

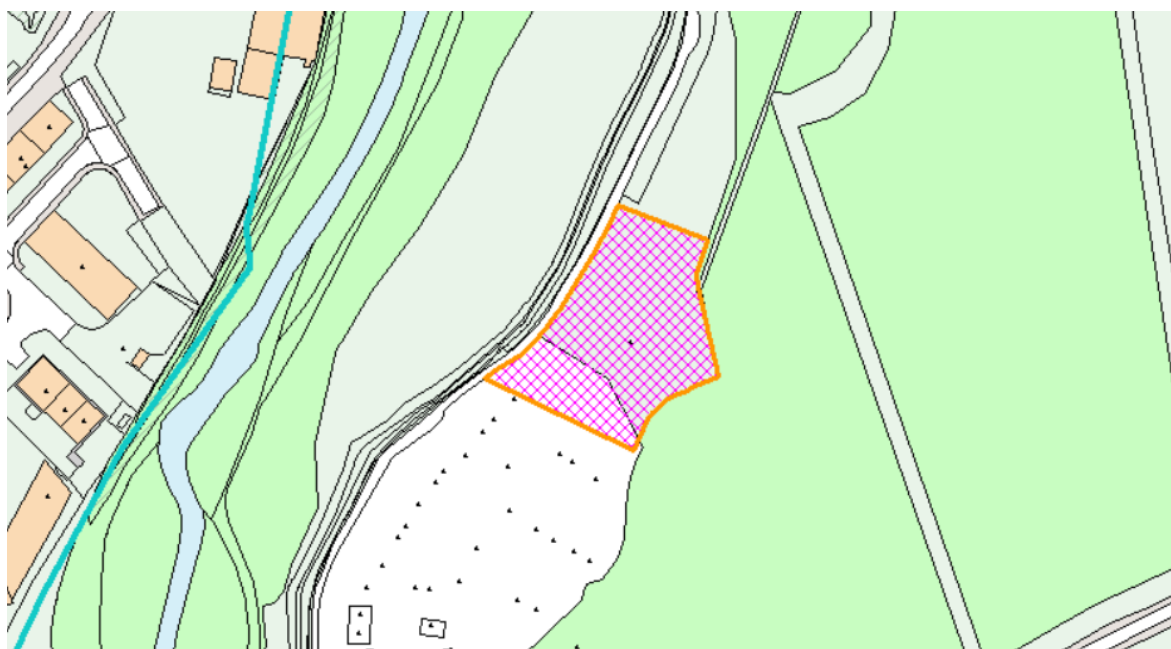


Northumberland County Council

North Northumberland Local Area Committee 22 December 2022

Application No:	21/03911/FUL		
Proposal:	Construction of 12 new Dwellings		
Site Address	Land Northeast Of 49 Hedgehope Drive, Hedgehope Drive, Kingsmead, Wooler Northumberland		
Applicant:	Mr. Neil Turnbull Advance Northumberland, Wansbeck Workspace, Rotary Parkway, Ashington NE63 8QZ United Kingdom	Agent:	Nathan Darby 1 St. Wilfred's Road, Corbridge, Corbridge, NE45 5DE United Kingdom
Ward	Wooler	Parish	Wooler
Valid Date:	21 October 2021	Expiry Date:	31 August 2022
Case Officer Details:	Name: Mr David Love Job Title: Specialist Senior Officer Tel No: 07517553360 Email: David.love@northumberland.gov.uk		

Recommendation: That this application be GRANTED permission subject to conditions and delegated authority over the section 106 agreement to secure planning obligations towards health (£8,700) and open space (£24,548.50) provision.



1. Introduction

1.1 The applicant is Ascent Homes, an arm of Advance Northumberland, itself a regeneration company owned by Northumberland County Council; as such, under

the provisions of the Council's current Scheme of Delegation the item is referred to committee for consideration.

