



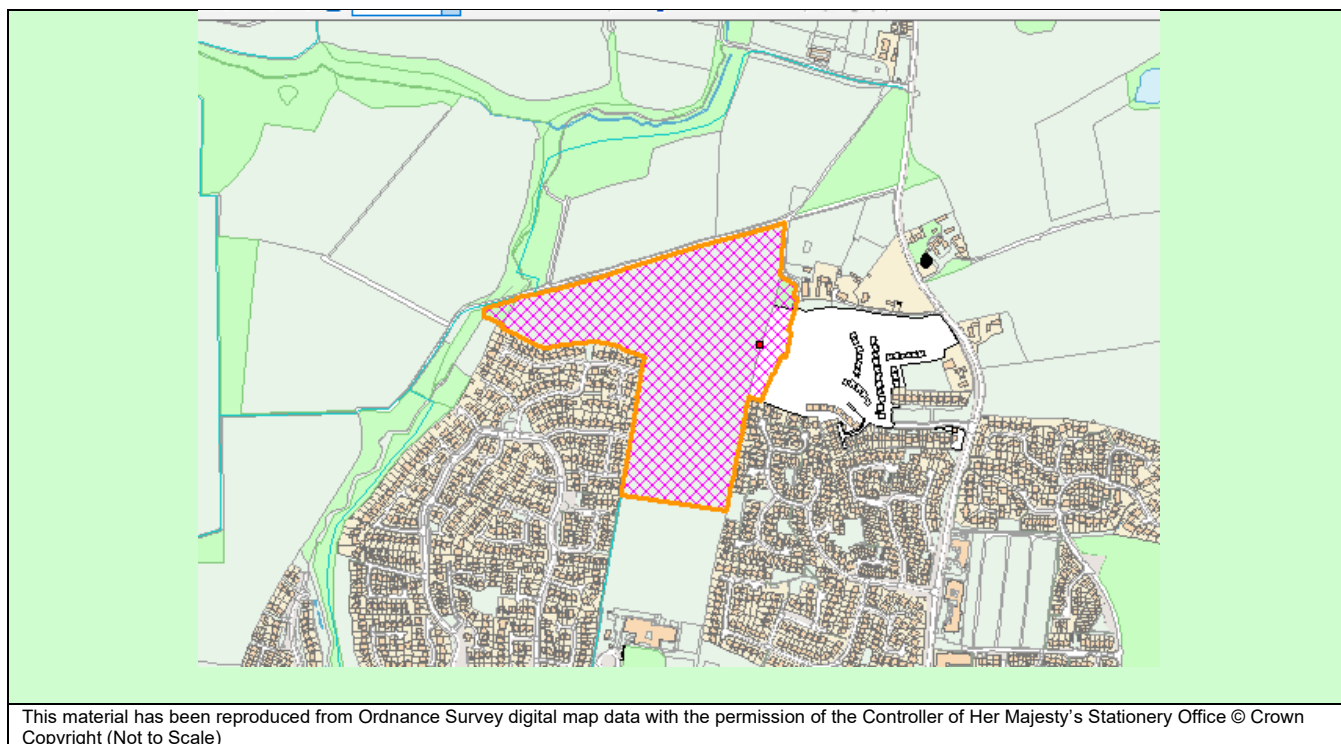
Northumberland

County Council

November 1st, Strategic Planning Committee

Application No:	21/04298/REM		
Proposal:	Reserved Matters application for appearance, landscaping, layout and scale for final phases of development comprising of 315 dwellings on approved application 16/04731/OUT		
Site Address	Land South West Of Glebe Farm, Choppington Road, Bedlington, Northumberland		
Applicant:	Mr Edward Burton C/O Agent, , ,	Agent:	Mr Edward Burton C/O Agent, , ,
Ward	Bedlington West	Parish	West Bedlington
Valid Date:	9 November 2021	Expiry Date:	2 November 2022
Case Officer Details:	Name: Mrs Tamsin Wood Job Title: Principal Planning Officer Tel No: 07966331977 Email: tamsin.wood@northumberland.gov.uk		

Recommendation: That this application be GRANTED permission



1. Introduction

1.1 This application is being referred to Strategic Planning Committee for a decision due to the scale of development proposed and because it is the subject of an objection from West Bedlington Parish Council and other objections.

2. Description of the Proposals

2.1 Outline planning permission was granted on 14th February 2019 for the principle of 500 dwelling with associated infrastructure and landscaping on land South West Of Glebe Farm and the details of the site access to Choppington Road. All other details (layout, scale, appearance and landscaping) were reserved for later approval. Planning permission was then granted for the reserved matters for the first phase of the development on land comprising the easternmost part of a larger site on the 6th November 2019. This permission approved 149 dwellings.

2.2 This current application seeks approval of the reserved matters (layout, scale, appearance and landscaping) for the final phase of the development comprising 314 dwellings. This area of land lies at the western and southern most edges of the outline planning permission site.

2.3 The site which comprises agricultural land is bound to the north by agricultural land and a small grouping of dwellings within the Glebe Farm complex. To the east, south and west are residential properties.

2.4 Reserved matters is therefore sought for 314 houses comprising; 165 dwellings to be constructed by one developer, consisting of 15 house types and; 149 to be constructed by another developer, consisting of 15 house types. The mix of dwellings proposed comprises 16 x 2 bed units, 96 x 3 bed units, 40 x 4 bed units and 13x 5 bed units on the site comprising 165 dwellings. On that part of the site comprising 149 dwellings 29- 2 bed units, 73 – 3 bed units, and 47 4 bed units are proposed. The properties are mainly 2 storey in height with some bungalows and 2.5 storey properties, comprising terraced, semi-detached and detached dwellings.

2.5 In accordance with the Section 106 Agreement which runs alongside the outline planning permission, it is proposed that 15% of the dwellings in this phase (i.e. 48 units) would be affordable dwellings. 31 of these would be affordable rented dwellings and the other 16 would be Discount Market Value sale unit. In terms of dwelling types the affordable units comprise a mix of 6 x 2 bed bungalows, 24 x 2 bed houses and 18 x 3 bed houses. These would be affordable rented and discount market dwellings.

2.6 The layout shows that this part of the overall site would be accessed from 2 roads from the east which is from phase 1 site and from these other estate roads would lead further into the site. The layout also shows the suds ponds and 2 areas of open space to the north of the site and area of open space to the west of the site. Three play areas are proposed on the open space.

