 As noted above space is proposed within the development to meet nutrient neutrality requirements however additional space is required above and beyond this for amenity green space. Given the proximity of the Common it is considered acceptable to request a contribution in this respect and a contribution would still be required for the parks and gardens and young people's elements of the policy requirement. These contributions would be as follows;

Amenity green space	£9,538
Play	£12,048

Parks and Gardens	£12,409.44
Total	£33,995.44

Nitrogen Neutrality

7.73 A Section 106 agreement is also required to secure the replacement of the existing septic tanks at Middleton Low Farm, Belford to a Package Treatment Plant, which must be undertaken prior to first occupation of the development and have in place a long-term monitoring and maintenance strategy for the lifetime of the development.

Primary Occupancy

7.74 Policy HOU 10 of the NLP seeks to support development in parishes with 20% or more homes with no usual residents where first and future occupation is restricted in perpetuity to ensure that each new dwelling is occupied only as a 'principal residence'. It is considered appropriate to secure a primary occupancy clause on the proposed dwellings in this instance.

Accessible Homes

7.75 NLP policy HOU 11 sets out support and requirements to ensure that new dwellings meet the need of older and vulnerable people. To ensure that new dwellings meet the need of residents now and in the future, it requires 20% of market housing and 50% of affordable dwellings meet or exceed the enhanced accessibility and adaptability housing standards in compliance with M4(2) of the Building Regulations.

7.76 The documents which accompany the application do not provide this information. It is therefore appropriate to attach a condition to the permission in order to ensure that the proposal will be constructed in accordance with the requirements of NLP policy HOU 11.

Other Matters

7.77 The comments made in the representations received are noted and have been taken into account in the assessment of the application.

Procedural Matters

Equality Duty

7.78 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

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

Human Rights Act Implications

7.80 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.

7.81 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.

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

8. Conclusion

8.1 The main planning considerations in assessing this application have been set out and considered above stating accordance with relevant Development Plan Policy. The application has also been considered against the relevant sections within the National Planning Policy Framework (NPPF) and there is not considered to be any conflict between the local policies and the NPPF on the matters of relevance in this case.

8.2 The application site is considered to be a suitable location for new residential development, however it is acknowledged that there will be an environmental impact resulting from the introduction of development in this edge of settlement location, which would have an impact on the character of the site and the setting of this part of the village of Lowick. This is considered to be appropriately addressed through the through the recommended conditions and the planning obligations.

8.3 The application has therefore addressed the main considerations and would accord with the relevant policy framework as set out in the appraisal, subject to a legal agreement securing the obligations/contributions as set out in the recommendation. The proposal is therefore recommended for approval.

9. Recommendation

9.1 That this application be GRANTED permission subject to the following conditions and a Section 106 agreement securing details of:

- Coastal Mitigation
- Nutrient Neutrality
- Open Space Provision
- Principle Occupancy

Conditions/Reason

1. 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)

2. Approved Plans

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

1. Location Plan - Drawing No HWAD-318-GMC-012
2. Proposed Site Plan - Drawing No HWAD-318-GMC-PHASE2-011D
3. Proposed House Type A - Plots 13 - 16 (15 & 16 mirrored)
4. Proposed House Type B - Plots 9, 22 – 24
5. Proposed House Type C Rev B - Plots 10, - 12, 18 & 20 (20 mirrored)
6. Proposed House Type D Rev B - Plots 17, 19 & 21 (19 mirrored)
7. SHF.1698.003.HY.R.001.C, Flood Risk Assessment

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

3. Materials

The facing materials and finishes to be used in the construction of the development shall be in accordance with details contained in the application documents. The development shall not be constructed other than with these approved materials.

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

4. Construction Method Statement (including Plan) - PRE-COMMENCEMENT

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

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

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

5. Materials - Details/Samples of materials - PRE-COMMENCEMENT

Notwithstanding the details provided, prior to commencement of development samples of the materials to be used in the construction of the external surfaces of the adoptable highway elements shall have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

6. Estate Street Phasing and Completion Plan - PRE-COMMENCEMENT

No development shall commence until an Estate Street Phasing and Completion Plan has been submitted to and approved in writing by the Local Planning Authority. The Estate Street Phasing and Completion Plan shall set out the development phases, completion sequence and construction standards that estate streets serving each phase of the development will be completed. The development shall then be carried out in accordance with the approved Estate Street Phasing and Completion Plan.

Reason: To ensure estate streets serving the development are completed in the interests of residential amenity and highway safety, in accordance with the National Planning Policy Framework and Policies TRA 1 and TRA 2 of the Northumberland Local Plan.

7. Management and Maintenance of Estate Streets

No development above damp-proof course level shall commence until details of proposed arrangements for future management and maintenance of the proposed streets within the site have been submitted to and approved in writing by the Local Planning Authority. Following occupation of the first dwelling on the site, the streets shall be maintained in accordance with the approved management and maintenance details.

Reasons: To ensure estate streets serving the development are completed in the interests of residential amenity and highway safety, in accordance with the National Planning Policy Framework and Policies TRA 1 and TRA 2 of the Northumberland Local Plan.