2. Description of the Proposals

2.1 The application seeks to provide phase two of the wider Kingsmead development with twelve affordable homes. There is a range of house types on offer most of which are two storeys, but the proposal includes:

- 2 x 2-bed semi
- 2 x 3 bed detached
- 3 x 3 bed bungalow
- 4 x 3 bed semi
- 1 x 4 bed detached

2.2 Materials are to be the same as those in phase one allowing for character continuity. This extends to surfaces, boundary treatments and landscaping.

2.3 It is intended to provide SuDS and connection to the Northumbrian Water Limited network.

2.4 The 0.6515ha application site (0.56ha according to the Design & Access Statement) is previously undeveloped 'greenfield' land located immediately to the north of the Kingsmead residential development along Hedgehope Drive, north of Weetwood Road on the north-eastern edge of Wooler. It is bounded by woodland to the east, with the Wooler Water River running a short distance away to the west (which is a designated SSSI) – the Environment Agency's flood risk mapping shows this site to be largely within flood zone 2.

3. Planning History

Reference Number: N/89/B/383

Description: Outline - Proposed housing development

Status: PER

Reference Number: 13/01665/OUT

Description: Outline permission for residential development and 12 no. self-catering lodges (all matters to be reserved)

Status: PER

Reference Number: 16/01238/ELEGDO

Description: Relocation and installation of terminal poles and realignment of overhead line

Status: NOOBJ

Reference Number: 17/02233/OUT

Description: Resubmission of application 13/01665/OUT. Outline permission for residential development and 12 no. self-catering holiday chalets (all matters to be reserved).

Status: APPRET

Reference Number: 18/03177/REM

Description:

Status: PER

4. Consultee Responses

Natural England	The site is located c.100m from Wooler Water which is designated as part of the Till Catchment Site of Special Scientific Interest (SSSI) and River Tweed Special Area of Conservation (SAC), and there is a tributary stream immediately adjacent to the planning application site.
Wooler Parish Council	Concerns over road safety and lack of affordable provision within this development
County Ecologist	No Objection - The proposed development will not impact on protected or notable species, designated nature conservation sites or priority habitat. In accordance with planning policy the development should provide a net gain for biodiversity which can be achieved through the provision of an integrated bird and bat boxes, secured through a planning condition.
Highways	No objection subject to conditions.
Lead Local Flood Authority (LLFA)	No objection subject to conditions.
Education - Schools	No objection and no requirement for a planning obligation.
NHS Northeast & Cumbria ICB	No objection but a request for a planning obligation totalling £8,700.

5. Public Responses

Neighbour Notification

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

Notices

General site notice, 8th December 2022

Summary of Responses:

None

6. Planning Policy

6.1 Development Plan Policy

Northumberland Local Plan 2016 - 2036

STP 1 - Spatial strategy (Strategic Policy)

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

STP 3 - Principles of sustainable development (Strategic Policy)

STP 4 - Climate change mitigation and adaptation (Strategic Policy)

STP 5 - Health and wellbeing (Strategic Policy)

STP 6 – Green Infrastructure (Strategic Policy)

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

HOU 3 - Housing requirements for neighbourhood areas (Strategic Policy)
HOU 5 - Housing types and mix
HOU 6 - Affordable housing provision (Strategic Policy)
HOU 7 – Exception Sites
HOU 9 – Residential Development Management
HOU 11 – Homes for Older and Vulnerable People (Strategic Policy)
QOP 1 - Design principles (Strategic Policy)
QOP 2 - Good design and amenity
QOP 3 - Public realm design principles
QOP 4 - Landscaping and trees
QOP 5 - Sustainable design and construction
QOP 6 - Delivering well-designed places
TRA 1 - Promoting sustainable connections (Strategic Policy)
TRA 2 - The effects of development on the transport network
TRA 4 - Parking provision in new development
ICT 2 – New Developments
ENV 1 - Approaches to assessing the impact of development on the natural, historic and built environment (Strategic Policy)
ENV 2 - Biodiversity and geodiversity
ENV 3 - Landscape
WAT 3 - Flooding
WAT 4 - Sustainable Drainage Systems
POL 3 – Best and more versatile agricultural land
INF 1 – Delivering development related infrastructure (Strategic Policy)
INF 5 – Open space and facilities for sport and recreation
INF 6 – Planning obligations

