

## **ADDENDUM REPORT**

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**Application No:** 19/01362/REM

**Proposal:**

Reserved matters application for appearance, landscaping, layout and scale for proposed 150 residential dwellings (use class C3) including 30% affordable housing, countryside park including car park, pursuant to approved outline planning application 16/00078/OUT (revised description 8th August 2022).

**Site Address:**

Land West of Lancaster Park  
Pinewood Drive  
Lancaster Park  
Morpeth  
Northumberland

**Applicant:**

Persimmon Homes (North East)

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**RECOMMENDATION:**

That this application be GRANTED Reserved Matters Approval.

**1. Introduction**

1.1 The purpose of this report is to update Members on some minor discrepancies with the plan numbers referenced in condition one, add some additional conditions in relation consultee comments, details of the country park and to clarify some of the contents of the original report.

**2. Details**

**Background**

2.1 The original application was approved based on the creation of some 256 FTE jobs and an Innovation Centre. The 150 houses represented 'enabling development' whilst the countryside park was considered 'planning gain'. To achieve the job creation the applicant needed the housing to balance the books. The below

table provides a summary of the differences between the outline consent and the current reserved matters application:

Outline	Reserved
Hotel – 60 beds	Hotel – 40 beds and room only
Restaurant / public house	No restaurant / public house
Petrol filling station	Two fuel stations
Innovation centre within a single building to supply some 256 FTEs	Innovation centre takes the form of seven separate units.
Coach, caravan, abnormal load parking	Limited parking for such vehicles
Car parking of approx. 160 spaces	Increase to approx. 250 spaces

## Conditions update

2.2 Since the publication of the original report the LLFA have updated their requested conditions to cover the culvert details of the proposed pedestrian crossing into Pinewood Drive.

2.3 Furthermore, the applicant has requested the following amendments which have been agreed by officers:

- Condition 21 – reworded from suspensive to prior to occupation.
- Condition 25 – reworded from suspensive to prior to construction above damp-proof course level.

2.4 There are some duplications across the original outline consent and those listed below. However, it is considered appropriate to update the wording to reflect modern policy requirements and expectations. Other requests were made but officers have determined not to accept these for a variety of reasons.

## Country Park

2.5 Officers wish to confirm that the country park forms part of the REM application. The application proposals include details of access, car parking and landscaping, as per the details in condition one. There have been no objections to the country park element of the proposals from consultees. Equally, the country park will provide for a biodiversity uplift over the existing agricultural use. The details include woodland management, tree planting etc. There will be both blue and green infrastructure enhancements.

## Report Corrections

2.6 The map at the top of the report refers only to the residential scheme. For clarification this should also cover the country park. This is a hangover from the original description. The map should appear as per the below extract from the Design and Access Statement:



2.7 Paragraph 7.99 refers to the draft Northumberland Local Plan. This should just refer to the policy HOU 6 of the adopted NLP.

2.8 Paragraph 7.114 suggests that the applicant has not submitted details associated with sustainable design and construction. The Planning Statement Addendum included for a Sustainability Statement in its appendices provides these details. The applicant has also emailed a brief specification including for Flue Gas Heat Recovery, Wastewater Heat Recovery, PV panels and system 3 ventilation. Given it is likely that this could change during the application for a building warrant it is appropriate to maintain condition 23.

2.9 Paragraphs 7.115/6 refers to fibre broadband connections. It is incumbent upon officers to advise Members that wired broadband connectivity is available at the site and the applicant intends to sell these units with connections already in place via a subsidiary company. Condition 24 will require details of this.

#### Third-Party Comment

2.10 A recent third-party objection has questioned the status of conditions 36 and 37 on the original consent, available to view on public access. However, the minutes of the meeting confirm that the use of conditions to capture the issues of noise were to be agreed. There is no mention that this was needed to be considered by the chair. These conditions were added via delegated authority. Officers are satisfied that all relevant processes were followed.

### 3. Conclusion

3.1 In conclusion, there are no material changes to the proposals. Officers needed to update the drawing reference numbers as per those considered by consultees, third parties etc. Furthermore, it is important to officers that Members fully appreciate the reasoning behind the original approval.

