



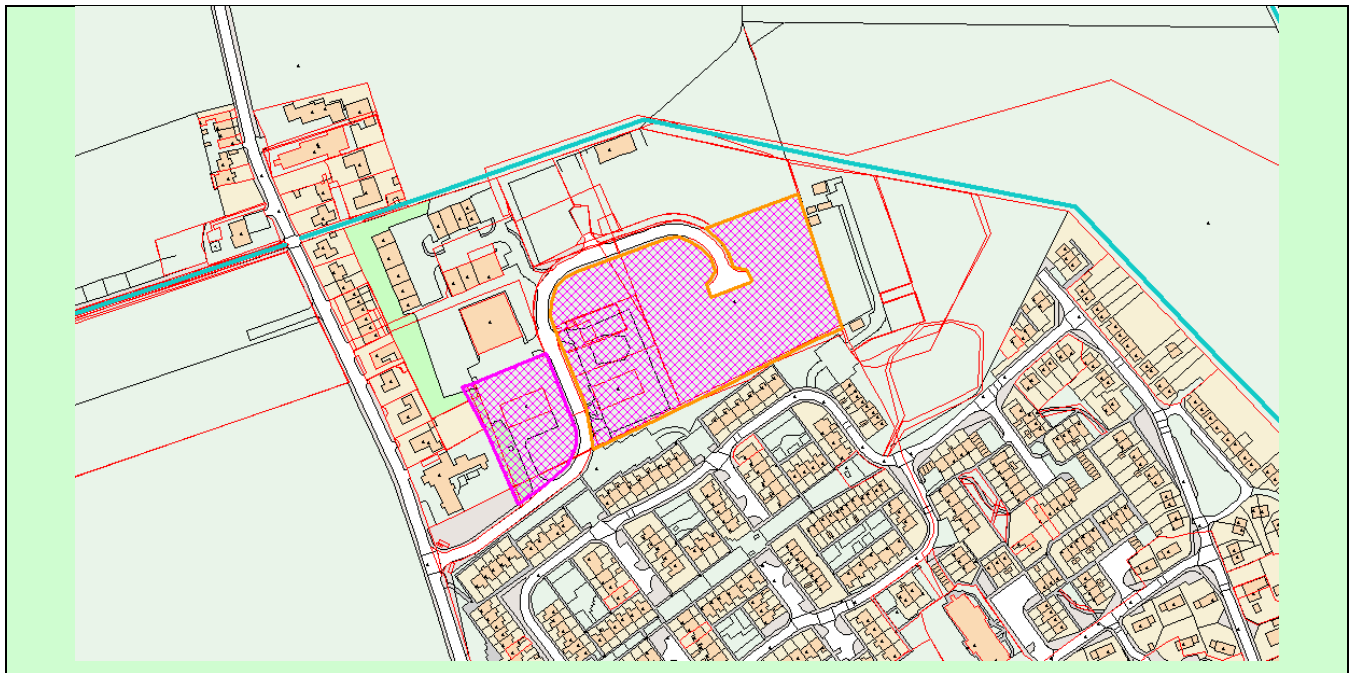
# Northumberland County Council

## Castle Morpeth Local Area Council 14<sup>th</sup> November 2022

<b>Application No:</b>	21/02551/FUL		
<b>Proposal:</b>	Full planning application for the construction of 75 dwellings with associated access and landscaping		
<b>Site Address</b>	Land At Hadston Industrial Estate, Hadston, Morpeth, Northumberland NE65 9YG		
<b>Applicant:</b>	... c/o DPP, Studio 012, Haylofts, St Thomas' Street, Newcastle upon Tyne NE1 4LE	<b>Agent:</b>	Mrs Nicola Crowley DPP, Studio 012, Haylofts, St Thomas' St, Newcastle upon Tyne NE1 4LE
<b>Ward</b>	Druridge Bay	<b>Parish</b>	East Chevington
<b>Valid Date:</b>	19 July 2021	<b>Expiry Date:</b>	8 February 2022
<b>Case Officer Details:</b>	Name: Mrs Judith Murphy Job Title: South East Area Manager  Email: <a href="mailto:judith.murphy@northumberland.gov.uk">judith.murphy@northumberland.gov.uk</a>		

**Recommendation:** That this application be GRANTED permission subject to the conditions listed at the end of the report and the finalisation of the S106 containing the following:

- Off site open space contribution of £47,653.98 (including 5 years' maintenance)
- 17% on site affordable housing provision
- Special Educational Needs (SEN) provision: £99,000 towards
- Coastal Mitigation of £615 x 75 dwellings: £46,125.00
- Healthcare financial contribution: £36,900



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## 1. Introduction

1.1 This application is to be determined at Castle Morpeth Local Area Council for the reason that it does raise issues of strategic, wider community or significant County Council Interest.

## 2. Description of the Proposals

2.2 Full planning application for the construction of 75 dwellings with associated access and landscaping at Land at Hadston Industrial Estate, Hadston, Morpeth.

2.3 The application site is undeveloped greenfield scrub land and is located in Hadston as part of an area that was allocated as an industrial estate in the 2003 Castle Morpeth Local Plan, but which now falls outside the boundary of the industrial allocation, under the recently adopted Northumberland Local Plan (NLP).

2.4 The site is within the defined settlement boundary of Hadston in the NLP proposals map and is recognised to be "white land" with no particular allocation for a land use but with an expectation that it could be developed during the Plan period.

2.5 The Site is approximately 2.15 hectares in size and comprises two parcels; 'eastern parcel' and the 'western parcel'. The eastern parcel predominantly comprises vacant grassland, with a hardstanding area in its westernmost part. The western parcel comprises grassland and hardstanding, as well as several trees to the south of the parcel. Both sites were previously occupied by commercial and industrial uses however, have been vacant for over 10 years. Vehicular and pedestrian access to the Site is from The Parks (B1330) to the west.

2.6 The village of Hadston is located approximately 3.5 miles south of Amble, 10 miles north of Ashington and 11.5 miles north of Morpeth. There are a number of facilities within the vicinity of the Site; including, a Post Office, a pharmacy, a convenience store and a community centre.