2.7 The site now lies within the town's settlement boundary in the Northumberland Local Plan.

3. Planning History

Reference Number: 16/04267/SCREEN
Description: EIA screening for a maximum of 500 homes
Status: EIANR

Reference Number: 16/04731/OUT
Description: Construction of approximately 500 new dwellings with associated infrastructure and landscaping, all matters reserved except access.
Status: PER

Reference Number: 19/01457/REM
Description: Reserved matters application for appearance, landscaping, layout and scale for phase 1 comprising 149 dwellings.
Status: PER

Reference Number: 19/01509/REM
Description: Reserved Matters application in relation to 16/04731/OUT
Status: APPRET

Reference Number: 19/01585/NONMAT
Description: Non-Material Amendment (of condition 4 to ensure that phasing agreed now can be amended in future) on approved planning application 16/04731/OUT.
Status: PER

Reference Number: 20/00101/DISCON
Description: Discharge of Condition 14 relating to approved planning application 16/04731/OUT.
Status: WDN

Reference Number: 20/00102/DISCON
Description: Discharge of conditions 15 (construction method statement) and 36 (construction drainage) on approved planning application 16/04731/OUT in respect of phase 1 only.
Status: PER

Reference Number: 20/00103/DISCON
Description: Discharge of Conditions : 17(foul sewer), 32(surface water), 33(Flood risk/Drainage strategy), 34(SUDs) and 35(surface water mitigation) relating to approved planning application 16/04731/OUT (Phase 1)
Status: CONREF

Reference Number: 20/00410/DISCON
Description: Discharge of Conditions 4 (phasing - infrastructure) in part and 12 (phasing - estate) in part relating to planning application 16/04731/OUT
Status: PER

Reference Number: 20/00615/DISCON
Description: Discharge of condition 38 relating to approved planning application 16/04731/OUT.
Status: PER

Reference Number: 20/00784/DISCON
Description: Discharge of condition 27 (acoustic design) relating to planning application 16/04731/OUT

Status: PER

Reference Number: 20/03709/DISCON

Description: Discharge of Conditions 7 (Open Space Management & Maintenance Scheme), 13 (Maintenance Scheme), 14 (Drainage/Street Lighting) and 29 (Refuse Storage Facilities) pursuant to approved planning application 16/04731/OUT (Phase 1)

Status: CONREF

Reference Number: 20/03881/S106A

Description: Variation of S106 Agreement pursuant to planning application 16/04731/OUT dated 13th February 2019 to allow for later payment of first instalments re education and primary healthcare contributions.

Status: WDN

Reference Number: 20/03921/DISCON

Description: Discharge of conditions 18 partly (ground stability), 19 (gas protection), 20 partly (ground works verification) and 25 (contamination) pursuant to outline application 16/04731/OUT

Status: PER

Reference Number: 20/04078/DISCON

Description: Discharge of conditions : 24 (external lighting) and 30 (travel plan) related to planning approval 16/04731/OUT (Phase 1)

Status: CONREF

Reference Number: 22/02015/DISCON

Description: Part Discharge of condition 15(Construction Method Statement - hours of working) on approved application 16/04731/OUT.

Status: REF

Reference Number: 22/02722/DISCON

Description: Discharge of conditions : 4 (phasing), 7 (open space), 12 (street phasing), 14 (street lighting/drainage/construction) 15 (construction method statement) 17 (foul sewerage management), 18 (land stability/contamination), 25a & 25b (site investigation/verification) 29 (refuse storage/strategy), 32 (surface water), 33 (flood risk assessment) and 35 (surface water) pursuant to planning approval 16/04731/OUT (Phase 2)

Status: PCO

Reference Number: 22/02723/DISCON

Description: Discharge of conditions : 2 and 10 pursuant to planning approval 21/04298/REM

Status: APPRET

Reference Number: 22/03161/DISCON

Description: Discharge of condition 31(Full Travel Plan) on approved application 16/04731/OUT.

Status: PCO

4. Consultee Responses

West Bedlington Parish Council	<p>Too many properties on such a small site. Emergency access could also be compromised at a number of properties. The Town Council request section 106 contributions directly to the town council to secure future replacement provision for the three play areas planned within the development. The Town Council believes more than 6 Bungalows should be provided within this development and the existing S106 should be enforced as stated in the planning statement "the S106 agreement says two thirds should be affordable rent units while a third of them should be discounted market value". The existing well used footpath route between the Hazelmere estate and The Chesters be secured and maintained open until suitable replacement provision is provided. Additionally after reviewing the plans in more detail, a number of Plots (6, 7, 36, 37, 38, 39, 40, 41, 42, 95, 96, 105, 106, 112, 113, 114, 115, 126, 135, 136, 137, 138) only have one parking space on the maps which will result in issues with parking when the development is complete. The Town Council also believes the development will add to the already problematic traffic management - specifically at The Lion Roundabout. The Town Council also has concerns in relation to the site been unstable with potential toxic issues from previous landfill Finally and of major concern to the Town Council is the retention of the existing hedgerows which must be protected, retained and enforcement of the strongest action undertaken in the event of any removal.</p>
County Archaeologist	No objections to the present application on archaeological grounds. No archaeological work is recommended.
Active Northumberland	No response received.
Public Protection	<p>7/1- Do not object to this reserved matter application. The Environmental Protection Team recommend that the LPA ensure that any conditions previously agreed for the outline application and that have yet to be discharged by the applicant are placed on any decision notice for this application should it be granted.</p> <p>In response there is no need to repeat conditions as the outline permission forms part of the permission.</p>
Planning Strategy	No response received.
Highways	<p>7/12- : Concerns could be overcome by submission and approval of amended plans or additional information before any permission is granted</p> <p>27/9- Require further information</p> <p>18/10 - No objection subject to conditions.</p>
Countryside/ Rights Of Way	<p>Wansbeck Public Bridleway No 72 passes to the north west of the applications red line site boundary. I have no objection to the proposed development on the condition that Public Bridleway No72 is protected throughout. No action should be taken to disturb the path surface, without prior consent from ourselves as Highway Authority, obstruct the path or in any way prevent or deter public use without the necessary temporary closure or Diversion Order having been made, confirmed and an acceptable alternative route provided</p>