#### **4. Recommendation**

4.1 That this application be minded granting Reserved Matters Approval subject to the findings of the Air Quality Impact Assessment and subject to the following conditions.

#### **Revised Conditions**

##### Conditions/Reason

01. The development hereby permitted shall not be carried out other than in complete accordance with the details contained within the following approved plans/documents:

##### Site Layout

MIT125150/A/GA/001 Rev.W Architectural Site Layout;

##### House Types

ChP\_MA\_DET\_R21\_901 Chopwell House Type Floorplan  
ChP\_MA\_DET\_R21\_904 Chopwell House Type Elevation  
CuL\_MA\_DET\_R21\_901 Cullen House Type Floorplan  
CuL\_MA\_DET\_R21\_904 Cullen House Type Elevation  
HaS\_MA\_DET\_R21\_901 Hasting House Type Floorplan  
HaS\_MA\_DET\_R21\_904 Cullen House Type Elevation  
BaM\_MA\_DET\_R21\_901 Bamburgh House Type Floorplan  
BaM\_MA\_DET\_R21\_904 Bamburgh House Type Elevation  
LaN\_MA\_DET\_R21\_901 Lancombe House Type Floorplan  
LaN\_MA\_DET\_R21\_904 Lancombe House Type Elevation  
HoC\_MA\_DET\_R21\_901 Hollicombe House Type Floorplan  
HoC\_MA\_DET\_R21\_904 Hollicombe House Type Elevation  
SeA\_MA\_DET\_R21\_901 Seacombe House Type Floorplan  
SeA\_MA\_DET\_R21\_904 Seacombe House Type Elevation  
HeY\_MA\_DET\_R21\_901 Heysham House Type Floorplan  
HeY\_MA\_DET\_R21\_904 Heysham House Type Elevation  
BrH\_MA\_DET\_R21\_901 Broadhaven House Type Floorplan  
BrH\_MA\_DET\_R21\_904 Broadhaven House Type Elevation  
We\_MA\_End\_R21\_901 Wentworth House Type Floorplan  
We\_MA\_End\_R21\_904 Wentworth House Type Elevation  
Hd\_MA\_End\_Trad\_R21\_901 Haldon House Type Floorplan  
HD\_MA\_End\_Trad\_R21\_904 Haldon House Type Elevation  
Da\_MA\_End\_R21\_901 Danbury House Type Floorplan  
Da\_MA\_End\_R21\_904 Danbury House Type Elevation  
Gl\_MA\_Det\_R21\_901 Glenmore House Type Floorplan  
Gl\_MA\_Det\_R21\_904 Glenmore House Type Elevation  
Sh\_MA\_Det\_R21\_901 Sherwood House Type Floorplan  
Sh\_MA\_Det\_R21\_904 Sherwood House Type Elevation  
Br\_MA\_End\_R21\_901 Braunton House Type Floorplan  
Br\_MA\_END\_R21\_904 Braunton House Type Elevation

R20-GD-03 Double Garage;  
R20-GD-02 Single Garage;

#### Countryside Park

130568/8002 rev A Landscape Softworks Sheet 1  
130568/8003 rev A Landscape Softworks Sheet 2  
130568/8004 rev B Landscape Softworks Sheet 3  
130568/8005 rev B Landscape Softworks Sheet 4  
130568/8006 rev B Landscape Softworks Sheet 5  
130568/8007 rev A Woodland Management Plan  
130568/8008 rev A Country Park Site Location Plan  
130568/8009 rev A Country Park Site Layout Plan (Block Plan)  
130568/8010 rev A Landscape Strategy Country Park Reserved Matters  
130568/8011 rev A Proposed Car Park and Refuse Storage  
130568/8012 Landscape Construction Details  
130568/8013 Proposed Play Area  
Ecological Appraisal and Biodiversity Strategy – Country Park Element Phase 3 June 2021 3464 Version R01  
19056-02-P3 Proposed Drainage Layout  
19056-05-P3 Proposed EVA Road Design  
19056-07-P1 Car Parking Proposals (Car Parking Construction Details)  
19056-11-P1 Detention Basin Details