2.7 The application proposes 75 two storey properties (amended from 80) with open spaces and a play area designed into the layout. The Proposed Development comprises 75 dwellings of the following mix:

9 x 2 bedroom bungalows  
35 x 2 bedroom houses  
31 x 3 bedroom houses

13 are proposed to be affordable units (7 share ownership and 6 discount market value). This equates to 17% affordable housing provision (13 units, so above the minimum 8 required by policy).

2.8 Across the Site boundary, focus has been placed on the retention of existing tree and hedge planting. The Site features areas of formal and informal recreation spaces which includes natural play, to promote health and wellbeing benefits. Areas of open space include native species planting and wild flower meadows, forming an attractive green space. Proposals include for a footpath connection to the existing pedestrian network, ensuring connectivity to the rest of the Site. The southern boundary of the Site features a wide green corridor and SuDS areas at the low point of the site will be located in the south east corner.

2.9 The site is located within Flood Zone 1 and there are no listed buildings within the Site or in the surrounding area. The Site is not located within a Conservation Area.

### 3. Planning History

**Reference Number:** 17/01887/OUT

**Description:** Application for Outline Planning Permission with some matters reserved for up to 65 residential dwellings (to include demolition of former Norther Timber Frames Building).

**Status:** Withdrawn

**Reference Number:** CM/78/D/212

**Description:** OUTLINE - EXTENSION TO INDUSTRIAL TRADING ESTATE

**Status:** Approved

**Reference Number:** CM/78/D/418A

**Description:** Erection of electricity sub-station

**Status:** Approved

**Reference Number:** CM/78/D/418

**Description:** Outline - Erection of electricity sub-station

**Status:** Approved

**Reference Number:** CM/85/D/57

**Description:** Change of use of furniture factory to paint spraying and body repair shop Council Factory Unit, Hadston Industrial Estate,

**Status:** Approved

**Reference Number:** CM/02/D/746

**Description:** Extension of allotment site

**Status:** Approved

**Reference Number:** CM/91/D/611

**Description:** Erection of a single storey office block

**Status:** Approved

#### 4. Consultee Responses

East Chevington Parish Council	Objection – site should remain as industrial land. No employment opportunities
Open Spaces South East Area	Financial contribution required
Affordable Housing	17% affordable housing would be provided and thus would satisfy current requirements
Waste Management - South East	No response received.
Education - Schools	£99,000 contribution towards SEN
Lead Local Flood Authority (LLFA)	No objection subject to conditions
County Archaeologist	No archaeological mitigation will be required
Northumbrian Water Ltd	No objection subject to conditions
Architectural Liaison Officer - Police	Security concerns re some footpaths with little surveillance
Northumbria Ambulance Service	No response received.
NHS NORTH EAST & CUMBRIA ICB	Financial contribution required to support healthcare facilities in Northumberland
Natural England	No objection subject to coastal mitigation contribution
County Ecologist	No objection subject to condition and coastal mitigation contribution
Northumbrian Water Ltd	No objection subject to 1no. condition
Fire & Rescue Service	No objections
Highways	No objection subject to conditions
Public Protection	No objection subject to conditions

#### 5. Public Responses

##### Neighbour Notification

Number of Neighbours Notified	67
Number of Objections	0
Number of Support	0
Number of General Comments	2

##### Notices

General site notice, 4th August 2021

Northumberland Gazette 29th July 2021

## Summary of Responses:

- More affordable housing and rentable accommodation is required
- Noise and smells from the industrial estate a concern
- Hartside Crescent opening at the end of the estate has been left out of the development. If included, it would have reduced impact of travel and carbon footprint and improved emergency access

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=QV5TY9QSHEA00>

## **6. Planning Policy**

### 4.1 Development Plan Policy

Northumberland Local Plan (March 2022)

Policy STP 1 Spatial strategy (Strategic Policy)

Policy STP 2 Presumption in favour of sustainable development (Strategic Policy)

Policy STP 3 Principles of sustainable development (Strategic Policy)

Policy STP 4 Climate Change mitigation and adaption (Strategic Policy)

Policy STP 6 Green Infrastructure (Strategic Policy)

Policy STP7 – Strategic approach to Green Belt

Policy STP8 – Development in the Green Belt

Policy HOU 2 Provision of new residential development (Strategic Policy)

Policy HOU 3 Housing requirements for neighbourhood areas (Strategic Policy)

Policy HOU 5 Housing Types and Mix

Policy HOU6 – Affordable housing provision

Policy HOU7 – Exception sites

Policy HOU 8 Isolated Residential Development in the open countryside

Policy HOU 9 Residential development management

Policy QOP 1 Design principles (Strategic Policy)

Policy QOP 2 Good design and amenity

Policy QOP 4 Landscaping and trees

Policy QOP 5 Sustainable design and construction

Policy QOP 6 Delivering well-designed places

Policy TRA 1 Promoting sustainable connections (Strategic Policy)

Policy TRA 2 The effects of development on the transport network

Policy TRA 4 Parking provision in new development

Policy TRA6 – Newcastle International Airport

Policy ICT 2 New developments

Policy ENV 1 Approaches to assessing the impact of development on the natural, historic and built environment (Strategic Policy)

Policy ENV 2 Biodiversity and geodiversity 1

Policy WAT 1 Water quality

Policy WAT 2 Water supply and sewerage

Policy WAT 3 Flooding

Policy WAT 4 Sustainable Drainage Systems

Policy POL 1 Unstable and contaminated land

Policy POL 2 Pollution and air, soil and water quality

Policy MIN4 Safeguarding waste mineral resources

Policy MIN5 Prior extraction of minerals

Policy INF1 Delivering development related infrastructure  
Policy INF5 Open space and facilities for sport and recreation  
Policy INF6 Planning Obligations

## 6.2 National Planning Policy

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

## **7. Appraisal**

7.1 The main considerations in the assessment of this application are:

- Principle of the development;
- Design and visual character;
- Impact on residential amenity;
- Highways
- Affordable Housing
- Ecology
- Land Contamination
- Flood Risk
- Archaeology
- Climate Change

### **Principle of Development**

7.1 Policy STP 1 of the Local Plan, read in conjunction with the Proposals Map which accompanies the Plan, identifies main towns, service centres and service villages across the county where sustainable development can be located. The Plan places Hadston as a third- tier “Service Village”. Under part 1c of the Policy, service villages are expected to provide for *“a proportionate level of housing and be the focus for investment in rural areas, to support the provision and retention of local retail, services and facilities.”*

7.2 Part 1e of the same Policy defines settlement boundaries for many settlements within the top 3 ‘tiers’, including this one. The Policy states that *“sustainable development will be supported within ... settlement boundaries defined on the Local Plan policies map.”*

7.3 The majority of the application site used to fall within an employment land allocation in the former Castle Morpeth Local Plan however, this is no longer the case as the new Local Plan has de-allocated some of the employment area to only include the developed area of workshops to the northwest of the application site.