Wooler Neighbourhood Plan

Wooler NP Policy 1: Discharge in the Rivers Till and Tweed
Wooler NP Policy 4: Housing development in the Plan area
Wooler NP Policy 5: New housing development - design principles
Wooler NP Policy 6: Rural Exception and Entry-level Exception affordable housing
Wooler NP Policy 8: Housing development in outlying settlements
Wooler NP Policy 19: Development on the western and south-western edges of Wooler town

6.2 National Planning Policy

NPPF - National Planning Policy Framework (2021)
NPPG - National Planning Practice Guidance (2021, as updated)
NDG - National Design Guide (2019)
NMDC - National Model Design Code (2021)

7. Appraisal

7.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) states that development proposals that accord with the development plan should be approved without delay unless material considerations indicate otherwise. This forms the basis of the NPPF's presumption in favour of sustainable development. Applications for new development should be considered in the context of this presumption in favour of sustainable development

unless policies indicate otherwise or, the adverse impacts significantly and demonstrably outweigh the benefits.

7.2 The proposal has been examined against national and local planning policy and the main issues in the consideration of this application are;

- Principle of development
- Housing policy
- Access
- Design/ external appearance
- Layout/ scale
- Water Management
- Ecology / Landscaping

Principle of Development

7.3 NLP (Northumberland Local Plan) Policy STP1 identifies Wooler as one of the county's second-tier Service Centres, which will accommodate employment, housing and services that maintains and strengthens its role. However, at the request of the local parish neighbourhood plan group, no settlement boundary is defined for Wooler in either the NLP or the WNP (Wooler Neighbourhood Plan).

7.4 The site is therefore not within the settlement boundary or indeed "zoned for potential residential development" in the development plan, as is erroneously claimed in the agent's Design & Access Statement, albeit it is recognised that it falls within the extent of the original outline application for residential development that primarily covers the adjacent Kingsmead estate.

7.5 Criterion 1e of Policy STP1 advises that, in such circumstances where there is no settlement boundary, sustainable development will be supported within or immediately adjacent to the built-up form of the settlement, subject to the development being:

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

7.6 In this case, the site is not immediately adjacent to the existing built-up form of the settlement, although it is immediately adjacent to a development site that is under construction for residential development and that would, once completed, establish a new extent to the built-up form of the settlement in this area. In accordance with criterion (e) the development site will be immediately adjacent the current works which will establish a new edge to the settlement. As this is labelled phase two of the wider Kingsmead development of which the first phase is well under way and partially completed, both phases will share the infrastructure and they are by the same developer then it is reasonable to assume that phase two will only commence once phase one has been completed. The proposal is consistent with the above policy criteria.

7.7 The Wooler Neighbourhood Plan Policy 4 only supports small-scale 'windfall' housing schemes of up to 9 dwellings on the built-up edge of Wooler town where the site is accessible and well-related to existing residential development. The proposed

major development of 12 dwellings would clearly be contrary to this policy. However, NPPF paragraph thirty tells us that when policies of the Local Plan and Neighbourhood Plan are in conflict then preference should be made to whichever is the more recent policy. In this instance that would be the Local Plan.

Housing

7.8 Further to Policy HOU2, Policy HOU3 provides distributed minimum housing requirements for designated neighbourhood planning areas, with Wooler required to deliver a minimum 170 net additional dwellings over the plan period 2016-2036. Monitoring shows that Wooler parish had seen 66 completions during the first 6 years of the plan period, with outstanding permissions for a further 113 dwellings (including on the Kingsmead site). There are therefore already sufficient permissions in place to ensure delivery of the minimum requirement, so as there is not a pressing need to permit more housing in the parish. This places greater impetus on any further applications for additional housing to need to be in full accordance with policy.