#### Finished Levels

1878/11 Rev.P11 Proposed Finished Levels – Sheet 1 of 4 (levels details only approved);  
1878/12 Rev.P10 Proposed Finished Levels – Sheet 2 of 4 (levels details only approved);  
1878/13 Rev.P11 Proposed Finished Levels – Sheet 3 of 4 (levels details only approved);  
1878/14 Rev.P10 Proposed Finished Levels – Sheet 4 of 4 (levels details only approved);

#### Surface Water Drainage

Microdrainage calculations, 1 year, 30-year, 100 year + 45% CC “File Mitford 15-04-21.MDX” provided to the Council 30/08/2022  
SUDs Source Control Drainage Strategy Ref 1878 51 issue P6  
Proposed Drainage Layout - Sheet 1 of 4 Ref 1878 issue P11  
Proposed Drainage Layout - Sheet 2 of 4 Ref 1878 issue P10  
Proposed Drainage Layout - Sheet 3 of 4 Ref 1878 issue P9  
Proposed Drainage Layout - Sheet 4 of 4 Ref 1878 issue P11  
Proposed Drainage Layout Ref 19056 02 Issue P4  
SuDS details Ref 1878 25 P7

#### Highways

1878/71 Rev.P8 Proposed Surface Finishes & Kerb Layout;  
1878/91 Rev.P6 Section 38 Layout;  
Cycle & Refuse Storage Report dated 18/11/21;  
Street Management Report dated 18/11/21.

#### Ecology

Ecological Appraisal dated February 2021 21026 Version V1 (DRAFT);

Ecology Appraisal addendum October 2022

Woodland Management Plan, Land West of Lancaster Park, November 2021 (OS Ecology);

Trees Bat Box Plan, Trees Bird Box Plan and Buildings Bat and Bird Box Plan (OS Ecology November 2021);

Arboricultural Impact Assessment ARB/AE/810 dated September 2020;

Arboricultural Method Statement & Tree Protection Plan ARB/AE/810 dated September 2020;

Ecological Appraisal Update, Lancaster Park, Mitford (OS Ecology, October 2022)

Extended Phase 1 Habitat Survey - Land at Mitford', E3 Ecology Ltd., Version R04, Jan 16

· 'Bat Survey - Land at Mitford', E3 Ecology Ltd., Version R03, Jan 16

· 'A Breeding Bird Survey of Land at Mitford', E3 Ecology Ltd., Version R04, Jan 16

· 'Freshwater Invertebrate Assessment - Land at Mitford', E3 Ecology Ltd., Version R03, Sept 15

Noise

NJD17-009 Acoustic Fencing Plan;

Noise Assessment NJD17-0009-001R/R3 October 2022

Sewerage

Foul Drainage Strategy January 2016;

Reason: To ensure the development is carried out in accordance with the approved plans in the interests of proper planning.

02. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification), no additional window or other opening shall be made in the following elevations of the dwellings specified unless an application for planning permission in that behalf is first submitted to and approved in writing by the Local Planning Authority – 2 South, 6 East, 9 North, 18 North, 23 South, 29 North, 52a East, 69 South, 88 South, 92 South, 97 South, 113 South, 116 South, 118 West, 121 East, 125 South, 126 East, 133 West, 141 East, 143 East or West, 145 North, 146 North.

Reason: To safeguard the privacy and amenity of the occupiers of adjacent properties and in accordance with the NPPF.

03. All dwellings within the application site shall be constructed using external facing and roofing materials the details of which shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: To retain control over the external appearance of the development in the interests of amenity in accordance with the Local Plan and the NPPF.

04. The substation and pumping station structures shown on approved drawing no. MIT125150/A/GA/001 Rev.N Architectural Site Layout shall be constructed in full accordance with elevation and materials details that have been submitted to and approved in writing by the Local Planning Authority unless otherwise agreed in writing with the Local Planning Authority

Reason: In the interests of visual amenity in accordance with Policy Des1 of the Morpeth Neighbourhood Plan, the Local Plan and the NPPF.

05. No dwelling within the application site shall be occupied unless and until a lockable gate has been provided to the rear garden of that dwelling and to any shared alleyway used to access the rear garden of that dwelling in full accordance with location and specification details that have been submitted to and approved in writing by the Local Planning Authority. Thereafter those lockable gates shall remain in place at all times.

Reason: In the interests of community safety in accordance with Policy Des1 of the Morpeth Neighbourhood Plan, Local Plan and the NPPF.

