



Northumberland

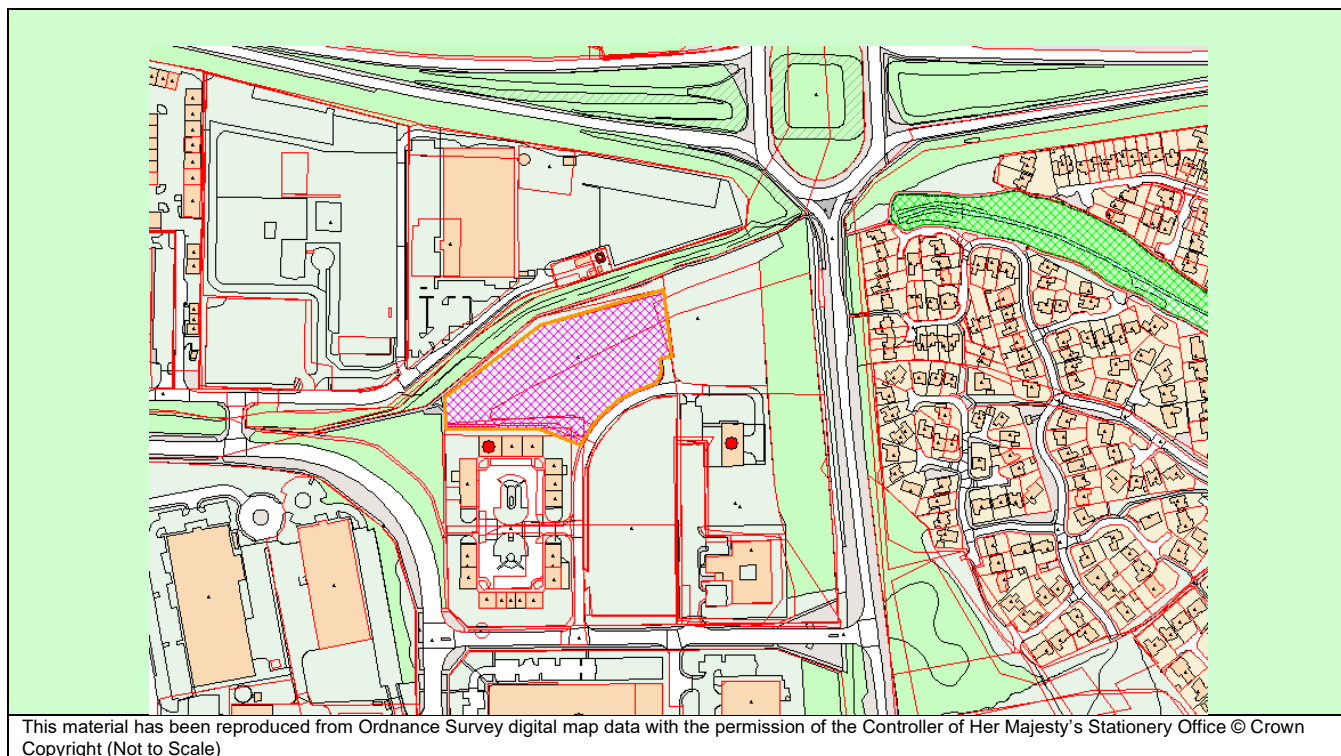
County Council

Cramlington, Bedlington and Seaton Valley Local Area Committee

19th April 2023

Application No:	22/03491/FUL		
Proposal:	The proposal is for a 3 phased development, consisting of 28 industrial units with an integral circulation road and secondary site access point		
Site Address	Atley Way, North Nelson Industrial Estate, Cramlington, Northumberland		
Applicant:	Mr Adrian Harrison Grindon way, Newton Aycliffe, DL5 6SH,	Agent:	Mr John White The Dovecot, 4 Hunwick Hall Farm, Church Lane, Hunwick Crook DL15 0JS
Ward	Cramlington West	Parish	Cramlington
Valid Date:	14 October 2022	Expiry Date:	31 January 2023
Case Officer Details:	Name: Mr Richard Laughton Job Title: Planning Officer Tel No: 01670 622628 Email: richard.laughton@northumberland.gov.uk		

Recommendation: That this application be GRANTED permission



1. Introduction

Under the provisions of the Council's current Scheme of Delegation, this application is being determined at Cramlington, Bedlington, Seaton Valley Local Area Council due to the scale of the development.