7.4 The land has not been allocated for any other use but has been included within the settlement boundary of Hadston and is effectively ‘white land’ within that boundary. It can be concluded that the site is part of the village of Hadston and that development is supported as a sustainable location for housing is proposed, if the level is ‘proportionate’ to the scale of the settlement; reflects the role and function of the settlement; and does not adversely impact upon the character and appearance of the settlement to accord with Policy STP1 (e).

7.5 This proposal is for 75 dwellings in a village. As such it is important to assess whether this scale of development is appropriate for a village of this size and role. It is estimated that the new dwellings would add in the region of 5 to 10 per cent to the population of the service village. This is considered to be within the scope of what would be proportionate to the role and function of Hadston. The village offers a range of services and is on bus routes to Amble, Alnwick and Morpeth.

7.6 The Local Plan allocates a number of sites for housing but does not allocate any sites in Hadston as there was not considered to be a need to do so in the context of the local area's housing needs. In addition to past completions and commitments, the development plan's site allocations are generally sufficient to meet Northumberland's minimum housing requirement in quantitative terms; but it does not represent a 'ceiling' on what housing can come forward. Windfall housing can still be acceptable if it meets the spatial strategy and, as stated, is sustainable and proportionate. Policy HOU 2 supports *"the delivery of new open market and affordable dwellings in a range of tenures, types and sizes"* if *"consistent with ...the spatial strategy for Northumberland"*, as well as *"meeting objectively assessed housing needs and priorities"* and seeking to use land efficiently.

7.7 Policy STP 3 of the Local Plan addresses the principles of sustainable development. Criterion M seeks to maximise energy efficiency and the use of renewable and low carbon energy sources. Criterion O seeks development to consider anticipated impacts, including those from climate change. Policy STP 4 of the Local Plan discusses climate change mitigation and adaptation stating that development proposal should mitigate climate change and contribute to meeting nationally binding targets. In this regard, the Planning Statement accompanying the proposal discusses an environmental objective as part of the proposal, to mitigate and adapt to climate change including moving to a low carbon economy. This is covered in more detail later in the report.

7.8 Policy INF 5 of the Local Plan relates to open space and facilities for sport and recreation. It promotes thresholds that distinguish between requirements for on-site and off-site provision for the various typologies of open space and provision for children and young people are defined in Appendix H1 of the Local Plan. The proposed layout includes 2,000sqm of open space to the northwest and northeast corner of the site. The proposed play space is located to the southeast corner of the site and would also operate as a multi-functional space providing both play space provision and general amenity open space. An off-site financial contribution of £47,653.98 has also been agreed for the maintenance for park & gardens which is secured via the s016 agreement.

#### *Principle of Development – Conclusion*

7.9 Overall, the principle of residential development, is supported in the NLP through the inclusion of the site within the boundary of Hadston, a service village, and by its deletion as an employment allocation. It is accepted that windfall housing development of this order of scale can be supported in principle on white land within the settlement boundary of this service village.

7.10 The site itself presents certain constraints such as the industrial nature of the location meaning that the design, layout, landscaping, amenity of future occupiers and the relevant technical constraints need to be addressed.

## **Design and Residential Amenity**

7.11 Policy HOU 9 seeks to make sure that new housing developments contribute to a 'sense of place' meanwhile Policy QOP1 states that in determining planning applications, design will be assessed against design principles. In summary this includes:

- Be visually attractive and incorporate high quality materials and detailing;
- Respect and enhance the natural, developed and historic environment, including heritage, environmental and ecological assets, and any significant views or landscape setting;
- Ensure that buildings and spaces are functional and adaptable for future uses;
- Facilitate an inclusive, comfortable, user-friendly and legible environment;
- Support health and wellbeing and enhance quality of life; Support positive social interaction and a safe and secure environment, including measures where relevant to reduce the risk of crime and the fear of crime;
- Not cause unacceptable harm to the amenity of existing and future occupiers of the site and its surroundings;
- Incorporate, where possible, green infrastructure and opportunities to support wildlife, while minimising impact on biodiversity and contributing to environmental net gains.

7.11 Policy QOP 2 of the NLP states that *'development will be required to 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'*. Paragraph 130, part f) of the NPPF states that planning decisions should ensure that developments *'create places that are safe, inclusive and accessible and which promote health and well-being with a high standard of amenity for existing future users.'*

7.12 Policy QOP 4 highlights that new development will be expected to incorporate well-designed landscaping and respond appropriately to any existing landscape features.

7.13 The applicants have identified inclusive design as playing an important role in the scheme to ensure the development is useable and appealing to everyone. This has been fostered through the following design ideals:

- Dwelling arrangements to ensure natural surveillance.
- An access network which allows vehicular and pedestrian travel through the site.
- A safe environment with the core principles of secure by design at the heart of the scheme.
- A dwelling mix throughout all part of the development which encourages a range of different living types.
- Appropriate separation distances between the dwellings

7.14 The site is accessed from an unnamed road of the B1330, which provides access to all dwellings within the development. The dwellings within the western parcel have been positioned to provide an entrance that funnels residents into the development. The site also includes an area of informal amenity and play space to the south eastern corner of the eastern parcel.



7.15 The proposed development has an overall gross density of 37 dwellings per hectare. The proposals comprise 3 house types providing a varied streetscene across the site. The bungalows are located within the western parcel whilst the 2-storey dwellings are located in the eastern parcel.