Building Conservation	No objection- The development proposals do not result in harm to the setting and significance of the identified listed building. While not enhancing or better revealing the listed building's significance, it is concluded that the development proposals preserve the heritage asset's setting.
County Ecologist	8/12 No objection on ecological grounds to this application given the high-level nature of the plans submitted, and the previous consent. 13/6- No further comments to those dated 08/12/2021
Open Spaces South East Area	No response received.
Affordable Housing	No response received.
Waste Management - South East	No response received.
Education - Schools	This application relates to a request to approve Reserved matters pertaining the original application 16/004731/OUT, on which there is a S106 agreement setting out a contribution towards educational infrastructure of £1.331m. Subject to there being no deviation from the S106 agreement with regard to Education contribution, Education and Skills Group has no comment or objection in relation to this application.
Lead Local Flood Authority (LLFA)	6/12- Object and require further information 26/5- Object and require further information 20/9- No objection. No conditions.
Natural England	No comments to make.
Highways England	No objection.
The Coal Authority	6/12- It does not appear that any relevant coal mining information has been submitted to support the application. 17/10-No objection.
Northumbrian Water Ltd	No response received.
Health Care CG	Require contribution (they were consulted by mistake as contributions were sought under the original application. We are unable to ask for this).
Climate Change Team	No response received.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	476
Number of Objections	20
Number of Support	0
Number of General Comments	1

Notices

General site notice, 20th December 2021

News Post Leader 26th November 2021

Summary of Responses:

20 objections have been received and 1 general comment.
These are summarised below-

- Insufficient infrastructure for another 315 houses - will impact on road network- more congestion, pollution and insufficient education, doctors, dentist, leisure facilities
- Environmental impacts, habitat destruction, loss of open space
- Previous plans showed hedge to be kept. Told no hedgerows will be cut.
- Too many houses built in small space
- Red line doesn't mimic the outline red line- (note- this has been changed)
- Drawings do not follow the principles of the outline decision notice which illustrate 'retaining existing vegetation' to the boundary of the site backing on to Edinburgh Drive.
- Ornithological survey for the site identified several breeding birds within the existing hedgerow this included the House Sparrow in the hedgeline to the rear of Edinburgh Drive.
- Impact on wildlife and local environment.
- . The existing drainage catchment plan submitted as part of the outline application relates to an 'offsite surface water route' to the northern boundary of Edinburgh Drive however based on the limited information submitted as part of this application it is not clear how this will be retained based on the current proposed site layout now abutting the existing residential estate of Edinburgh Drive despite the Wardell Armstrong Drainage Strategy showing this being utilised for surface water run-off from catchment C.
- .Out of character with the existing estates property's.
- Unaffordable housing, no extra leisure facilities, roads will be more congested, more strain on medical groups, dentists etc.
- Overlooking of Featherstone Grove,
- Regular readings are being taken of what looks like underground gasses from pipes erected recently. Concern about dangers for local residents.
- Importance of existing hedgerows which must be protected and retained.
- These houses back directly onto the back of my fence and are designed far too close (Featherstone)
- The boundary of my land is within the existing hedgerow.
- o The path at the side of the houses going into Featherstone Grove is currently drawn to go straight into my garden. The existing path between the Chesters and Hazelmere should be maintained and this path should exit onto that, not create a new one through my garden.
- Told there would be no 3 story houses being built.
- the Construction Management Plan for this phase of the build is made available to the residents of Bedlington for consultation comment and information as soon as is possible.
- The placement of the current building site compound and car parks has caused psychological and physical impacts and other issues on our health and wellbeing) noise and lighting working times on site and deliveries dust vibration potential damage to property health and safety of the local population traffic issues
- If this phase does get approval that existing residents, schools and care homes nearby are supported in ensuring that any mitigation action set out by the builders, or those governed by law and local guidance is acted upon where necessary.
- Plan is to build a pair of semis 2.5 storey which in effect is 3 storey behind our Bungalow.

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=R1Y53ZQS0MD00>

6. Planning Policy

6.1 Development Plan Policy

Northumberland Local Plan - 2016 - 2036 (Adopted March 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 6 – Green Infrastructure (Strategic Policy)
HOU 2 – Provision of new residential development (Strategic Policy)
HOU 5 – Housing types and mix
HOU 9 – Residential development management
QOP 1 – Design principles (Strategic Policy)
QOP 2 – Good design and amenity
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 3 Improving Northumberland's core road network
TRA 4 – Parking provision in new development
ENV 2 – Biodiversity and geodiversity
ENV 7 -Historic environment and heritage assets
WAT 3 – Flooding
WAT 2 Water supply and sewerage
WAT 4 – Sustainable Drainage Systems
POL 1 – Unstable and contaminated land
POL 2 – Pollution and air, soil and water quality
INF 6 – Planning obligations

6.2 National Planning Policy

NPPF (2021)
NPPG (2019)

6.3 Neighbourhood Planning Policy

7. Appraisal

7.1 Having regard to the requirements of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the relevant development plan policies, relevant guidance and all other material planning considerations, including representations received, it is considered that the main planning issues raised relate to:

- Principle of development
- Housing mix and affordable housing
- Design and layout
- Residential amenity impact
- Landscaping and trees
- Highways
- Flooding and drainage
- Ecology
- Heritage Impacts

Principle of Development

7.2 The principle of the development of 500 dwellings on the site and adjacent Phase 1 site was considered to be acceptable in the determination of the outline planning permission, 16/04731/OUT, to which this current application relates. The matters for consideration in respect of this Reserved Matters submission relate to only layout, scale, appearance and landscaping, for the final phase of the development comprising 314 dwellings.

7.3 Since the outline application was approved the site is also now shown to be included within the town's settlement boundary in the Northumberland Local Plan.

7.4 Therefore, whilst objectors have raised concerns regarding the increased number of dwellings in Bedlington and increased pressure on infrastructure this will bring, permission has already been granted for the number of dwellings through the outline permission where increase in numbers was considered then. Increased pressure on local services and infrastructure matter had already been addressed too through the Section 106 Agreement that runs alongside the outline planning permission with contributions secured for education (£1,331,000), primary healthcare (£346,500), off-site sport/recreation (£229,000) and the strategic highway network (up to £155,000).

Housing Mix and Affordable Housing

7.5 The NPPF advises that to deliver a wide choice of high quality homes Local Planning Authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community. It goes on to state that Local Planning Authorities should identify the range of tenure and range of housing that is required and provide affordable housing in accordance with need. Policy HOU 5 Housing types and mix also states a range of good quality, energy-efficient homes, including affordable homes, will be provided to deliver a more balanced mix of tenures and housing types and sizes.