7.9 In terms of NLP Policy HOU5 and local housing needs, the WNP summarises the key findings of the Wooler Housing Needs Survey and Assessment, particularly a need for more affordable homes and smaller 1 and 2-bedroom properties suitable for older people to downsize (as furthered through WNP Policy 7), but also 2 and 3-bed dwellings for young families. This is consistent with the findings of the countywide SHMA (Strategic Housing Market Assessment). The proposed development would provide a mix of 2, 3 and 4-bedroom houses and bungalows, so would broadly be in accordance with identified local needs.

7.10 With regard to affordable housing, the Policies Map shows this area of Wooler to be within a medium value area for which a minimum 15% affordable housing would normally be required by NLP Policy HOU6 (i.e., 2 of the proposed 12 dwellings, rounded up from 1.8), as is also sought by WNP Policy 4 in line with the general ethos of the NPPF. However, due to viability considerations (which are not considered in the neighbourhood plans preparation process) NLP Policy HOU6 goes on to provide for developments of 10-29 dwellings in low and medium value areas to be exempted from providing any affordable housing. Thus, in terms of the latest adopted development plan position, while the provision of affordable housing is encouraged and sought wherever possible, there is no policy requirement for this development of 12 dwellings to provide any proportion as affordable housing.

7.11 The Design & Access Statement promotes the accessibility of the development for the benefit of older people and parents with small children, and states that the *“dwellings proposed offer generously proportioned accommodation to provide greater future flexibility and a means to accommodate change during the life span of the building.”* This is considered the bare minimum to meet the requirement of criterion 1e of Policy HOU11 for all applications to demonstrate that development proposals meet the space and accessibility needs of older and vulnerable people, as well as supporting the principles of 'active ageing'. No reference is given to the Policy HOU11 (part 2) requirement for a proportion of the homes (20% of market housing and 50% of affordable housing) to meet or exceed the enhanced M4(2) accessibility and adaptability standard of the Building Regulations¹ - i.e., at least 3 of the 12 dwellings (rounded up from 2.4) would need to be designed and built to the M4(2) standard. This can be secured via a condition.

7.12 In summary the proposal meets the requirements of strategic and housing policies. Therefore, the principle of 12 units in this location for the house types presented is considered acceptable.

Access

7.13 The site is accessed off Weetwood Road and through phase 1 of the Kingsmead proposals. The site layout provides for an adequate degree of parking and HDM (Highways Development Management) has confirmed the layout is safe and suitable for this scale of development. It is noted that additional pressures will be placed on the narrow bridge crossing into Wooler, however, it is not for this application to resolve this issue. It is suggested that the PC contact the council's Highways team to discuss potential traffic management measures at this pinch point.

7.14 There are no objections from the council's HDM team subject to conditions and the proposal is consistent with policies TRA 1, TRA 2 and TRA 4.

Design / External Appearance

7.15 Design considers the appearance of the development independently and as part of the immediate street scene. The appraisal of Landscape considers the physical mass and character impact of a development proposal. The criteria of NLP policy QOP 1 includes the requirement for all development to accord with their surroundings in terms of scale, density, height, massing layout, materials, and landscaping. Policy QOP2 requires a high standard of amenity for current and future users of a development. QOP5 seeks to ensure sustainable design and construction, include passive design measures to respond existing and anticipated climatic conditions and improve the efficiency of heating and cooling etc. QOP6 seeks to ensure well designed places.

7.16 WNP policies 3 (design) and 19 (landscaping) seek to ensure high quality design in development and the protection and enhancement of the landscape, respectively.

7.17 Paragraph 124 of the NPPF states '*The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.*' Para 127 of the NPPF states that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout, and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or, change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming, and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive, and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

7.18 The proposal utilises a small pallet of external materials, creating a homogenous design theme providing access to and from Weetwood Road, through phase 1 and within the estate road design. Viewed in the context of its surroundings the proposed development would be of a contemporary design but would remain in accord with the visual amenity of the area and nearby dwellings and would not be detrimental to the 'street scene' local landscape. It would provide a design that makes maximum use of the site and its constraints, respecting the context of its setting.