2. Description of the Proposal

2.1 The application is seeking permission for a 3 phased development, consisting of 28 industrial units with an integral circulation road and secondary site access point at Atley Way, North Nelson Industrial Estate, Cramlington.

2.2 This full application is for the proposed development of 28 industrial units (split into three build phases) with an integral circulation road and secondary site access point. The scheme is for 'General Industrial Starter Units' (Use Class B2) with a combined floor space of 3476m² in total. The units range from 96m² to 215m² with larger units being designed to accommodate the installation of mezzanine floors to increase flexibility.

2.3 The three phases are: -

- 1) 6 two storey industrial units and circulation road.
- 2) 4 two storey industrial units.
- 3) 18 single storey industrial units.

2.4 The proposal is located at North Nelson Industrial Estate, Cramlington and currently scrub land and allocated for employment land within the Northumberland Local Plan and Cramlington Neighbourhood Plan.

2.5 The 1.135 Ha. application site is in North Nelson Industrial Park, Cramlington and already benefits from adopted vehicle access at the south-eastern corner, which provides access from Enterprise Court, via Crowhall Road and Nelson Way.

3. Planning History

Reference Number: 22/03171/FUL

Description: The proposal is for a 3 phased development, consisting of 28 industrial units with an integral circulation road and secondary site access point.

Status: Application returned

4. Consultee Responses

Lead Local Flood Authority (LLFA)	No objections subject to conditions
Cramlington Town Council	No response received.
Highways	No objections subject to conditions
The Coal Authority	No objections
Northumbrian Water Ltd	No objections subject to conditions
County Ecologist	No objections subject to conditions

Public Protection	No objections subject to conditions
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5. Public Responses

Neighbour Notification

Number of Neighbours Notified	10
Number of Objections	0
Number of Support	0
Number of General Comments	0

Notices

General site notice 20th October 2022

News Post Leader 28th October 2022

Summary of Responses:

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=RIO59DQSJU100>

6. Planning Policy

6.1 Development Plan Policy

Northumberland Local Plan 2016 - 2036 (Adopted March 2022) (NLP)

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)

ECN 1 – Planning Strategy for the Economy (Strategic Policy)

ECN 6 General employment land –allocations and safeguarding (Strategic Policy)

ECN 7 – Key general employment areas for main employment uses

QOP 1 - Design principles (Strategic Policy)

QOP 2 - Good design and amenity

TRA 1 – Promoting sustainable connections

TRA 2 - The effects of development on the transport network

TRA 4 – Parking Provision in new development

POL 1 - Unstable and contaminated land

POL 2 - Pollution and air, soil and water quality

MIN 4 – Safeguarding mineral resources (Strategic Policy)

6.2 National Planning Policy

National Planning Policy Framework (2021) (NPPF)

National Planning Practice Guidance (2022) (NPPG)

6.3 Neighbourhood Planning Policy

Cramlington Neighbourhood Plan Made Plan (March 2020) (CNP)

Policy CNP 1: The sustainable development of Cramlington Policy

CNP 3: Promoting good quality design in new development Policy

CNP 10: Growth in employment and the economy

Policy CNP11: Protecting main industrial sites

7. Appraisal

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

- Principle of the development;
- Layout, scale and appearance;
- Impact on residential amenity;
- Highways
- Ecology
- Public Protection
- Flood Risk

Principle of Development

Spatial Strategy

7.2 The proposal site is located in North Nelson Industrial Estate on available land allocated for main employment uses in the Northumberland Local Plan and the Cramlington Neighbourhood Plan. NLP Policy STP 1 supports sustainable development and states that the focus for employment will be in main towns such as Cramlington.