7.6 The proposed housing mix of the 314 dwellings proposed comprises a total of 30 different house types across the whole site. The mix of dwellings proposed comprises 45 x 2 bed units, 169 x 3 bed units, 87 x 4 bed units and 13 x 5 bed units. The properties are mainly 2 storey in height with some bungalows and 2.5 storey properties, comprising terraced, semi-detached and detached dwellings.

7.7 The level of affordable housing provision for this site has already been agreed as 15% under the terms of the Section 106 Agreement which runs alongside the outline planning permission. It is proposed that 15% of the dwellings in this phase

(i.e. 48 units) would be affordable dwellings. 32 of these would be affordable rented dwellings and the other 16 would be Discount Market Value sale units. In terms of dwelling types the affordable units comprise a mix of:

Affordable rented- 32:

6 x 2 bed bungalows,

15 x 2 bed houses

11 x 3 bed houses.

Discount market dwellings-16:

9 x2 bed semis

7x 3 bed semis

7.8 Across the whole site (314 plus 149 from Phase 1) 463 dwellings will be provided. 15% of this equates to a requirement of (70) affordable homes in total. As 22 affordable homes are to be provided on Phase 1, in total 70 affordable homes will therefore be provided. The Section 106 Agreement also requires that at least 67% of the units be affordable rented which in total across the whole site would be 47 plus 23 dm. In this regard 67% of the affordable units on this site (32) would be affordable rented. When taken alongside the Phase 1 development where 15 affordable rented are provided, a total of 47 affordable rented units would be provided, which also meets the 67% requirement.

7.9 Notwithstanding the above the applicant will need to submit an affordable housing statement scheme, as per required by the Section 106 agreement where final numbers, type, size and location shall be agreed.

7.10 With regard to phasing, the Section 106 Agreement requires that no more than 85 market units be occupied until at least 15 affordable units have been practically completed. 30 affordable units must be practically completed prior to occupation of 170 market units.

7.11 The proposals therefore do provide for a mix of dwelling sizes, although 3 bed dwellings are particularly prominent. In Phase 1 however it was the same for 4 bedroomed properties. The change is due to a review of the local market, and the demand. This will then lead into advice on, broadly, what mix would be most appropriate as part of a proposed development. As the outline planning permission does not include any prescriptive requirements on the house type mix on the site, and including Phase 1 there is a good mix of larger and smaller 3 bedroom houses, it is considered the proposed mix is appropriate to the proposed development and its location.

7.12 Overall therefore in terms of housing mix and affordable housing the proposal is considered to be in accordance with the NPPF and Local Plan Policies.

Design and layout

7.13 The Government attaches great importance to the design of the built environment and, through the NPPF, recognises that good design is a key aspect of sustainable development which is indivisible from good planning and should contribute positively to making places better for people. The NPPF stresses the importance of planning positively for the achievement of high quality and inclusive design for all development. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and

quality of an area and the way it functions. The NPPF states the National Design Guide and the National Model Design Code should be used to guide decisions on applications in the absence of locally produced design guides or design codes. In particular the National Design Guide sets out the 10 key characteristics that help to form a well-designed development. Taking the above into account the design needs to add to the quality of the area and have its own identity, but it should also have regard to the existing dwellings next to the site. Design should also have regard to climate change and reducing emissions and development should promote, support and enhance the health and wellbeing of communities. It is important any layout and design can be seen to adhere to the three tier energy hierarchy too. Local Plan Policies STP4, QOP1, 2, 4 and 6 and HOU9 reflect the above design objectives.

7.14 NPPF para 131 also states trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are treelined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. The National Design Code also refers to the importance of trees/green spaces/ planting.

7.15 In terms of the design of the actual dwellings, a number of different designs are proposed consisting of terraced, semis, bungalows, and detached properties with different design features. 30 house types are proposed in total across the site. It is considered that the design of these are all acceptable and the variety in design will also help to create diverse interesting streetscapes that add more interest and character to the street scenes. The scale of these is also similar to those approved on the Phase 1 part of the site. Overall the house types are considered to be generally acceptable in terms of their design and detailing including proposed materials. In addition and in accordance with Condition 22 of the outline permission the applicant has also submitted an energy statement which shows the proposed specifications will achieve a minimum of 10% reduction in Fabric Energy Efficiency across the site using the proposed specification in L1a2013 SAP calculations.

7.16 In terms of layout the dwellings positively address road frontages with amenity space to the front and rear of plots. There are also areas of open space to the north and west of the site where three play areas are proposed. Suds areas are also provided to the north of the site. The plans show tree planting along the main streets into the sites too, as recommended by the NPPF. Although further tree planting would help further enhance the appearance of other areas in the site. This can be conditioned. Boundary treatment plans have also been submitted.

7.17 As part of the outline consent, a parameters plan was agreed. The proposed layout does not however completely tally up with this, as three areas of open space to the North, South and West of the site with play areas provided on each, were shown on the parameters plan. No open space area is now proposed on the southern part of the site, albeit two areas of open space will now be provided to the north. Dense housing is provided across the southern part of the site instead. This is not considered to be ideal and it would be preferable if an area of green space was provided on this part of the site. The applicant has confirmed however that site constraints on the north of the site, that have come to light since the outline permission was granted, which accounts for this variation. They have submitted a statement which sets out that 'Since the Outline consent was granted in in 2019,

significant additional ground investigation has been undertaken that has determined how certain parts of the site can be developed to respect the ground conditions. This has resulted in a more dense housing mix in the southern parcel with only a small pocket of open space. This density then relaxes in the northern parcel where areas of the site with more constraints in respect of ground conditions allow the three distinct parcels of open space, Sustainable urban Drainage and Play areas to deliver the quantum of open space provision proposed in the Outline consent all in the northern parcel. Based upon the ground conditions and the level of engineering necessary to deliver hosing in some locations, the relocation of open space into these areas is the most sustainable way to deliver the site.' As such whilst the loss is not in full accordance with the parameters plan, given the complications from past coal mining activities land stability issues, that this loss is now offset by providing more open space to the north which actually allows the various area of open space and landscape features to be more closely located and have qualitative benefits and three play areas will still be provided in accordance with the parameters plan, it is considered that on balance the layout in this respect is still acceptable.

7.18 Overall, whilst concern has been raised regarding design, on balance in terms of appearance and layout the proposal would be in accordance Local Plan Policies STP4, QOP1, 2, 4 and 6 and HOU9 and the NPPF.