06. No dwelling within the application site shall be occupied unless and until the shared pedestrian and cyclist link shown on approved drawing no. MIT125150/A/GA/001 Rev.N Architectural Site Layout between the application site and the Lancaster Park estate to the east has been constructed together with dropped kerbs within the Lancaster Park estate to provide access from that link to the primary school on that estate in full accordance with details additional to those provided with this reserved matters application that have been submitted to and approved in writing by the Local Planning Authority. Those additional details shall include full engineering details in respect of the link including full structural details of the bridge/culvert crossing for the link over the woodland watercourse, details of lighting and details regarding the location and specification of dropped kerbs on the Lancaster Park estate.

Reason: In the interests of the promotion of sustainable transport choices in accordance with Policies Sus1, Tra3 and Tra4 of the Morpeth Neighbourhood Plan, Policy TRA 1 Local Plan and the NPPF.

07. No dwelling requiring noise mitigation measures as detailed in approved Noise Assessment NJD17-0009-001R/R4 October 2022 shall be occupied unless and until the noise mitigation measures for that dwelling as specified in this Noise Assessment, including where specified acoustic glazing and acoustic fencing, have been provided in full. Thereafter such mitigation measures shall remain in place at all times.

In the interests of residential amenity in accordance with Policy Des1 of the Morpeth Neighbourhood Plan, the Local Plan and the NPPF.

08. During the construction period, there shall be no noisy activity from mobile plant, pneumatic equipment, power tools etc. audible at the site boundary, on Sundays or Bank Holidays or outside the hours: Monday to Friday - 0800 to 1800. Saturday 0800 to 1600.

Reason: To protect residential amenity and provide a commensurate level of protection against noise in accordance with Policy Des1 of the Morpeth Neighbourhood Plan, Northumberland Local Plan and the NPPF.

09. Deliveries and collections to and from the site associated with the construction phase of the development hereby permitted shall only take place between the hours: Monday to Friday - 08:00 to 18:00 Saturday - 08:00 to 16:00 With no deliveries or collections on a Sunday or Bank Holiday, unless agreed in writing with the Local Planning Authority.

Reason: To protect residential amenity and provide a commensurate level of protection against noise in accordance with Policy Des1 of the Morpeth Neighbourhood Plan, Northumberland Local Plan and the NPPF.

10. No buildings shall be constructed until a report detailing the protective measures to prevent the ingress of ground gases, including depleted Oxygen (<19%), to the CS2 standard specified in BS8485:2015+A1:2019 (Code of Practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings), have been submitted to and approved in writing by the Local Planning Authority. The report shall 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 potentially be prejudicial to the amenity of the occupants of the respective properties in accordance with Policy Des1 of the Morpeth Neighbourhood Plan, Northumberland Local Plan and the NPPF.

11. No building shall be occupied until the applicant has submitted a validation and verification report to the approved methodology in Condition 10 in respect of that building, which has been 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 amenity of the occupants of the respective properties in accordance with Policy Des1 of the Morpeth Neighbourhood Plan, Northumberland Local Plan and the NPPF.

12. No dwelling within the application site with an integral or detached garage shall be occupied unless and until details of electric vehicle charging for that dwelling have been submitted to and approved in writing by the Local Planning Authority. The approved electric vehicle charging for each dwelling shall be implemented prior to occupation of that dwelling. Thereafter those facilities shall remain in place at all times.

Reason: To promote the use of zero or low emission vehicles in the interests of counteracting the harmful effects of climate change in accordance with Policy Des1 of the Morpeth Neighbourhood Plan, Northumberland Local Plan and the NPPF.

13. No dwelling within the application site shall be occupied unless and until vehicle, pedestrian and cyclist access to that dwelling has been provided from the St. Leonard's junction of the A1 with the Morpeth Northern Bypass in accordance with the details approved by the Local Planning Authority under this Reserved Matters approval and any Reserved Matters approval for that part of the Outline Planning Permission 16/00078/OUT site between the land the subject of this Reserved Matters approval and the above mentioned junction. Thereafter such vehicle, pedestrian and cyclist access shall remain in place at all times.