7.16 The elevational treatment and design of the dwellings are a considered and contextual design which would allow the scheme to conform with its surrounding built environment. The design approach for house type appearance and character is centred around providing a clean-lined clear and contextual design.

7.17 A variety of distinct elevational treatments and materials have been used to create visual interest and emphasise the varying building types. This includes the use of a mixture of red bricks, render and slate effect tiles.

### *Landscaping*

7.18 To address landscape considerations a number of design approaches have been adopted across the Site. The proposed development is one of 'consideration and sensitivity' with an approach to all development boundaries that either ensures landscape or surrounding residential development is not adversely affected by proposals of the development.

7.19 Across the Site boundary, focus has been placed on the retention of existing tree and hedge planting. Focus has also been placed on tree planting that takes into account the prevailing site conditions and responds to the proposed location within the development. Front gardens across the Site have had ornamental hedge plants introduced whereas secondary frontages will benefit from the introduction of different plant species. Ornamental shrub planting has also been implemented across the Site for appropriate biodiversity and visual amenity values.

7.20 The Site features areas of formal and informal recreation spaces which includes natural play, to promote health and wellbeing benefits. Areas of open space include native species planting and wild flower meadows, forming an attractive green space. Proposals include for a footpath connection to the existing pedestrian network, ensuring connectivity to the rest of the Site.

7.21 A green space has been created in front of plots 5-9 of the proposed Site which will act as a 'Green Noise Buffer'. It features newly planted mature trees and will act as an offset of the dwellings from the industrial estate, which seeks to reduce the noise impact on the residents. The 'Green Noise Buffer' provides green space within the development and is the focal point for those travelling west along the central road of the development.

7.22 The southern boundary of the Site features a wide green corridor. The green corridor consists of supplementary tree planting to soften the development edge and will extend the existing green open space found in this area. Proposed dwellings are positioned to gable onto the boundary, ensuring the privacy of existing residents is retained.

7.23 The Site feature SuDS areas at the low point of the site in the south east corner. The SuDS allow a softer, less dominant Southern boundary which borders existing residential dwellings. An area of informal play space has also been incorporated in the south west corner of the Site.

### *Access and parking*

7.24 The site is accessed from the B1330 and each plot will have 2 parking spaces on a private drive. There are also 10 visitor spaces, distributed throughout the site.

7.25 The parking strategy for the Proposed Development places emphasis on on-plot parking with a minimum of two parking space per dwelling seen throughout the site. All 2 and 3 bedroom properties will have 2 car parking spaces.

7.26 Bin storage for the site is designed on an individual plot-basis, with 3 separate bins provided within garden areas. Bin collection points are also provided at the end of private shared drives.

7.27 It is acknowledged that some of the proposed dwellings are close to employment premises, with many facing onto the access road to these and other employment premises. Any consequences of that in the form of noise and disturbance are addressed below under the Public Protection section.

7.28 The NPPF at paragraph 126 recognises good design as a key aspect of sustainable development with paragraph 130 noting developments should be visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

7.29 Overall, the application is in accordance with policies QOP1, QOP2, QOP4 of the NLP.

### **Affordable Housing**

7.30 Policy HOU 5 of the Local Plan seeks *“a range of good quality, energy-efficient homes, including affordable homes ... to deliver a more balanced mix of tenures and housing types and sizes, alongside supported specialist housing for older and vulnerable people.”*

7.31 It further states that development proposals will be assessed according to how well they contribute to meeting needs and aspirations identified in the most up-to-date Strategic Housing Market Assessment, a local housing needs assessment and/or other evidence of local housing needs verified by the Council. A second part of the Policy supports community-led housing, including individual and group self-build and custom house building.

7.32 It is noted that the mix now proposed is 44 two-bedroom dwellings, of which 9 would be bungalows; and 31 three-bedroom dwellings. This mix would appear to broadly support the predominant housing size needs across the county as identified in the SHMA (as summarised at paras. 7.28 and 7.29 of the draft Local Plan), although consideration should also be given to the proposed house types in the context of the needs of older and more vulnerable people (as also encouraged through Policy HOU 11).

7.33 As far as affordable housing is concerned, some correspondence seems to indicate that 17% is proposed (in accordance with the previous SHMA-based countywide average) but that an affordable housing statement needs to be submitted. However, under Policy HOU 6, the fact that Hadston is within a ‘low value’ viability

value area (as shown on the Policies Map) means that the requirement for this area is actually now just 10% affordable for a development on this scale. If 17% is proposed, this would be a welcome increase over and above the basic Local Plan requirement, assuming Housing Enablers agree that the need is present.

7.34 Turning back to the affordable housing requirements in more detail, in terms of the tenure mix, in accordance with the NPPF, part 2 of Policy HOU 6 requires that at least 10% of the total number of homes on such major development sites should be for affordable home ownership products (including DMV, First Homes and shared ownership) in order to satisfy NPPF para.65 requirements – i.e. at least 8 of the proposed 75 dwellings here.

7.35 Policy HOU 5 and Policy STP3(b) set out that the housing mix on development proposals will be assessed according to how well it contributes to increasing choice in the local housing market and meeting the needs and aspirations of those living and seeking to move to Northumberland, as identified in the most up to date evidence.

7.36 In accordance with Policies HOU 5 and HOU 6, the proposed housing development should take account of the latest evidence-based needs in relation to the tenure and types of housing provided. The latest available information on local housing needs is informed by a combination of:

- the Strategic Housing Market Assessment (SHMA);
- relevant Local Housing Needs studies and assessments, including evidence papers prepared to inform the preparation of neighbourhood plans;
- other evidence of local housing needs submitted by the applicant, but subject to corroboration by the Council;
- Northumberland Homefinder statistics (the Council's choice-based lettings system); and
- intelligence from Registered Providers operating in the county.

Policy HOU 11 (part 2) requires that at least 50% of affordable homes on development sites, as well as at least 20% of market homes, are built to meet or exceed the enhanced M4(2) accessibility and adaptability technical standards of the Building Regulations.