7.3 The proposal site falls within an employment land allocation (CNP Policy CNP10g and NLP Policy ECN 6). CNP Policy CNP 11 allocates North Nelson Industrial Estate for 'B-class uses' – now B2, B8 and E(g). NLP Policy ECN 7 also allocates the proposal site for these main employment uses. This proposal contributes towards to overall aim, in the Cramlington Neighbourhood Plan (Policy CNP 10) to support development that will provide job opportunities and economic growth. It will also assist Policy ECN 1 (part 2a. and 2b.), which seeks to deliver sufficient employment premises of the necessary range and quality, and in sustainable locations that can support both existing and new businesses.

7.4 The proposal is supported by the NLP spatial strategy in addition to NLP and CNP policies which promote economic development in the town and the scheme is for providing employment use within an allocated employment site. The application is therefore acceptable in principle.

Design

7.5 Policy QOP 1 of the NLP states that development proposals should "make a positive contribution to local character and distinctiveness and contribute to a positive relationship between built and natural features, including landform and topography. Policy STP 3 (1i) requires developments to demonstrate high quality sustainable design which is accessible to all, and which respects and enhances the local

distinctiveness of the natural, historic and built environment, helps promote a sense of place, reduces the need for energy, and facilitates flexible and adaptable buildings and environments.

7.6 Cramlington Neighbourhood Plan Policy CNP 3 promotes good quality design in new development.

7.7 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.

7.8 The units will be constructed with metal wall panels and cladding of various size and heights to provide a range of internal spaces. The proposed layout, scale and design is appropriate for the intended use and the style of buildings within the industrial estate. The proposed scheme is acceptable as it would not cause harm to the visual character of the immediate or wider area.

7.9 As such, the application is in accordance with NLP policies QOP1 and STP 3.

Residential amenity

7.10 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 and future users".

7.11 There are no residential properties located in close proximity to the site with those nearest being approximately 160m to the east which is furthermore, screened by a line of woodland and Crow Hall Lane. Public Protection has not raised any objections in relation to potential noise or disturbance however, conditions relating to construction hours are recommended to protect residential amenity during the night-time period when the background noise level reduces significantly from the A1171 and any construction noise could affect residential amenity on Hauxley Drive. Any potential future disturbances could be dealt with under a statutory nuisance outside of the planning system. Overall, the development would not have a significant impact upon residential amenity, in accordance with both local and national planning policy.

Highways

7.12 Policy TRA 1 of the NLP states that the transport implications of development must be addressed as part of any planning application. Policies TRA 2 and TRA 4 seek to ensure any new application has no detrimental impact to the existing transport network and provides adequate parking provision in accordance with the NCC standards within Appendix E of the Plan.

7.13 Consultation was undertaken with highways development management who, following the submission of additional information, raised no objection to the application proposals, subject to recommended conditions.

7.14 The application has been supported with a revised Transport Statement, and details of the access arrangement. The Transport Statement the summary data of the accident data/ road safety study confirmed that there were no reported accidents in that location between the study period. Therefore, the submitted details are considered acceptable as the highway network in the vicinity of the site has an excellent road safety record.

7.15 The application is also supported with plans providing details of the proposed access works. Visibility splays of 2.4 x 43 m in both directions has been shown on the submitted plans at the access points. Together with this the access shall be provided in accordance with NCC's construction standards, this has been annotated on the revised plan. All of which are considered acceptable. The application proposes 101 spaces which meets the requirements of the parking standards in the NLP.

7.16 The application is not considered to impact highway safety subject to conditions seeking further information on highway works including a footpath linking to the existing network to the north of the site, electric charging points, a construction method statement and a service delivery and management plan. As such the application is in accordance with policies TRA1, TRA2 and TRA4 of the NLP.