7.19 Overall, the design of the development is considered appropriate for the site and will provide the type of housing provision, that will benefit the local area. The proposal will accord with NLP policies QOP 1, QOP 2 and QOP 6, the WNP policies 3 and 19 and the provisions and intentions of the NPPF.

Layout / Scale

7.20 Policies QOP 1 and QOP 2 of the NLP permits development that accords with its surroundings by virtue of its scale, density, height, massing, layout, materials, hard and soft landscaping including indigenous species, means of enclosure and access. Paragraph 127 of the NPPF includes that planning decisions should ensure that developments have a satisfactory layout are sympathetic to local character including built form and landscape setting.

7.21 WNP policy 5 (Housing Development), requires that the type and size of housing should reflect the identified local need for smaller homes of 1-, 2- and 3-bedrooms including bungalows. This is reflected in NLP policy HOU 9.

7.22 Following the submission of revised drawings, the proposal provides for a layout that will sit well within the context of the site, ensuring safe access and egress from the site and within it, as well as a suitable level of amenity space for future users of the dwellings. Both the scale and layout are in general accord with the original Outline consent.

7.23 The proposed layout and scale, including the proposed height of the dwellings are considered to sit well within the context of the site. The proposal will accord with NLP policies QOP 1, QOP 2 and QOP 5 and the provisions and intentions of the NPPF.

Water Management

7.24 Paragraph 94 of the NPPF states that local planning authorities should adopt proactive strategies to mitigate and adapt to climate change, taking full account of flood risk, coastal change, and water supply demand considerations. NLP policies WAT 2, WAT 3 and WAT 4 seek to ensure appropriate water supply and sewerage; demonstrate how they will minimise flood risk; and provide water sensitive design including SuDs, respectively.

7.25 The site is located within Flood Zone 2 and has been subject to a full and robust assessment by the LLFA, the EA (Environment Agency) and NWL, over an extended period, using both publicly accessible data and the most recent, yet unpublished data for the site. A Drainage Strategy has been submitted with the application, which includes a Suds scheme. Whilst there will be on site impacts of the development and potential off-site impacts in terms of water displacement, following the submission of further information, there are no objections, subject to conditions. Therefore, subject conditions, the proposal is considered to accord with the provisions and intentions of the NPPF and Local Plan policy WAT 2.

Ecology / Landscape

7.26 An Ecological Impact Assessment by George Dodds & Co dated June 2022 has been undertaken to support this application. This application is for a further 12 houses connected to the approved development 18/03177/REM (13/01665/OUT) which is currently under construction. The site was previously semi-improved pasture but has been used for material storage and is now a combination of bare ground with species typical of re-colonising disturbed ground and patches of original grassland. The habitats on site are of low ecological value and there was no evidence of use by protected or notable species.

7.27 Protected species legislation operates independently of the planning system and planning consent does not override this legislation; therefore, it is the applicant's and relevant contractor's responsibility to have regard to the recommendations for best practice during construction provided in Section 6.4 Mitigation Requirements of the ecology report.

7.28 To provide an enhancement for biodiversity within the design of the development in-built bird nest and bat roosting boxes should be provided in the new dwellings at a ratio of 1:1, which can be secured by planning condition.

7.29 The site is located c.100m from Wooler Water which is designated as part of the Till Catchment Site of Special Scientific Interest (SSSI) and River Tweed Special Area of Conservation (SAC) and there is a tributary stream immediately adjacent to the planning application site. European sites (SPA/SAC) are protected by the Conservation of Habitats and Species Regulations 2017 as amended (known as the Habitats Regulations). Due to the proximity and potential impact to internationally important sites, Northumberland County Council as a competent authority, must carry out an assessment under the Habitats Regulations, known as a habitats regulations assessment (HRA), to test if a project proposal (planning application) could significantly harm the designated features of a European site.

7.30 Similarly, in carrying out its duty under the Wildlife and Countryside Act 1981 (as amended) and in implementing paragraph 175 the National Planning Policy Framework (NPPF) and Part II of Circular 06/2005 the Local Planning Authority must consider if the proposed development would be likely to have an adverse effect on the SSSI. All SSSI are considered of National importance and the Government expects planning authorities to apply strict tests when determining a planning application affecting SSSIs (Sites of Special Scientific Interest), to ensure that they avoid or at least minimise adverse effects.