Landscaping and trees

7.19 In terms of landscaping and trees Local Plan Policy STP6 states 'Development proposals should where relevant, and in a proportionate way, seek to protect, improve and extend Northumberland's green infrastructure, and integrate with the network.' Policy QOP 2 states that trees, other green and blue infrastructure and soft landscaping of amenity value are retained where appropriate and are introduced or replaced where they would enhance amenity of the development. Policy QOP 4 Landscaping and trees also states that new development will be expected to incorporate well-designed landscaping and respond appropriately to any existing landscape features, that it is of a high quality and existing features which contribute towards the character of the area, or amenity, are retained wherever possible and sympathetically incorporated into the overall design of the scheme including trees, and other spaces and features that provide green and blue infrastructure and there is no loss of existing trees which are valuable in terms of amenity, biodiversity or the landscape, except where this would be unavoidable and the loss can be adequately mitigated through measures such as replacement planting where possible.

7.20 With regard to existing natural features on the site, and the above policies the development should therefore retain existing hedges, trees and other natural features and mitigate against any loss. In assessing the plans as originally submitted comments were made to the applicant that the plans were not clear in terms of their impact and then when further plans were submitted it was noted to them that they didn't tally up with the landscape and parameters plan submitted with the outline, as they showed more trees and hedgerows to be removed. Residents have also raised similar concerns and that their removal would have impacts on both the visual amenity and biodiversity. Since these concerns have been raised the applicant has however now provided an up to date Arboricultural Impact Assessment which now shows maximum retention across the site. The AIA shows the hedges along the north, eastern, southern and western boundaries will be retained with possibly some trimming back in places. This is all in accordance with the parameters plan. It does

show Hedgerow 2 to be removed which is in the middle of the site but this was not shown to be retained at outline stage either.

7.21 The AIA does however show that Group 14 (G14) will be removed. The applicant has confirmed that these trees are however poorly formed and in their location, likely to outgrow the hedgerow and become a maintenance issue. So the proposal is to have these removed but, retain the hedgerow (H3) and reinforce where there are gaps as will be done the length of Hedgerow 3. Group 5 (G5) is also shown to be removed as the applicant has confirmed this group of trees are Ash and have been 'lopped and topped', and have been cut down to 2m high which creates weaknesses and very poor quality. In addition, these will very likely be impacted by the 'Ash Dieback' infection. Group 6 (G6) is also shown to be removed. The applicant has confirmed that similar to G5, they have been pruned from the other side and weakened hence the low cat. C designation. Furthermore, these are made up of Ash trees which are infected with 'Ash Dieback'. To mitigate against this loss though the applicant proposes to replace these two Groups with the extension of the Hawthorne hedge to create a strong continuous boundary.

7.22 So whilst there will be some loss of groups of trees these are all low category and their loss will be mitigated against by further hawthorn hedge planting. Trees will also be planted around the site and the developer has revised their plans to show hedgerow planting within the boundaries of dwellings. While it is also not clear from the AIA what will happen to the trees/ hedge shrubbery behind plots 107 to 133 on the northern part of the site, as these are shown to be retained on the parameters plan it would be reasonable to attach a condition to ensure this is kept.

7.23 Detailed drawings have been provided showing landscaping around the site which the Council's Ecologist also has no objection to. Overall, as the applicant will retain the majority of the trees/ hedges across the site and any loss will be mitigated against and as the landscaping on site is considered to be acceptable, in this respect the proposal is in accordance with Local Plan Policies STP6 and QOP 2 and 4.

Impact on residential amenity

7.24 Policy QOP 2 Good design and amenity seeks to ensure development will provide a high standard of amenity for existing and future users of the development itself and not cause unacceptable harm to the amenity of those living in, working in or visiting the local area. in terms of ensuring the development does not have a obtrusive or overbearing impact on neighbouring uses; the best outcomes for outlook are achieved; appropriate levels of privacy, are incorporated into the design; Air, temperature, sound and light conditions of habitable areas within the development, or resulting from the development, are of an appropriate standard; and that there are no unacceptable adverse impacts from noise, disturbances, odour, gases, other emissions and any other harmful effects, resulting from either the development or from neighbouring uses on the development.

7.25 There are existing residential properties sited immediately adjacent to the east, west and south of the application site, including properties along Augustus Drive, Edinburgh Drive and Featherstone Grove. As such the development has potential to impact on the amenity of the residents in this area.

7.26 Whilst a couple of the objections have been received regarding impact from loss of privacy, the privacy distances have been measured for every house within and to the edge of the site and at least 20 metres are provided for between facing two storey elevations from proposed dwellings on the application site and existing adjacent dwellings. Less is required for gable to rear elevations. One concern has been raised from a resident of a bungalow too who is concerned there is a 2.5 storey house directly opposite, however on closer examination of the plans the facing room in the roof of the 2.5 storey high house is to a bathroom and as such it would be reasonable to ensure this window is obscurely glazed which will help to reduce impact further.

7.27 Overall it is considered that a suitable form of development is achieved on the site that would not have unacceptable effects upon the privacy or amenity of adjacent residents. This would accord with the Local Plan Policy QOP2 and the NPPF. In addition impact from contamination, noise and dust was considered by Public Protection at outline stage. They do state 'that the main comments for the outline application which might relate to this reserved matters application were noise impacts from the A1068 road and the building on or near to any identified mine entries. The applicant has previously applied for a reserved matter decision for the eastern part of the site (19/01457/REM) which is that part of the site where any dwellings might be impacted by road traffic noise. This western part of the site is not impacted by any identified sources of noise and it would be expected that any consideration of mine entry impacts is still at the forefront of any layout changes presented here.' They have therefore raised no objections to the proposal subject to the existing conditions on the outline being repeated. These do not need to be repeated on this permission but will still need to be adhered to by the developers.

7.28 One concern that has been raised too is in regard to the impact the site compound, that has been used through the Construction of the first phase of development, has had on residents in terms of noise and disturbance. The applicant has been made aware of these concerns and confirmed that this was approved with the Council, and whilst there are a lot of factors such as the infrastructure and sales route that determine this, in order to avoid future issues with existing residents, they will remove the existing compound and relocate this to the centre of Phase 2 away from the boundaries. As such to ensure this does happen a further condition will be attached which requires details of this to be submitted. Should the developer contravene what is approved, they would be contacted and the issues resolved. In terms of community engagement too the applicant also confirms that during Phase 1, the Miller Homes site manager has liaised with local residents on multiple occasions to assist where possible and minimise disruption and prior to the construction of either developer, they will deliver letters to nearby residents which gives details such as; commencement dates, any unusual work of note such as piling and the anticipated dates, contact details for the site managers of both developers in case of issues.