Ecology

7.17 Policy ENV 2 of the Northumberland Local Plan 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.

7.18 The County Ecologist has been consulted and raises no objection subject to conditions.

7.19 The application has been supported by an Ecology Survey which includes a Method Statement to minimise the risk to protected / priority species arising from the construction works. The Proposed Site Layout Plan shows the areas of shrub / rough grassland to be incorporated into scheme design as well as the location of three bug hotels. Revised elevations have also been provided showing bird box provision.

7.20 Subject to conditions to ensure that works are undertaken in accordance with the proposed precautionary working methods; shrub and grassland is provided in accordance with the Proposed Site Layout Plan; and the provision for invertebrates and birds is also provided in accordance with the submitted details, no objection is raised and the application is in accordance with NLP Policy ENV 2.

Public Protection and Coal Mining Legacy

7.21 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.

7.22 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.

7.23 As previously identified, the scheme is not considered to impact residential properties due to the nature of the small start up units, distance retained and dense tree coverage to provide screening from housing.

7.24 In relation to land contamination, the Phase I report has identified mine workings to the near east of the red line boundary – these mines are however recorded as old workings (no longer in use) by the 1920's. Gas Monitoring has been carried out which has recorded no gas flow events – as the site is within the Coal Authority defined High Risk Development area however ground gas protection measures are still considered to be necessary and secured by a condition.

7.25 A coal risk assessment also accompanies this application and shows that over half the site area falls within a Development Low Risk Area (DLRA), where essentially a coal mining risk assessment would not be required. Furthermore, from the intrusive survey work undertaken on behalf of the applicant concludes that there is no special risk from the coal mining legacy and no further works are required in respect of shallow workings are necessary.

7.26 Public Protection and The Coal Authority has no objections to the scheme subject to conditions and the application is in accordance with NLP Policies POL 1 and POL 2.

Drainage

7.27 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.

7.28 The application site is located in low-risk flood Zone 1. The application site catchment area is approximately 1.1ha therefore the LLFA and Northumbrian Water were consulted to assess any increase in surface water run-off.

7.29 A Flood Risk Assessment (FRA) supports the application and the following conclusions have been made:

*“• The proposed development lies within zone 1 and therefore has a low probability of flooding. • All types of development are considered suitable for the site.
• The site has a low probability of flooding from all sources
• There is no requirement to set finished floor levels above a specific level
• Ground conditions are not suitable for the use of infiltration techniques in the form of soakaways or permeable paving.
• There is no watercourse available for direct discharge into, local to the site.
• Surface water flows are required to enter the public system and Anglian Water have confirmed the acceptable surface water discharge rates.
• The final site layout will be profiled to shed the local on-site flood water around the buildings and also contain it within the site curtilage.
• Attenuation should be designed into the drainage system in the form of surcharged manholes for the 30-year return period and local surface ponding for 100-year return period plus 40% climate change”.*

7.30 The LLFA and NWL has no objections to the application as the FRA and drainage layout now demonstrates that overland flows can be controlled through sustainable drainage techniques and suitable discharge rates achieved to the existing main network. This is subject to conditions including further details of the gravel trench, surface water details for the construction phase and a verification report to demonstrate that all SuDS has been constructed as agreed. As such the application in accordance with NLP Policies WAT 3 and WAT 4.

Other issues

7.31 NLP Policy MIN 4 states that applications for non-mineral development in a Mineral Safeguarding Areas will be required to provide an assessment of the proposal on the mineral resource beneath or adjacent to the site.

7.32 A Mineral Safeguarding Assessment has been submitted which confirms that it would not be necessary to undertake prior extraction in advance of the proposed commercial development. It was found that:

“The primary mineral present at shallow depth beneath the site is coal and based on the borehole investigation works completed on site by GEOL, it has been deduced that due to the poor, weathered condition and thickness of the Yard coal seam identified below parts of the site, we do not consider this to be a productive mineral worthy of extraction or safeguarding. The mudstone, coal and siltstone deposits present below the site as well as the glacially derived clay overburden deposits have been found to be largely unproductive resulting in limited opportunity for mineral extraction, which is negligible in respect to the mineral resources.