### *Strategic Housing Market Assessment*

7.37 The SHMA for the county-wide strategic housing market area is generally reviewed and updated every 3-5 years. The latest Northumberland SHMA Update (June 2018) identified the county's strategic housing mix and affordable housing needs, as reflected in the draft Local Plan.

7.38 The site is in the Tyneside Commuter Belt South East and the main settlements in this sub-area are Amble, Ashington, Blyth and Cramlington. There are few visitors and second homes in this area with variable property values within a linked area of search. The area has a significant amount of attraction for commuters into Newcastle and forms a distinct housing market sub-area.

7.39 The current market housing mix for the area is dominated by 3-bedroom houses (43.8%), with a more equal distribution of 1-2 bed houses (18.5%) 1-2 bed bungalows (12.3%) and 4+ bed houses (11.8%) . However, the blend of aspirations and expectations indicates a change in demand, with 45.9% of people indicating 2 bed

bungalows, 21.6% 1 bed flats, 18.4% 2 or more bed flats with a decrease in 11.2% for 3 bed houses and 10% for 4+ bed houses.

7.40 Hadston is a low demand area with little scope for further affordable rented units. The most recent development was the 4 x 1-bedroom flats developed by Karbon Homes. Karbon Homes believed that this would meet the current affordable rented demand within Hadston.

7.41 The Miller Homes site provided 2-bedroom bungalows for affordable rent. Riverside Housing have stated that these units are hard to re-let with little interest from incomers so rely on local residents. Also, with the current high numbers of commitments in Amble and the affordable housing provided as part of those sites, this will satisfy the wider demand for the area.

7.42 In this case 17% affordable housing is proposed on the site with a proposed mix as follows:

9 x 2 bedroom bungalows  
35 x 2 bedroom houses  
31 x 3 bedroom houses

13 are proposed to be affordable units (7 share ownership and 6 discount market value). This equates to 17% affordable housing provision (13 units, so above the minimum 8 required by policy).

7.42 The proposed affordable housing mix and tenure breakdown of 7 shared ownership (3 x 2-bedroom bungalows and 4 x 2-bedroom houses) and 6 DMV (2 x 2-bedroom bungalows, 1 x 2-bedroom houses and 3 x 3-bedroom houses) is broadly in line with the local and national policy requirements and thus would satisfy current requirements.

## **Highways**

7.43 Policy TRA 1 of the NLP states that the transport implications of development must be addressed as part of any planning application. Where relevant this includes the use of Transport Assessments, Transport Statements and Travel Plans where applicable and appropriate.

7.44 Policy TRA 2 of the NLP relates to the effects of development on the transport network. All developments affecting the transport network will be required to:

- a. Provide effective and safe access and egress to the existing transport network;
- b. Include appropriate measures to avoid, mitigate and manage any significant impacts on highway capacity, congestion or on highway safety including any contribution to cumulative impacts;
- c. Minimise conflict between different modes of transport, including measures for network, traffic and parking management where necessary;
- d. Facilitate the safe use of the network, including suitable crossing points, footways and dedicated provision for cyclists and equestrian users where necessary;
- e. Suitably accommodate the delivery of goods and supplies, access for maintenance and refuse collection where necessary; and
- f. Minimise any adverse impact on communities and the environment, including noise and air quality”

7.45 Policy TRA 4 relates to parking provision in new development where an appropriate amount of off-street vehicle parking sufficient to serve new development shall be made available in safe, accessible and convenient locations prior to the development, as a whole or in part, being brought into use. Vehicle parking should normally be provided in accordance with the parking standards set out in Appendix E of the Local Plan

7.46 Overall, the site provides adequate car parking on site that meets the parking standards in the NLP.

7.47 The imposition of conditions and informatives with regards to details securing the proposed car parking and access specification. In addition, details on the passing places to improve existing road safety is to be imposed and 1 electric charging points shall be installed in the interests of sustainable development. A construction method statement is also required to ensure highways safety is not compromised during works to the site. As such, the application is in accordance with Policy TRA 1, TRA 2, TRA 4 and the NPPF.

7.48 The Highways Development Management Team sought some amendments to the scheme to enable the scheme to function safely. These amendments were submitted and considered to be acceptable. There are no further concerns in respect of highway safety.

## **Ecology**

7.49 Policy ENV 2 states that development proposals affecting biodiversity and geodiversity, including designated sites, protected species, and habitats and species of principal importance in England (also called priority habitats and species), will:

- a. Minimise their impact, avoiding significant harm through location and/or design. Where significant harm cannot be avoided, applicants will be required to demonstrate that adverse impacts will be adequately mitigated or, as a last resort compensated for;
- b. Secure a net gain for biodiversity as calculated, to reflect latest Government policy and advice, through planning conditions or planning obligations.

7.50 In this case, an Ecological Appraisal and an Assessment Tree Protection Plans was submitted which identified a number of potential impacts, such as loss of hedgerow habitat. These documents have been assessed by the County's Ecologist who has confirmed that, as the applicant has agreed to contribute towards the Coastal Mitigation Service, this will ensure that adequate mitigation will be provided to address increased recreational disturbance and damage with the coastal designated sites. This has enabled the Ecologist to reach a conclusion that there will be no adverse effect on site integrity in respect of this issued when undertaking the Habitats Regulations Assessment for the development.

7.51 A class Habitat Regulations Assessment has been agreed with Natural England and applies to all developments where a contribution to the Coastal Mitigation Service has been agreed. Consequently, there is no need to complete an individual HRA for each scheme. As such, it is considered that the proposal in respect of all ecology matters is acceptable in accordance with Policy ENV 2.

## **Public Protection**

7.52 Policy POL 1 relates to unstable and contaminated land. Development proposals will be supported where it can be demonstrated that unacceptable risks from land instability and contamination will be prevented by ensuring the development is appropriately located and that measures can be taken to effectively mitigate the impacts.

7.53 Policy POL 2 relate to pollution and air, soil and water quality and development proposals in locations where they would cause, or be put at unacceptable risk of harm from, or be adversely affected by pollution by virtue of the emissions of fumes, particles, effluent, radiation, smell, heat, light, noise or noxious substances will not be supported. Development proposals that may cause pollution of water, air or soil, either individually or cumulatively, are required to incorporate measures to prevent or reduce their pollution so as not to cause nuisance or unacceptable impacts on the environment, people or biodiversity.