Highways

7.29 The Council as Local Highway Authority have assessed the proposal based on information submitted, as well as on-site observations, local and national policy requirements and other material considerations. Whilst concern has been raised regarding impact on the highway network, the acceptability in principle of development on the site in terms highway capacity and the location/detailed design of the site access to Choppington Road were agreed at outline stage. Following

assessment of the current application documents as originally submitted the Local Highway Authority did raise some detailed queries regarding various detailed site layout matters, driveway/garage dimensions and visitor car parking. The applicant has submitted an amended site layout plan to address these concerns and the Local Highway Authority have now advised that they have no objections to the proposals subject to various conditions. Although concern has been raised regarding parking Highways have confirmed that 'Amended plans have been submitted and assessed and are considered acceptable, with revisions made to the overall layout and parking in order to meet NCC parking standards.' With regard to access for emergency vehicles too the Highway Authority have confirmed the layout can accommodate 11.6m refuse vehicles so the principle of the internal site layout can operate for the larger vehicles such as fire emergency vehicles. Overall the proposals are considered acceptable on transportation grounds and in accordance with the Local Plan Policies Tra 1,2,3 and 4 and the NPPF.

Drainage

7.30 The application site lies wholly within Flood Zone 1 and therefore risk of flooding on the site is not considered to be high. After reviewing the applicant's submitted information relating to flood risk and surface water drainage which included the provision is SUDs, as originally submitted, the Council's LLFA team objected due to insufficient details having been provided. In response the applicant has submitted amended plans and further information and the LLFA team have now confirmed that they have no objections. Overall, it is considered that the proposals are acceptable in relation to surface water drainage, flood risk and foul drainage and would be in accordance with the Local Plan Policy Wat 3 and 4 and the NPPF.

Ecology

7.31 Although concern has been raised from residents about impact on wildlife and biodiversity, this was considered by the Council's Ecologist at outline stage. Under this application matters relating to landscaping and layout are being assessed by the Council's Ecologist. In this regard they have raised no objection to the applicant's submitted landscape proposals. They do comment that the consent 16/04731/OUT included a commitment to retain hedgerows where possible and it is not clear from the high level landscaping plans which hedges are to be retained or removed, and there is no justification for removal. This matter has since been resolved, as set out above, as a further AIA submitted clearly shows which hedgerows will be kept and this is considered to be acceptable. The hedgerows have been identified as being 'species poor' and they are not likely to be hedgerows of importance, but the retention of these they will have benefits for commuting species and in screening existing housing from the development. In addition with regard to the concern about the Ornithological survey identifying several breeding birds within the existing hedgerow the outline permission has a condition requiring a Biodiversity Enhancement Plan and a Construction Environmental Management Plan, to be submitted which also sets out that Vvgetation clearance and tree felling will be carried out outside of the breeding bird season (March to August inclusive), unless a checking survey carried out by an appropriately qualified ecologist confirms active nests to be absent.

7.32 The matter of ecology coastal mitigation was addressed through the Section 106 Agreement at outline stage, with improvements to certain footpaths out with the application site being secured.

7.33 Given the above the proposals are considered to be in accordance with the Local Plan Policies QOP 4 and ENV2 and the NPPF.

Heritage impacts

7.34 The original application on this site (16/04731/OUT) was informed by a phased programme archaeological assessment comprising a desk-based assessment, geophysical survey and targeted archaeological field evaluation. Archaeological features were identified in six trenches. The County Archaeologist at the time commented on that application (memo of 05/06/17) advising that the identified archaeological remains were considered to be of no more than local importance and not of sufficient importance to justify any further archaeological work. As such under this application they have no objections to the present application on archaeological grounds and do not recommend any further archaeological work.

7.35 The County Conservation Officer has also confirmed that the proposed development site lies due south of and is situated in proximity to the Grade II listed building: Windmill Farm. They do confirm that the development proposals do not result in harm to the setting and significance of the identified listed building and while not enhancing or better revealing the listed building's significance, conclude that the development proposals preserve the heritage asset's setting.

7.36 It is therefore considered that the proposal is acceptable in terms of heritage impact and in this respect accords with Local Plan Policy ENV7 and the NPPF.

Land Stability

7.37 After further consultation, the Coal Authority now raise no objection to the application, given the applicant has now adequately addressed the requirements of Condition 18 of the outline permission. They have confirmed that 'remedial works are required for the shallow mine workings and can also see that a plan has been provided which identifies the layout of the development and how it relates to the mine entries and their zones of influence. The report authors also state that during construction works a watching brief will be carried out for any anomalous features. The remedial works will need to be subject to a Coal Authority permit.' Given this the proposal would accord with Local Plan Policy Wat 3.

Other Matters

7.33 In response to other objections received; the red line has been changed so it conforms with that on the outline permission; the LLFA have agreed the drainage strategy; the readings which an objector saw taken on site were monitoring stations for testing for ground gases, which is a normal planning requirement and the installations do not present a risk to the site or the wider area. They are used to understand whether measures are required to prevent ground gas entering the proposed dwellings. In this case the applicant has confirmed gas membranes will be installed to the ground floor. With regard to the query about ownership to the rear of Featherstone Grove, the applicant has submitted a Land registry plan which shows there is a strip between the applicants site and the property owned along Featherstone Close which is owned by Persimmon. This clarifies that the land is owned by another party, not by the objector. In addition the applicant is bringing the residents boundary further East to retain the hedgerow and no works will be carried

out to the West of the hedgerow. With regard to the footpath next to Featherstone Grove, this is shown going into land owned by Persimmon. However, the applicant can see a garden boundary which curves around and so to avoid any confusion and conflicts with residents on site, they will be curving the footpath around to the South so it meets the existing route. In addition 2.5 storey dwellings are proposed rather than 3 storey dwellings and with a low ridge line.

Equality Duty

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

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

Human Rights Act Implications

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.

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.