7.31 The site is separated from Wooler Water by the access road to the Wooler Sewage Treatment works, along which is an earth bunded sewage pipe. Standard best practice will be used during construction to avoid and mitigate potential pollution (e.g., Pollution Prevention Guidance for Businesses provided by DEFRA and the Environment Agency) and the development will be connected to mains sewer and therefore the risk of negative impacts to the aquatic environment and therefore the designated sites are extremely low.

7.32 The proposal is consistent with the provisions of policy ENV 1 of the Local Plan, NPPF and policy 1 of the Neighbourhood Plan.

Other Matters

Climate Change

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

7.34 Local Plan Policy QOP1 sets out several design principles. Proposals will be supported where design makes a positive contribution to local character and distinctiveness, creates or contributes a strong sense of place, incorporates high quality materials, respects and enhances the natural and built environment, including heritage, ensures that buildings are functional for future uses, supports health and wellbeing and enhances quality of life, protect general amenity, supports positive social interaction, incorporates where possible green infrastructure, mitigates climate change and ensures the longevity of the buildings and spaces.

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

7.36 The supporting documents which accompany the application do not provide any information with respect to sustainable design and construction. It is therefore appropriate to attach a condition to the permission to ensure that the proposal will be constructed in accordance the requirements of Local Plan Policies QOP1 and QOP5.

Broadband connectivity

7.37 Policy ICT2 of the Northumberland Local Plan requires provision of full fibre broadband connections in new developments. Where this cannot be provided, alternative solutions may be appropriate where justified. The Policy states that where no broadband provision is included, developers will be required to demonstrate, including through consultation with broadband providers, that connections are not deliverable, and/or viable.

7.38 The current application does not state whether full-fibre broadband connections are proposed. It is recommended that further details of the proposed broadband connectivity for the development be secured by condition, in accordance with Policy ICT2 of the Northumberland Local Plan and Paragraph 114 of the NPPF.

Equality Duty

7.39 The County Council has a duty to have regard to the impact of any proposal on those people with characteristics protected by the Equality Act. Officers have had due regard to Sec 149(1) (a) and (b) of the Equality Act 2010 and considered the information provided by the applicant, together with the responses from consultees and other parties, and determined that the proposal would have no material impact on individuals or identifiable groups with protected characteristics. Accordingly, no changes to the proposal were required to make it acceptable in this regard.

Crime and Disorder Act Implications

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

Human Rights Act Implications

7.41 The Human Rights Act requires the County Council to consider the rights of the public under the European Convention on Human Rights and prevents the Council from acting in a manner which is incompatible with those rights. Article 8 of the Convention provides that there shall be respect for an individual's private life and home save for that interference which is in accordance with the law and necessary in a democratic society in the interests of (inter alia) public safety and the economic wellbeing of the country. Article 1 of protocol 1 provides that an individual's peaceful enjoyment of their property shall not be interfered with save as is necessary in the public interest.

7.42 For an interference with these rights to be justifiable the interference (and the means employed) needs to be proportionate to the aims sought to be realised. The main body of this report identifies the extent to which there is any identifiable interference with these rights. The Planning Considerations identified are also relevant in deciding whether any interference is proportionate. Case law has been decided which indicates that certain development does interfere with an individual's rights under Human Rights legislation. This application has been considered in the light of statute and case law and the interference is not considered to be disproportionate.

7.43 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, which includes the right of review by the High Court, complied with Article 6.

8. Conclusion

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

9. Recommendation

That this application be GRANTED permission subject to conditions and delegated authority over the section 106 agreement to secure planning obligations towards health (£8,700) and open space (£24,548.50) provision.