7.54 Environmental Protection has no concerns relating to this development with respect to noise generation during the construction or operational phases given the developments distance from sensitive receptors.

7.55 Overall, subject to conditions, the application does not conflict with Policies POL1, POL 2 and the NPPF

### **Flood Risk and Drainage**

7.57 Policy WAT 3 relates to flooding and states that surface water should be managed at source wherever possible, so that there is no net increase in surface water run-off for the lifetime of the development. Where greenfield sites are to be developed, the surface water run-off rates should not exceed, and where possible should reduce, the existing run-off rates. Policy WAT 4 further promotes Sustainable Drainage Systems that should be incorporated into developments whenever necessary, in order to separate, minimise and control surface water run-off, in accordance with national standards and any future local guidance.

7.58 After reviewing the submitted documents to this planning application, the Local Lead Flood Authority (LLFA) had objected to this application on flood risk and drainage grounds but adequate information has been submitted to secure achievable surface water discharge rates.

7.59 As such, the application satisfies the requirements of Policy WAT 3. WAT 4 and the NPPF.

### **Archaeology**

7.60 Trial trenching was undertaken during September and October 2021 and no archaeological remains were identified. As such, no archeological mitigation will be required.

### **Climate Change**

7.61 Local Plan Policy QOP1 establishes numerous design principles, some of which seek to ensure development proposals respond to and mitigate against the impacts of climate change. It indicates that proposals will be supported where design makes a

positive contribution to local character and distinctiveness, incorporates high quality materials, ensures that buildings are functional for future uses, incorporates where possible green infrastructure, mitigates climate change and ensures the longevity of the buildings and spaces.

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

7.63 Paragraph 7 of the NPPF makes clear that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 of the NPPF states that achieving sustainable development means that the planning system has three overarching objectives, one of which is an environmental objective. This objective seeks to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change.

7.64 The proposed development would make use of a previously developed and now vacant site within Hadston, making efficient use of land in line with the aspirations of local and national planning policies. The design incorporates the creation of green space to the front of plots 5-9, including the planting of mature trees. Further measures to help mitigate climate change and secure enhancements to biodiversity include the creation of wetland habitat, which would include the planting of mature hedgerows and serve as a SuDS system for the site, with the development maximising the use of permeable surface materials where possible. Native species planting is also proposed within areas of open space and play facilities, with wider ecological benefits including provision of bat roosting opportunities and bird nesting facilities.

7.65 The homes themselves are proposed to be 'Net Zero Operational Carbon' homes, designed in a mix of 2 and 3-bedroom homes in semi-detached and terraced forms. A new dwelling with net zero operational carbon is defined as a home that does not burn fossil fuels and is 100% powered by renewable energy. To achieve this, the Applicants are proposing a balanced approach, delivering fabric efficiencies alongside the installation of Low and Zero Carbon technologies. These technologies include the use of air source heat pumps applied to all properties, the use of solar panels and 100% low energy lighting throughout. Layouts have also been designed to optimise gain from solar energy for lighting and heating of properties.

7.66 Taking the above into consideration, it is considered that the proposals seek to mitigate against the impact of climate change and are acceptable in accordance with policies STP4, QOP1 and QOP5 of the Northumberland Local Plan and consistent with the aims of the NPPF.

## **Healthcare**

7.67 Policy INF 1 of the NLP seeks to ensure that development is acceptable in planning terms, and unacceptable impacts are properly mitigated, proposals must demonstrate that there is sufficient appropriate physical, community, social and green

infrastructure capacity, both on and off-site, to support the needs arising from the development.

7.68 In relation to healthcare, the NLP states that the provision of healthcare is an essential community service requiring a range of facilities and built infrastructure.

7.69 Policy INF 6 of the NLP equally states that where it is not possible to address any unacceptable impacts of development through the use of planning conditions, planning obligations will be secured to ensure that otherwise unacceptable development can be made acceptable.

7.70 The NPPF sets out that strategic policies should set out an overall strategy for the pattern, scale and design quality of places, and make sufficient provision for, amongst other things, health, education and cultural infrastructure.

7.71 In this case, it is recognised in line with national and local plan policy that the proposed development is required to contribute towards healthcare provision. This cannot be accommodated on site therefore a financial contribution of £36,900 will be secured through the Section 106 agreement to allow for a required surgery capacity expansion of 12.3sqm.

### **Education**

7.72 Policy STP 5 of the NLP addresses health and wellbeing and recognises the value of ensuring development has access to a range of facilities, including education. Policy INF 1 is about delivering development related infrastructure and Policy INF 2 relates to community services and facilities (including education facilities) and supporting improvement in terms of quantity, quality and accessibility, where these will meet an identified need.

7.73 The NPPF, in promoting healthy and safe communities, equally seeks to ensure that development should provide opportunities to widen choice in education.

7.74 In this case, the Council's Education Officers were consulted on the proposal and advised that the proposed development lies within the catchment areas of Red Row First School and James Calvert Spence College. The additional 75 dwellings proposed would not impact on either school/college, however, a financial contribution of £99,000 is requested towards SEN provision. This is documented in the S106 agreement.

### **Other Matters**

7.75 The Fire and Rescue Services have no objection to the proposal in principle.

7.76 Northumbria Police raised some concern regarding the heights of the fences in some area of the development leading to hiding places for potential offenders. This was taken on board by the applicant and addressed through an amended plan.