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 following:

Conditions/Reason

1. Except where modified by the conditions attached to this planning permission, the development shall be carried out in accordance with the details shown on plan number

Proposed brick and tile layout CRB/BAT/001 Rev C
BYRNEHAM, PLANNING PLANS, EMG31/2021/PL2 A
EMG41/2020/PL2 A Chalham – Planning Plans
EMG43/2020/PL2 A Hubham – Planning Plans
EMG44/2020/PL2 A Kitham – Planning Plans
Materials Layout 1N CHO/MA-01 Rev A

Planting Plan- NT15574/001 Rev E
Planting Plan – Sheet 1 of 2- NT15574/002 Rev E
Planting Plan – Sheet 2 of 2 -NT15574/003 Rev E
Overall Site Layout- 1328-MIL-100 Rev L

Site Layout Plan (North) 328-MIL-101 Rev L
Site Layout Plan (South) 1328-MIL-102 Rev L
Boundary Treatment Plan (North) 1328-MIL-103 Rev L
Boundary Treatment Plan (South) 1328-MIL-104 Rev L
Adoption Plan 1328-MIL 105 L

500N - 5B / 9P / 1464 – BAYFORD 500N801V
502N - 5B / 10P / 1671 – THETFORD 502N801V
Indicative Grout Treatment Plan

Email from Millers on 10/4/2022 3:29 PM- containing information on trees/ hedges
Arboricultural Impact Assessment Ref: ARB/CP/1399 Date: September 2022
Energy Statement: 10% FEE Reduction Study

Engineering Layout (Phase 2) QD1837-03-01 Rev F
Impermeable Areas Drawing (Phase 2); QD1837-03-02
Flow Control Manhole S40 QD1531-08-02 Rev D
Engineering Layout (Phase 2) QD1797-03-01 Rev B
Impermeable Areas Drawing (Phase 3) QD-1797-03-02

Play Area Layout Plan Sheet 1 of 3 NT15574-003
Play Area Layout Plan Sheet 3 of 3- NT15574-003
Play Area Layout Plan Sheet 2 of 3 NT15574-003

Phase 2 Ground Investigation Report Planning & Affordable Housing statement
House Type Plans & Elevations:
BUN/6/PL1 Bungalow 2 Bed House
BUN/6/PL2 Bungalow 2 Bed House
DET(13)01 GA01 Detached Garages
DOUBLE GARAGE Double (2019)
EMA22/2020/PL2 Beaford – Floor Plans

EMA22/2020/PL3 Beaford – Elevations
EMA31/2020/PL2 Amblesford – Floor Plans
EMA31/2020/PL3 Amblesford - Elevations
EMA32/2020/PL2 Bramblesford – Floor Plans
EMA32/2020/PL3 Bramblesford – Elevations
EMA33/2020/PL2 Eynsford – Floor Plans
EMA33/2020/PL3 Eynsford - Elevations
EMA35/2020PL2 Tetford – Floor Plans
EMA35/2020/PL3 Tetford – Elevations
EMA42/2020/PL2 Bittesford – Floor Plans
EMA42/2020/PL3 Bittesford – Elevations
EMA42/2020/PL4 Bittesford – Elevations (Alternative)
EMG41/2020/PL3 Chalham – Elevations
EMG31/2020/PL3 Byrnhem – Elevations
EMG44/2020/PL2 Kitham – Floor Plans
EMG44/-/PL3 Kitham – Elevations
EMG43/2020/PL2 Hubham – Floor Plans
EMG43/2020/PL3 Hubham - Elevations
EMT31/2020/PL2 Aynesdale – Floor Plans
EMT31/2020/PL3 Aynesdale – Floor Plans
EMT31/2020/PL4 Aynesdale – Elevations (Alternative)
EMT32/2020/PL2 Carrdale – Floor plans
EMT32/2020/PL3 Carrdale – Elevations
EMT42/2020/PL2 Tewksdale – Floor Plans
EMT42/2020/PL3 Tewksdale – Elevations

807131/HT1/01 HT1 - Floor Plans & Elevations
597-MIL HT2 – Floor Plans & Elevations
2038013 – HT1 Bungalow – Corbridge
Planning drawing HT2
Planning Drawing 203 – HT3
SINGLE GARAGE(2019)
807131/HT1/01 A HT1
203C Marchmont WDM 203C801V
M202 Rosamond WDM M202801V
301C Dayton WDM 301C801V
M300 Harrison WDM 300801V
302C Overton WDM 302C801V
304N Masterton WDM 304N801V
307M Tiverton WDM 307M801V
309T Eaton WDM 309T801V
407 Hazelwood WDM 407N801V
411N Maplewood WDM 411N801V
416N Sherwood WDM 416N801V
417T Baywood WDM 417T801V
500N Bayford WDM 500N801V
502N Thetford WDM 502N801V

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

2. Notwithstanding the details contained within the approved Arboricultural Impact Assessment, September 2022, no existing trees/ hedge/ shrubbery shall be removed to the rear of plots 109 to 133.

Reason: In the interest of protecting the visual amenity of the site and biodiversity, in accordance with Northumberland Local Plan Policy ENV2.

3. Prior to the occupation of any dwelling, details showing the extent of new hawthorn hedging or other planting to be located on the site where Groups 6,5,14 and 4 are identified to be removed, shall be submitted to and approved in writing by the Local Planning Authority. The new hedging shall then be planted in accordance with these approved details prior to the occupation of any dwellings with boundaries next to any of these groups, unless any other timing is agreed in writing, and it shall be maintained until established,

Reason: In the interest of protecting the visual amenity of the site and biodiversity, in accordance with Northumberland Local Plan Policy ENV2.

4. Notwithstanding the details contained on the approved planting plans prior to the occupation of any dwelling, details showing further tree planting along the streets, shall be submitted to and approved in writing by the Local Planning Authority. These trees shall then be planted in accordance with these approved details prior to the occupation of any dwellings, unless any other timing is agreed in writing, and the trees shall be maintained until established,

Reason: In the interest of protecting the visual amenity of the site and biodiversity, in accordance with Northumberland Local Plan Policy ENV2.

5. Prior to any site works commencing an Arboricultural Method Statement which includes tree protection details for all remaining trees and hedges on site and directly next to the site boundaries, shall be submitted to and approved in writing by the Local Planning Authority. These measures shall be implemented in complete accordance with the approved scheme and shall remain in place throughout the course of the construction of the development, unless otherwise approved in writing with the Local Planning Authority.

Reason: To ensure the protection of existing trees and hedges in the interests of visual amenity in accordance with the provisions of Northumberland Local Plan Policies ENV2 and QOP 4.

6. All trees and hedges within, and to the boundaries of the site identified on the approved application plans/ documents as being retained, shall be retained.

Reason: To ensure the protection of existing trees and hedges in the interests of visual amenity in accordance with the provisions of Northumberland Local Plan Policies ENV2 and QOP 4.