8. Submission of details of adoptable streets

No works to the streets proposed for adoption shall commence until full engineering, drainage, street lighting and constructional details of the streets proposed for adoption 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, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety and to safeguard the amenities of the locality and users of the highway in accordance with the National Planning Policy Framework and Policies TRA 1 and TRA 2 of the Northumberland Local Plan.

9. Means of vehicular access to be constructed

The development hereby approved shall not be occupied until a means of vehicular access has been constructed in accordance with the approved plans and Type C specification alongside the completion of the highway works as secured under condition 5 of approved planning reference 14/01679/FUL. Thereafter, the vehicular access shall be retained in accordance with the approved details.

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

10. Surface water drainage (Private Land)

The development hereby approved shall not be occupied until details of surface water drainage to manage run off from private land have been submitted to and approved by the Local Planning Authority. The approved surface water drainage scheme shall be implemented in accordance with the approved details before the development is occupied and thereafter maintained in accordance with the approved details.

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

11. Details of Electric Vehicle Charging to be submitted

The development hereby approved shall not be occupied until details of Electric Vehicle Charging have been 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 the National Planning Policy Framework and Policy TRA 1 of the Northumberland Local Plan.

12. External lighting

The development hereby approved shall not be occupied until details of the external lighting of the building(s) and external area(s) have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the development is occupied and retained as such thereafter.

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

13. Implementation of car parking areas

The development hereby approved shall not be occupied until the car parking areas indicated on the approved plans, have 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 the National Planning Policy Framework and Policy TRA 4 of the Northumberland Local Plan.

14. Implementation of cycle parking

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

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

15. Ecology Mitigation

The development hereby permitted shall be undertaken in accordance with the avoidance and mitigation measures set out in Table 3 of 'Ecological Impact Assessment Village Madows Lowick', by Enzygo Ltd dated July 2021, including the following:

- 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.
- The eastern boundary hedgerow shall be retained and protected in accordance with BS5837:2012 Trees in Relation to Design, Demolition and Construction: Recommendations British Standards Institution, 2012.

- Sensitive vegetation clearance to avoid harm to wildlife such as reptiles, small mammals and amphibians.

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

16. Ecology Enhancement

Prior to construction above damp-proof course level, a scheme for the provision of integrated bird box or bat box/roosting features at a ratio of at least one per dwelling shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall detail the location, height, orientation, numbers and specification of the provision and should include swift bricks in groups of four to six on suitable gable ends. Thereafter the scheme shall be fully implemented as approved.

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

17. Nutrient Neutrality

Prior to first occupation of the dwellings hereby approved, 0.2ha of semi-natural habitat will be created for the primary purpose of contributing to the nutrient neutrality of the development, as outlined in Appendix B of the submitted Nutrient Neutrality Proposal by GMC Developments Ltd (ref. (VM-P2) dated 16/05/22. This land shall be excluded from any residential curtilage, no fertilisers shall be applied and where accessible to the public dog waste will be managed. The land shall be retained in this manner in perpetuity.

Reason: To avoid adverse effects on the Lindisfarne SPA in line with the NPPF and Local Plan Policies ENV 2 and WAT 2.

18. Soft Landscaping

All species used in the planting proposals shall be locally native species appropriate to Northumberland unless otherwise agreed in writing with the Local Planning Authority.

Reason: To maintain and protect the existing landscape and biodiversity value of the site in line with the NPPF and Local Plan Policies ENV 2 and QOP 4.

19. Potentially Contaminated Land

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

a) A site investigation shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/ or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-

Pathway-Receptor principle, in order that any potential risks are adequately assessed taking into account the sites existing status and proposed new use. Two full copies of the site investigation and findings shall be forwarded to the Local Planning Authority without delay upon completion.

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

Reason: To ensure that risks from land contamination are minimised.

20. Contaminated Land Verification Report

Prior to the development being brought into use a full closure (Verification Report) report shall be submitted to and approved in writing by the Local Planning Authority. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the closure report to demonstrate that the required remediation has been fully met.

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

Reason: To ensure that risks from land contamination are minimised.

21. Contamination not Previously Discovered - Watching Brief

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

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

* "Competent Person" has the same definition as defined within the National Planning Policy Framework (NPPF) ISBN 978-1-5286-1033-9.

Reason: To ensure that risks from land contamination are minimised.

22. Ground Gas Protection

No foundation works shall be commenced until a report detailing the proposed protective measures to prevent the ingress of ground gases, including depleted Oxygen has been submitted to and approved in writing by the Local

Planning Authority. The report shall also specify to the Local Planning Authority's satisfaction how the annulus of service ducts will be sealed to prevent gas ingress into the living space of the dwelling. The report shall also contain full details of the validation and verification assessment to be undertaken on the installed ground gas protection, as detailed in CIRIA C735 (Good practice on the testing and verification of protection systems for buildings against hazardous ground gases)

Reason: In order to prevent any accumulation of ground gas, which may be prejudicial to the health & amenity.

23. Validation and Verification of Ground Gas Protection

No building shall be brought into use or occupied until validation and verification reports to the approved methodology in Condition 12, have been submitted to and approved in writing by the Local Planning Authority.