Reason: In the interests of highway safety and residential amenity in accordance with Policies Des1, Tra3 and Tra4 of the Morpeth Neighbourhood Plan, Northumberland Local Plan and the NPPF.

14. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 as amended (or any order revoking and re-



enacting that Order with or without modification), the garages hereby approved shall not be converted into habitable accommodation, including utility room, domestic workshop, study, or similar uses, without the prior written consent of the Local Planning Authority.

Reason: To ensure the provision of adequate off-road parking space in accordance with Policy Tra3 of the Morpeth Neighbourhood Plan, Local Plan and the NPPF.

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

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

REASON: To ensure that all sustainable drainage systems are designed to the DEFRA non-technical standards.

16. The drainage infrastructure within the application site the subject of this Reserved Matters application necessary to connect any development constructed on that part of the outline planning permission 16/00078/OUT site between the site the subject of this Reserved Matters approval and the St. Leonard's junction of the A1 with the Morpeth Northern Bypass with the watercourse as shown on approved drawing 1878/01 Rev.P11 Proposed Drainage Layout – Sheet 1 of 4 shall be available for use by that phase of the development on the wider outline planning permission site at all times following its first occupation.

REASON To ensure that surface water from that phase of development on the wider outline planning permission site is suitably managed to minimise flood risk in accordance with Policy Inf1 of the Morpeth Neighbourhood Plan, Local Plan and the NPPF.

17. The landscaping details approved under this application in respect of any phase of the development as approved through discharge of condition 11 attached to outline planning permission 16/00078/OUT, shall be implemented in full no later than the first planting season following the substantial completion of the final dwelling in that phase and shall be undertaken in accordance with a phased planting schedule submitted to and approved in writing by the Local Planning Authority prior the first occupation of any dwelling in that phase. Any such landscaping removed, dying, or becoming seriously damaged, defective, or diseased within 5 years from its planting shall be replaced in the same location within the next planting season with landscaping of a similar size and species to that which it is replacing.

Reason: In the interests of visual amenity and biodiversity in accordance with Policy Des1 of the Morpeth Neighbourhood Plan, Local Plan and the NPPF.

18. No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority.

The CEMP (Biodiversity) shall provide the means by which the mitigation detailed in the reports

- Ecological Appraisal Update, Lancaster Park, Mitford (OS Ecology, October 2022)
- 'Extended Phase 1 Habitat Survey - Land at Mitford', E3 Ecology Ltd., Version R04, Jan 16
- 'Bat Survey - Land at Mitford', E3 Ecology Ltd., Version R03, Jan 16
- 'A Breeding Bird Survey of Land at Mitford', E3 Ecology Ltd., Version R04, Jan 16
- 'Freshwater Invertebrate Assessment - Land at Mitford', E3 Ecology Ltd., Version R03, Sept 15

AND

- protective measures for retained hedge lines and trees to be implemented during construction, including measures to protect ancient woodland (including buffer zones)
- pollution control measures for any works affecting watercourses

The CEMP (Biodiversity) shall include the following

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To maintain the biodiversity value of the site to protected species and habitats in accordance with Policy ENV2 of the Northumberland Local Plan and the NPPF.

19. A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to the commencement of the development. The content of the LEMP shall include the following and demonstrate the means of delivery of the landscaping for both the residential and country park elements of the scheme.

- a) Description and evaluation of features to be managed (referring to mitigation detailed in the reports Ecological Appraisal Update, Lancaster Park, Mitford (OS Ecology, October 2022), 'Extended Phase 1 Habitat Survey - Land at Mitford', E3 Ecology Ltd., Version R04, Jan 16, 'Bat Survey - Land at Mitford', E3 Ecology Ltd., Version R03, Jan 16, 'A Breeding Bird Survey of Land at Mitford', E3 Ecology Ltd.,

Version R04, Jan 16, 'Freshwater Invertebrate Assessment - Land at Mitford', E3 Ecology Ltd., Version R03, Sept 15

- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organization responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The approved plan will be implemented in accordance with the approved details.

Reason: To maintain the biodiversity value of the site to protected species and habitats in accordance with Policy ENV2 of the Northumberland Local Plan and the NPPF.