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. The approved plans for this development are: -

Location and Site Plans

Location Plan (Phase 2), L200 A

Phase 2 Proposed Coloured Site Plan L201 C

Approved Documents

FRA and Drainage Strategy, 22023-FRA-01 Rev A, Coast Consulting Engineers,
17th October 2022

EclA (Ecological Impact Assessment), George Dodds, June 2022

Highways

Section 278 Plan, D803 Rev 6

Swept Path Analysis 15 P2

Section 38 - Phase 2, 102 P4

Proposed Highway Details D701 Rev 4

Section 104 Plan D801 Rev 2

S38 Street Lighting Design SL/0962/01

S278 Street Light Design PLL/2020/321 Rev 0

House Types

House Type Peony Planning Elevation 10-02

House Type Peony Planning Plans 10-01

House Type Fairview Planning Elevations FAI-002 Rev B

House Type Fairview Planning Plans FAI-001 Rev B

House Type Holly Planning Elevations HOL-002 Rev E

House Type Holly Planning Plans FAI-001 Rev E

House Type Ivy Planning Elevations IVY-002 Rev D

House Type Ivy Planning Plans IVY-001 Rev E

House Type Maple MAP/125/SEM/003 P1

House Type Maple MPL/125/SEM/002 P1

Bungalow Jasmine Planning Plans and Elevations JAS 08

Bungalow Mulberry Planning Plans MUL-001

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

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

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

04. The dwellings shall be occupied until the car parking area indicated on the approved plans, including any disabled car parking spaces contained therein, has been implemented in accordance with the approved plans. 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.

05. Development shall not commence until a Construction Method Statement 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 shall, where applicable, provide for:

- i. details of temporary traffic management measures, temporary construction 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. measures to control the emission of dust and dirt;

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

06. Prior to commencement of development a scheme to dispose of surface water from the development shall be submitted to and approved by the Local Planning Authority. This scheme shall be in accordance with the 22023-FRA-01 Flood Risk Assessment & Drainage Strategy Rev A by Coast Consulting Engineers dated 17 October 2022 and shall thereafter be carried out in accordance with the agreed details.

REASON: To ensure the effective drainage of surface water from the development, not increasing the risk of flooding elsewhere.

07. 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.

08. 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.

09. External lighting

The development shall not be occupied until details of the external lighting of the building(s) and external area(s) have been submitted to and approved in writing by

the Local Planning Authority. The approved details shall be implemented before the development is occupied and retained as such thereafter.

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

10. 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.

11. Implementation of car parking area

Each dwelling shall not be occupied until the car parking area associated with each respective dwelling, as indicated on the approved plans, has been hard surfaced, sealed and marked out and implemented in accordance with the approved plans. Thereafter, the car parking area for each dwelling shall be retained in accordance with the approved plans and shall not be used for any purpose other than the parking of vehicles associated with the development.

Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework and Policy TRA4 of the Northumberland Local Plan.

12. Completion of highway works before occupation

Development shall not be occupied until details of the proposed highway works 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.

13. Implementation of cycle parking

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 always kept available for the parking of cycles.

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.

14. Surface water drainage (Private Land)

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

15. Details of Electric Vehicle Charging to be submitted
Prior to occupation details of Electric Vehicle Charging shall be submitted to and approved in writing by the Local Planning Authority. The approved electric vehicle charging points shall be implemented before the development is occupied.

Thereafter, the electric vehicle charging points shall be retained in accordance with the approved details and shall always be kept available for the parking of electrical vehicles.

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

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

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

17. Construction Method Statement (including Plan)
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 demolition/ 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

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.

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

Reasons: To ensure estate streets serving the development are completed in the interests of residential amenity and highway safety, in accordance with the National Planning Policy Framework and Policies TRA1 and TRA2 of the Northumberland Local Plan.

19. 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.

20. Prior to the commencement of works above damp-proof course level the applicant shall provide a scheme for the provision of bird and bat boxes throughout the development to achieve biodiversity net gain for the prior approval of the planning authority. Once approved the development shall be undertaken as per these details.

Reason: In the interests of achieve biodiversity netgain as per the requirements of policy ENV 1 and NPPF.