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

24. Surface Water Disposal

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

- i. Restrict discharge from the development to 4.33 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 Flood Risk Assessment reference SHF.1698.003.HY.R.001.C
- 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. 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

25. Drainage Verification

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

- As built drawings for all SuDS components - including dimensions (base levels, inlet/outlet elevations, areas, depths, lengths, diameters, gradients etc);
- Construction details (component drawings, materials, vegetation);
- 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.

26. Surface Water Disposal - Construction Phase

Prior to commencement of development, details of the disposal of surface water from the site through the construction phase shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

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

27. Drainage Adoption and Maintenance

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.

28. Broadband Connections

Prior to the occupation of the development, details confirming the installation of a full fibre broadband connection to each property 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.

29. Sustainable Building

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.

30. Accessible Homes

Prior to the construction of any dwelling above damp proof course level, a scheme to demonstrate how at least 20% of new market dwellings and 50% of new affordable 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.

Informatives

1. Landscaping

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, and it is no longer recommended to include Ash in planting schemes due to the prevalence of ash die back disease (Chalara).

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-meadow-seeds/products/northumberland-meadow-seed-mix>

2. Noisy Working Hours

During the construction period, there should be no noisy activity, i.e. noise from the construction activities which is audible at or beyond the site boundary, on Saturdays, Sundays or Bank Holidays or outside the hours: Monday to Friday - 0800 to 1800.

3. Construction - Hours of Delivery

During the periods of [advanced] / [enabling] / [main construction] works, there shall be no deliveries to the site or collections from the site by road unless agreed in writing with the Local Planning Authority outside the hours of: Monday to Friday - 0800 to 1800 Saturday 0800 to 1300 With no deliveries or collections on a Sunday or Bank Holiday.

4. LLFA Advisory Notes

Any areas of hardstanding areas (car parks, driveways etc.) within the development shall be constructed of a permeable surface so flood risk is not increased elsewhere. There are three main types of solution to creating a permeable surface: • Using gravel or a mainly green, vegetated area. • Directing water from an impermeable surface to a border rain garden or soakaway. • Using permeable block paving, porous asphalt/concrete. Further information can be found here -

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7728/paving_frontgardens.pdf In addition, the development should explore disconnecting any gutter down pipes into rainwater harvesting units and water butts, with overflow into rainwater garden/pond thus providing a resource as well as amenity value and improving water quality.

5. New vehicle crossing point – Type Access C (S184)

The applicant 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) please contact the Highways Area Office at:

northernareahighways@northumberland.gov.uk

6. Section 38 Agreement and adoption of highways

The applicant is advised to contact the Council's Highway Development Management team at highwaysplanning@northumberland.gov.uk concerning the need for a Section 38 Agreement of the Highway Act 1980 relating to the adoption of new highways.

7. Section 278 Agreement and works in adopted highway

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

8. Highway works under Section 278 Agreement

The following highway works will be agreed under the terms of Section 278 of the Highways Act 1980: [CONDITION 5 of 14/01679/FUL].

9. Reminder to not store building material or equipment on the highway

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

10. Contact Local Highway Authority - Estate Street Phasing and Completion Plan

The applicant is advised to obtain the written approval of the Local Highway Authority for the details required under condition 6, prior to the submission of such details to the Local Planning Authority in seeking to discharge the said condition. Such details, as may be submitted to the Local Highway Authority, could be subject to technical and safety assessments / audits, which may result in changes to the layouts and alignments as shown on any indicative layout(s) approved by virtue of the planning permission. The applicant is advised that the Local Planning Authority may reject details submitted to them for the discharge of the condition without evidence of technical approval from the Local Highway Authority. Please contact Highways Development Management at highwaysplanning@northumberland.gov.uk.

11. Contact Local Highway Authority - Management and Maintenance of Estate Streets

The applicant is advised that to discharge condition 7 the Local Planning Authority requires a copy of a completed agreement between the applicant and the Local Highway Authority under Section 38 of the Highways Act 1980 or the constitution and details of a Private Management and Maintenance Company confirming funding, management and maintenance regimes. Please contact Highways Development Management at highwaysplanning@northumberland.gov.uk.

12. Contact Local Highway Authority - Submission of details of adoptable streets

The applicant is advised to obtain a technical approval for all estate street details from the Local Highway Authority prior to the submission of such approved details to the Local Planning Authority to discharge condition 8 of this permission. Please contact the Highway Development Management at highwaysplanning@northumberland.gov.uk.

13. Reminder to not deposit mud/ debris/rubbish on the highway

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

14. Street Naming

The applicant is advised that to ensure that all new properties and streets are registered with the emergency services, Land Registry, National Street Gazetteer and National Land and Property Gazetteer to enable them to be serviced and allow the occupants access to amenities including but not limited to; listing on the Electoral Register, delivery services, and a registered address on utility companies databases, details of the name and numbering of any new house(s) and/or flats/flat conversion(s) on existing and/or newly constructed streets must be submitted to the Highway Authority.

Date of Report: 09.09.2022

Authorised by:

Date:

Background Papers: Planning application file(s) 21/04136/FUL