7. All landscaping outside the boundaries of the houses shall be carried out in accordance with the approved drawings within 6 months of the substantial completion of plot development in that phase, or within such other time as may be approved with the Local Planning Authority. The landscaping within and to the boundaries of the houses shall be carried out before that particular dwelling is occupied, unless any other time is agreed in writing. The landscaped areas shall be

subsequently maintained to ensure establishment of the approved scheme, including watering, weeding and the replacement of any plants, or areas of seeding or turfing comprised in the approved landscaping plans, which fail within a period up to 5 years from the completion of the development.

Reason: In the interests of visual amenity and the satisfactory appearance of the development upon completion, and in accordance with the provisions of Northumberland Local Plan Policies QOP1, 2 and 4.

8. Those dwellings that have rooms in their roof shall have obscure glazing in the windows of the rear roof lights.

Reason: In the interests of protecting residential amenity and in accordance with the provisions of Northumberland Local Plan Policy QOP 2.

9. Notwithstanding any details approved under Condition 15 of application 16/04731/OUT, no development shall take place in connection with the phase of development approved under this permission until a further Construction Method Statement together with a supporting plan, has been submitted to and approved in writing by the local authority. The approved Construction Method Statement shall be adhered to throughout the construction period. The Construction Method Statement and plan shall, where applicable, provide for:

- i. details of temporary traffic management measures, temporary access, routes and vehicles;
- ii. vehicle cleaning facilities;
- iii. the parking of vehicles of site operatives and visitors;
- iv. the loading and unloading of plant and materials;
- v. storage of plant and materials used in constructing the development
- vi. routing of heavy construction vehicles and deliveries;
- vii. site access and any turning facilities required for construction vehicles;
- viii. the approximate phasing of construction works;
- ix. vehicle movements and numbers;
- x. measures to be put in place to safeguard during construction works any existing trees and hedgerows
- xi. details of any temporary lighting, which shall be designed so that lighting levels are minimised
- xii) hoardings, decorative displays and areas of public access (sales area);
- xiii) measures to control emissions and dust during construction;

Reason: To prevent nuisance in the interests of residential amenity and highway safety, in accordance with the National Planning Policy Framework and Policy TRA2 of the Northumberland Local Plan.

The approved statement shall be implemented and complied with for the full duration of the construction works associated with that phase.

Reason: In order to achieve a satisfactory form of development and protect general amenity in accordance with the NPPF and Northumberland Local Plan Policy QOP2.

10. The play areas shall be provided before more than half of the dwellings are occupied, in that phase, or within any other time agreed in writing, with the Local Planning Authority. They shall be maintained so they do not fall within a state of disrepair.

Reason: In order to achieve a satisfactory form of development and protect general amenity in accordance with the NPPF and Appendix H of the Northumberland Local Plan.

11. 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 TRA1 of the Northumberland Local Plan.

12. The development 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 TRA1 of the Northumberland Local Plan.

13. Each dwelling shall not be occupied until the car parking area associated with each respective dwelling, as indicated on the approved plans, has been hard surfaced, sealed and marked out and implemented in accordance with the approved plans. Thereafter, the car parking area for each dwelling 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 TRA4 of the Northumberland Local Plan.

14. Development shall not be occupied until details of all proposed highway works, including signage, street markings and street lighting have been submitted to and approved in writing by the Local Planning Authority. The building(s) shall not be occupied until the highway works have been constructed in accordance with the approved plans.

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

15. No part of the development shall be occupied until an Emergency Access route from the A1068 has been submitted to and approved in writing by the Local Planning Authority.

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

16. 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 TRA1 and TRA2 of the Northumberland Local Plan.

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

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

18. Prior to occupation, details of surface water drainage to manage run off from private land and private runoff onto the adoptable estate road area, 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 the amenity of the area and to ensure suitable drainage has been investigated for the development and implemented and to protect the integrity of the highway in accordance with the National Planning Policy Framework.

19. Prior to occupation details of Electric Vehicle Charging shall be submitted to and approved in writing by the Local Planning Authority. The approved electric vehicle charging points shall be implemented before the development is occupied. Thereafter, the electric vehicle charging points shall be retained in accordance with the approved details and shall be kept available for the parking of electric vehicles at all times.

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

20 No external refuse or refuse containers shall be stored outside of the approved refuse storage area (within the curtilage of each property) except on the day of refuse collection.

Reason: In the interests of the amenity of the surrounding area and highway safety, in accordance with the National Planning Policy Framework.

Informatives

- 1) Public Bridleway No72 shall be protected throughout. No action should be taken to disturb the path surface, without prior consent from the Highway Authority, obstruct the path or in any way prevent or deter public use without

- the necessary temporary closure or Diversion Order having been made, confirmed and an acceptable alternative route provided.
- 2) This permission does not grant approval for the removal of any trees outside the application site boundary.
- 3) Highways

INFO 25 Section 38 Agreement and adoption of highways

You are 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.

INFO 28 Section 278 Agreement and works in adopted highway

You are 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. You should contact Highway Development Management at highwaysplanning@northumberland.gov.uk to progress this matter.

INFO29 Highway condition survey

You should note that a highway condition survey should be carried out before the commencement of construction vehicle movements from this site. To arrange a survey contact Highway Development Management at highwaysplanning@northumberland.gov.uk.

INFO31 Contact Traffic Management

You are advised to contact the Council's Traffic Management Section at highwaysprogramme@northumberland.gov.uk before and during the construction period.

INFO33 Reminder to not store building material or equipment on the highway
Building materials or equipment shall not be stored on the highway unless otherwise agreed. You are advised to contact the Streetworks team on 0345 600 6400 for Skips and Containers licences.

INFO34 Technical Approval of Highway Structures

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

INFO35 Contact Lighting Section

You are advised to contact the Council's Lighting Section on HighwaysStreetLighting@northumberland.gov.uk before and during the construction period with respect of street lighting to ensure sufficient illumination levels of the public highway.

INFO38 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 [insert] of this permission. You can contact the Highway Development Management at highwaysplanning@northumberland.gov.uk

INFO40 - 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.

INFO41 - Road Safety Audits

You should note that Road Safety Audits are required to be undertaken. Northumberland County Council offers this service. You should contact highwaysplanning@northumberland.gov.uk or 01670 622979

INFONEW Street Naming

You are 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. Any new street(s) and property naming/numbering must be agreed in accordance with the Councils Street Naming and Property Numbering Policy and all address allocations can only be issued under the Town Improvement Clauses Act 1847 (Section 64 & 65) and the Public Health Act 1925 (Section 17, 18 & 19).

Date of Report:

Authorised by:

Date:

Background Papers: Planning application file(s) 21/04298/REM