### **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 and the finalisation of the S106 containing the following:

- Off site open space contribution of £47,653.98 (including 5 years' maintenance)
- 17% on site affordable housing provision
- Special Educational Needs (SEN) provision: £99,000 towards
- Coastal Mitigation of £615 x 75 dwellings: £46,125.00
- Healthcare financial contribution: £36,900

### Conditions/Reason

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

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

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

### **Plans**

1263-ADV Drawing No 100 Revision E Dated 06.20 Sketch Layout Revision dated 07/06/2022

1263-ADV Drawing No 101 Revision C Dated 11.20 Adoption Plan Revision dated 08/03/2022

C001 Revision P03 Dated September 21 Proposed Highway Improvements Revision dated 03/03/2022

C002 Revision P03 Dated September 2021 Proposed Residential Development Revision dated 03/03/2022

1263-ADV Drawing No. 103 Revision B Dated 11.20 Surface Treatment Plan Revision dated 25/01/2022

1263-ADV Drawing No. 105 Revision B Dated 06.20 Renewable Energy Site Plan Revision dated 25/01/2022

1263-ADV Drawing No. P20.11 Revision A Dated 11.20 T07 – Proposed Floor Plans Revision dated 26/01/2022

1263-ADV Drawing No P30.11 Revision A Dated 11.20 T07 – Proposed Elevations Revision dated 26/01/2022

1263-ADV Drawing No P30.12 Dated 11.20 BU4 – Proposed Elevations

1263-ADV Drawing No P20.12 Dated 11.20 BU4 - Proposed Floor Plans

1263-ADV Drawing No P30.10 Dated 11.20 T02 – Proposed Elevations

1263-ADC Drawing No P20.10 Dated 11.20 T02 – Proposed Floor Plans

1263-ADV Drawing No 200 Revision A Dated 11:20 Indicative Streetscenes Revision dated 08/11/2022

1263-ADV Drawing No 102 Revision C Dated 11.20 Boundary Treatment Plan Revision dated 25.04.2022

Figure 2: Hadston Industrial Estate Evaluation trench location plan (Ref AD387 October 2021)

138433/2009 - Drainage Construction Details 3 Dated 19.08.2022

138433/2005 - Drainage Construction Details Sheet 2 Dated 14.12.2020

138433/2001 Revision D – Proposed Drainage Layout Sheet 1 Dated 17.07.2020

138433/2003 Revision B – Proposed Drainage Layout Sheet 3 Dated 07.12.2020

138433/2002 Revision B – Proposed Drainage Layout Sheet 2 Dated 17.07.2020

138433/2006 Drainage Notes Dated 14.12.2020

138433/2007 Proposed Manhole Schedules Surface Water Dated 14.12.2020

138433/2008 Proposed Manhole Schedules Foul and Combined Dated 14.12.2020

138433/2004 – Drainage Construction Details Sheet 1 Dated 14.12.2020

### **Approved Documents**

Aboricultural Method Statement Tree Protection Plan Drawing Ref AMS TPP Dated 04.12.2020

Hydraulic calculations MD Output Storm East uploaded to Northumberland planning webpage on 23/08/2022

Hydraulic calculations MD Output Storm west uploaded to Northumberland planning webpage on 23/08/2022

Proposed Drainage Layout Sheet 1 138433/2001 Rev D dated 19/08/2022 produced by Fairhurst

Proposed Drainage Layout Sheet 2 138433/2002 Rev B dated 04/02/2022 produced by Fairhurst

Proposed Drainage Layout Sheet 3 138433/2003 Rev B dated 19/08/2022 produced by Fairhurst

Drainage Construction Sheet 1 138433/2004 Rev – dated 14/12/2020 produced by Fairhurst

Drainage Construction Sheet 2 138433/2005 Rev – dated 14/12/2020 produced by Fairhurst

Drainage Construction Sheet 3 138433/2009 Rev – dated 19/08/2022 produced by Fairhurst

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

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

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

04. Development shall not commence until a Construction Method Statement, together with a supporting plan has been submitted to and approved in writing by the Local Planning Authority. The approved Construction Method Statement 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. Highway condition survey of the U6086 for the full extent including B1330 junction

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.

05. No dwelling shall be occupied until details of the proposed highway works including: -

- Provision of a new footway along the U6086;
  - Upgrading of crossing facilities at the U6086/B1330 junction;
  - Upgrading of existing bus stops along the B1330;
- 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.

06. No dwelling shall be occupied 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.

07. No dwelling shall be occupied until the car parking area indicated on the approved plans, has been hard surfaced, sealed and marked out in parking bays. Thereafter, the car parking area 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.

08. The development shall not be occupied until a means of vehicular access for the dwellings has 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.

09. No dwelling shall be occupied until 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.

10. Prior to occupation, details of surface water drainage to manage run off from private land have been submitted to and approved by the Local Planning Authority. The approved surface water drainage scheme shall be implemented in accordance with the approved details before the development is occupied and thereafter maintained in accordance with the approved details.

Reason: In order to prevent surface water run off in the interests of the amenity of the area and to ensure suitable drainage has been investigated for the development and implemented, in accordance with the National Planning Policy Framework.

11. The development shall not be occupied until details of a Framework Travel Plan in respect of each of the occupiers of any building on the application site have been submitted to and approved in writing by the Local Planning Authority. At all times thereafter the approved Framework Travel Plan shall be implemented in accordance with the approved details. This Framework Travel Plan must include:

- i the contact details of a suitably qualified Travel Plan Co-ordinator;
- ii an implementation programme;
- iii an on-site assessment including details of transport links to the site, on-site facilities and any transport issues and problems;
- iv clearly defined aims and objectives in relation to travel modes; and
- v clearly defined senior management and staff responsibilities and roles in the implementation of the Framework Travel Plan.

Reason: In the interests of Sustainable Development, in accordance with the National Planning Policy Framework and Policies TRA1 and TRA2 of the Northumberland Local Plan.

12. Prior to occupation the Electric Vehicle Charging points shown on the approved plans shall be implemented. Thereafter, the Electric Vehicle Charging Points shall be retained in accordance with the approved plans 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.

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

Reason: To ensure that the scheme to dispose of surface water operates at its full potential throughout the development's lifetime.

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

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

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

This verification report shall include:

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

- Details of ownership organisation/adoption details.

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

16. The development hereby permitted shall not be commenced until a written remediation strategy detailing the remediation requirements for the land contamination and/or pollution of controlled waters affecting the site shall be submitted to and approved by the Local Planning Authority, and all requirements shall be implemented and completed to the satisfaction of the Local Planning Authority. No deviation shall be made from this scheme without express written agreement of the Local Planning Authority.