20. Prior to the commencement of development a biodiversity mitigation and enhancement scheme shall be submitted for the written approval of the LPA. The scheme shall include the following measures:

- The provision of bird nesting and bat roosting opportunities, integrated into the fabric of the permitted dwellings. The scheme shall detail the location, height, orientation, numbers and specification of bird nesting provision. The ratio will be 1:1 of features to dwellings.
- Gaps shall be created and retained in all boundary fences between dwellings to allow the passage of small mammals such as hedgehog. Gaps shall measure no less than 13cm by 13cm.

Once approved in writing the development shall be implemented in strict accordance with the approved scheme.

Reason: to protect the biodiversity of the site and the local area in accordance with Policy ENV2 of the Northumberland Local Plan and the NPPF.

21. Prior to any works above damp-proof course level of the development a scheme for the installation of any permanent and temporary lighting on the site shall be submitted to and agreed in writing with the LPA. The lighting scheme should be designed so that lighting levels are minimised in accordance with the document Bats and Artificial Lighting in the UK Guidance Note 08/18, Institute of Lighting Professionals and BCT, 2018. The scheme shall include motion sensor street lighting which secures dark conditions for bats. The approved scheme shall be implemented in full prior to the dwellings being occupied.

Reason: to prevent the risk of harm to a protected species to maintain and enhance the biodiversity value of the site in accordance with Policy ENV2 of the Northumberland Local Plan and the NPPF.

22. A detailed plan of all works to create new pedestrian links will be provided to the LPA for approval in writing. This will be supported by fully detailed drawings and appropriate ecological survey, assessment and mitigation or compensation for

impacts on protected species and habitats. Once approved in writing the development shall be implemented in strict accordance with the approved scheme.

Reason: to prevent the risk of harm to a protected species to maintain and enhance the biodiversity value of the site in accordance with Policy ENV2 of the Northumberland Local Plan and the NPPF.

23. 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 where feasible, 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.

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

Where an alternative broadband connection is proposed, prior to the occupation of the development, sufficient justification for such an alternative shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall then be implemented and made operational prior to the occupation of the development.

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

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

25. Prior to any works above damp-proof course level, a scheme for a robust, continuous acoustic barrier constructed at the locations and heights as shown in the submitted Noise Assessment (NJD Environmental Associates, Report Reference: NJD17-0009- 001R/R3 dated August 2022 - Revised) with a minimum surface density of 10 Kg/m<sup>2</sup> together with a scheme of maintenance, shall be submitted to, and approved in writing by the local planning authority. All works which form part of the approved scheme shall be completed before first residential occupation. The barrier shall be maintained in accordance with the approved scheme and retained throughout the life of the development.

Reason: To protect residential amenity and provide a commensurate level of protection against noise.

#### 26. Details/ Samples of materials

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.

#### 27. Street Trees

No part of the development shall be occupied until details of street trees have been submitted to and approved in writing by the Local Planning Authority. The approved street trees shall be implemented prior to first occupation. Thereafter, the street trees shall be incorporated into the management strategy.

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

#### 28. Implementation of car parking area (amended)

No dwelling shall be occupied until the car parking area associated with it, 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.

#### 29. Completion of highway works before occupation – amended

Development shall not be occupied until details of all proposed highway works, including signage, road 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.

#### 30. 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 TRA1 and TRA2 of the Northumberland Local Plan.

### 31. Implementation of cycle parking - Amended

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.

### 32. Surface water drainage (Private Land) - Amended

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 runoff 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.

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

### 33. Construction Method Statement (including Plan) - Amended

Notwithstanding what has been approved as part of 16/00078/OUT, the development shall not commence until a Construction Method Statement for this application, 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. 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

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.

34. Development shall not commence until details of the implementation, maintenance and management of a scheme for a footway crossing over an ordinary water course has been submitted to and approved by the Local Planning Authority. The scheme shall be in broad accordance with drawing No 115 Rev P2 Lancaster Park Footway Link Details produced by Coast Consulting Ltd dated 28/09/2022. The scheme shall be implemented in accordance with the approved details, which shall include:

- A level survey of the watercourse
- Hydraulic Calculations showing how the culvert has been designed following the results of the hydraulic survey
- Paperwork detailing any ground water constraints
- Management and maintenance details for the culvert
- Details on how silt will be managed during construction

REASON: To ensure the culvert is designed in accordance with standards