Climate Change

21. Notwithstanding the details submitted with the application, prior to the construction of any dwelling above damp proof course level, a scheme to demonstrate how the development will minimise resource use, mitigate climate change and ensure proposals are adaptable to a changing climate to achieve sustainable design and construction in the design of the development shall be submitted to and approved in writing by the Local Planning Authority. The development and measures shall thereafter be implemented in accordance with the approved details, including prior to the dwellings being brought into use where relevant, and shall be retained thereafter.

Reason: To achieve a sustainable form of development, and in the interests of the satisfactory appearance of the development upon completion, the character and appearance of the site and surrounding environment and the amenity of surrounding residents, in accordance with Policy QOP 5 of the Northumberland Local Plan and the National Planning Policy Framework.

Broadband Connectivity

22. 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 development occupation.

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.

Step Free Access

23. Prior to the commencement of works the applicant shall provide details for two of the units to meet or exceed the enhanced accessibility and adaptability housing standards in compliance with Requirement M4(2) of the Building Regulations, other any equivalent successor. Once submitted and approved by the planning authority the units subject of these requirements shall be developed as per the agreed details.

Reason: To ensure compliance with policy HOU 11 and that the development provides for those who are elderly and / or physically compromised.

Flood Risk

24. Prior to commencement of development a scheme to dispose of surface water from the development shall be submitted to and approved by the Local Planning Authority. This scheme shall be in accordance with the 22023-FRA-01 Flood Risk Assessment & Drainage Strategy Rev A by Coast Consulting Engineers dated 17 October 2022 and shall thereafter be carried out in accordance with the agreed details.

Reason: REASON To ensure the effective drainage of surface water from the development, not increasing the risk of flooding elsewhere.

25. 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.

26. 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.

Informative

Section 38 Agreement and adoption of highways

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

Section 278 Agreement and works in adopted highway

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

Highway condition survey

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

Highway works under Section 278 Agreement

The following highway works will be agreed under the terms of Section 278 of the Highways Act 1980: full scheme of off siteworks as per 13/01665/OUT also under condition 7 of 18/03177/REM.

Reminder to not store building material or equipment on the highway

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

Technical Approval of Highway Structures

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

Contact Local Highway Authority - Management and Maintenance of Estate Streets

The applicant is advised that to discharge condition HWD11 the Local Planning Authority requires a copy of a completed agreement between the applicant and the Local Highway Authority under Section 38 of the Highways Act 1980 or the constitution and details of a Private Management and Maintenance Company confirming funding, management and maintenance regimes. You can contact Highway Development Management at highwaysplanning@northumberland.gov.uk.

Contact Local Highway Authority - Submission of details of adoptable streets

The applicant is advised to obtain a technical approval for all estate street details from the Local Highway Authority prior to the submission of such approved details to the Local Planning Authority to discharge condition HWD12 of this permission. You can contact the Highway Development Management at highwaysplanning@northumberland.gov.uk

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

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

New Street Naming

You are advised that to ensure that all new properties and streets are registered with the emergency services, Land Registry, National Street Gazetteer and National Land and Property Gazetteer to enable them to be serviced and allow the occupants access to amenities including but not limited to; listing on the Electoral Register, delivery services, and a registered address on utility companies databases, details of

the name and numbering of any new house(s) and/or flats/flat conversion(s) on existing and/or newly constructed streets must be submitted to the Highway Authority.

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

LLFA

Any areas of hardstanding areas (car parks, driveways etc.) within the development shall be constructed of a permeable surface so flood risk is not increased elsewhere. There are three main types of solution to creating a permeable surface:

- Using gravel or a mainly green, vegetated area.
- Directing water from an impermeable surface to a border rain garden or soakaway.
- Using permeable block paving, porous asphalt/concrete.

Further information can be found here -

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7728/paving_frontgardens.pdf

In addition, the development should explore disconnecting any gutter down pipes into rainwater harvesting units and water butts, with overflow into rainwater garden/pond thus providing a resource as well as amenity value and improving water quality.

Background Papers: Planning application file(s) 21/03911/FUL