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

17. Prior to the development being brought into use the applicant shall submit a verification report to the Local Planning Authority for its written approval. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved remediation strategy. Post remediation sampling and monitoring results shall be included in the closure report to demonstrate that the required remediation has been fully met.

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

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

18. If during development contamination not previously considered is identified, then an additional written remediation strategy regarding this material (prepared by a competent person) shall be submitted to and approved in writing by the Local Planning Authority.

No building shall be occupied until a remediation strategy has been submitted to and approved in writing by the Local Planning Authority, and measures proposed to deal with the contamination have been carried out. [Should no contamination be found during development then the applicant shall submit a signed statement indicating this to discharge this condition].

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

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

19. No foundation works shall be commenced until a report detailing the ground gas monitoring results and proposed protective measures to prevent the ingress of ground gases, including depleted Oxygen (<19%), to the standard required in BS8485:2015+A1:2019 (Code of Practice for the design of protective measures for Methane and Carbon Dioxide ground gases for new buildings), or to a minimum of Characteristic Situation 2 level of protection, has been submitted to and approved in writing by the Local Planning Authority.

The report shall specify to the Local Planning Authority's satisfaction how the annulus of service ducts will be sealed to prevent gas ingress into the living space of the dwelling.

The report shall contain full details of the validation and verification assessment to be undertaken on the installed ground gas protection, as detailed in CIRIA C735 (Good practice on the testing and verification of protection systems for buildings against hazardous ground gases)

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

20. No building shall be brought into use or occupied until the applicant has submitted a verification report to the approved methodology in Condition 19 has been approved in writing by the LPA.

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

21. Prior to the occupation of any habitable dwelling, the applicant shall submit to the Local Planning Authority for approval in writing, a statement with evidence of how the service ducts were sealed.

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

22. No works of construction shall be commenced until a verification report detailing the position of all boreholes installed for the investigation of soils, ground gases, groundwater or geotechnical purposes (including grouting), is submitted to the Local planning authority. The verification report shall detail how redundant boreholes have been decommissioned and how any borehole that needs to be retained, post-development, for monitoring purposes will be secured, protected and inspected.

Reason: To ensure that redundant boreholes are safe and secure, and they do not cause preferential pathways for contamination and gas movement.

23. The acoustic glazing and ventilation scheme specified within the document entitled Noise Assessment, February 2021, Job Number: A090070-195-1 shall be implemented in full before the development is brought into use. The approved works shall be retained for the life of the development unless agreed in writing with the local planning authority.

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

24. The boundary treatment specified within the document entitled Noise Assessment, February 2021, Job Number: A090070-195-1 shall be implemented in full before the development is brought into use.

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.

25. The cumulative noise from any fixed external plant associated with the scheme, including Air Source Heat Pumps, should not exceed the representative background (LA90) levels at free field locations representing facades of nearby existing and proposed dwellings.

Noise levels should be assessed by measurement or calculation based on the guidance presented within BS4142: 2014+A1:2019 or subsequent versions of this guidance.

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

26. Development shall be implemented in line with the drainage scheme contained within the submitted document entitled "Flood Risk Assessment and Drainage Strategy" dated "January 2021". The drainage scheme shall ensure that foul flows discharge to the foul sewer at manhole 0304 and ensure that surface water discharges to the surface water sewers at manholes 9303 and 1307. The surface water discharge rate shall not exceed the available capacity of 2.5l/sec for manhole 9303 and 3.7l/sec for manhole 1307 that has been identified in this sewer. The final surface water discharge rate shall be agreed by the Lead Local Flood Authority.

Reason: To prevent the increased risk of flooding from any sources in accordance with the NPPF.

27. No development will take place unless in accordance with the report Ecological Appraisal Hadston July 2020 by E3 Ecology including;

- Trees and hedgerow lost will be replaced at a ratio of 1:1. Planted trees/hedgerows will be of native or fruit bearing species.
- Lighting will be avoided along the eastern and western boundaries of the site and where required will be low level, below 2m in height, and low lux, below 1 lux 5m from the light source. High intensity security lights will be avoided as far as practical. Where security lights are required, these will be of minimum practicable brightness, be set on a short timer and will be motion sensitive only to larger objects. Close boarded fences between gardens will be avoided, or gaps 13cm x 13cm will be provided in fences between each garden to allow hedgehog to forage across the site.
- Vegetation clearance/tree felling will be undertaken outside of the bird nesting season (March to August inclusive) unless a checking survey by a suitably experienced ornithologist confirms the absence of active nests.
- Cotoneaster sp. will be removed to a method statement and disposed of as controlled waste.
- Any excavations left open overnight will have a means of escape for mammals that may become trapped in the form of a ramp at least 300mm in width and angled no greater than 45°.
- The roots and crowns of retained trees will be protected throughout the development through the provision of adequate construction exclusion zones in accordance with the guidance given by BS5837:2012, and in accordance with the Arboricultural Impact Assessment Tree Protection Plan (TPP) (All About Trees, 04.12.2020).
- Any landscaping space within the development footprint but outside of garden areas will be planted with a species rich wildflower grassland to compensate for the loss of grassland habitats.



In addition:

- Bat roosting opportunities and bird boxes will be included in the site post-development.

These should be built into the new development and be included in a minimum of 1 in 1 units. Bird boxes should be suitable for swift, house martin, house sparrow and/or starling. Swift boxes in groups of 4 to the northern elevation away from windows are preferred.

The above matters relating to detailed landscaping plans, non-native species control, lighting, hedgehog gaps and provision of bat and bird boxes will be provided to the LPA for approval in writing prior to the commencement of development, with the details being fully implemented as approved.

Reason: to maintain and enhance the biodiversity value of the site in accordance with the NPPF.

28. The finished floor levels of the building(s) hereby permitted shall be consistent with those indicated on a scheme of details which shall first have been submitted to and approved in writing by the Local Planning Authority. Such details shall indicate the existing and proposed levels throughout the application site.

Reason: To achieve a satisfactory form of development and to ensure that the proposed development does not have an adverse effect upon the amenity currently enjoyed by adjoining occupiers and in accordance with QOP 2 of the NLP.

**Date of Report:** 25.10.2022

**Background Papers:** Planning application file(s) 21/02551/FUL