In addition, the presence of nearby commercial properties some of which bound the site already sterilise the site opportunities for mineral extraction”.

7.33 The application therefore does not conflict with NLP Policy MIN 4.

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. Conclusion

8.1 The principle of development is supported by the policies in the development plan and material considerations. The proposal is in accordance and supported by the NLP spatial strategy in addition to NLP and CNP policies which promote economic development in the town and is located on available land allocated for main employment uses in both Plans.

9. Recommendation

That this application be GRANTED permission subject to the following:

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:-

Location 780 00 Rev A
Proposed Site Layout 780 02 Rev A
Proposed Unit A 780 04 Rev A
Proposed Plans and Elevations 780 05 Rev A
Proposed Unit D 780 06 Rev A
Proposed Unit E 780 07 Rev A
Proposed Unit F 780 08 Rev A

Portland Consulting Engineers drawing "Drainage Strategy", drawing number 2022064 000-00 Rev Ø; Dated 20/08/22

Portland Consulting Engineers report "Flood Risk and Drainage Impact Assessment", report number 2022064 Revision C; Dated 23 March 2023

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

03. Prior to commencement of drainage works, full construction details of the proposed gravel trench along the northern boundary of the site as referred to in sections 4.4 and 5.3 of the approved Flood Risk Assessment and shown on the approved Drainage Strategy drawing shall be submitted to and agreed with the Local Planning Authority.

Reason: To ensure the risk of flooding does not increase as a result of the development.

04. Prior to the commencement of development, details of the management and 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 surface water features or other receptors on, or downstream of the site.

05. Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer 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 and levels (base levels, inlet/outlet levels, depths, lengths, diameters etc)
- Photographs of the surface water system being installed as per the agreed scheme including flow controls, storage structures and any other SuDS components.
- Construction details (component drawings, materials, vegetation etc);
- Health and Safety file; • Details of ownership organisation/adoption details.

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

06. The development shall not be occupied until the car parking area indicated on the approved plans, including any disabled car parking spaces contained therein, has been hard surfaced, sealed and marked out in parking bays, 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 and Policy TRA4 of the Northumberland Local Plan.

07. Development shall not be occupied until details of the proposed highway works, including vehicular/pedestrian access from the U9557 and provision of connecting footpath from the north of the site to the existing footway network, 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.

08. No development shall commence until a Phasing and Completion Plan has been submitted to and approved in writing by the Local Planning Authority. The Phasing and Completion Plan shall set out the development phases and completion sequence ensuring that roads and footways serving each phase of the development will be completed prior to occupation/first use. The development shall then be carried out in accordance with the approved Phasing and Completion Plan.

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

09. 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.

10. 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

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.

11. No development shall be brought into use until a Service Delivery and Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the occupation period and shall where applicable, outline:

- i. Details of business operational hours;
- ii. Details of delivery dates, times, frequency and delivery type;
- iii. Details of delivery vehicle types including loading and unloading areas and submission of plans as necessary;
- iv. Details of delivery requirements including any closures of site, parking areas or impact upon internal operations of site to facilitate these operations including plans as necessary.

Reason: To ensure sufficient and suitable facilities are provided for the storage and collection of waste in accordance with the National Planning Policy Framework and Policies TRA1 and TRA2 of the Northumberland Local Plan.

12. No works shall be undertaken other than in accordance with the Method Statement detailed within 'Ecology Survey and Risk Assessment, Plot 3, Nelson Industrial Estate, Cramlington, Veronica Howard, January 2023'

Reason: To conserve and enhance local biodiversity in accordance with Local Plan policy ENV2 and the NPPF.

13. Unless otherwise agreed in writing with the LPA, the native landscape planting as detailed on the Proposed Site Layout Plan (Proj No. 780, Dwg no 02, Rev C) shall be fully implemented during the first full planting season (November – March inclusive) following the commencement of development.

Reason: To maintain and protect the landscape value of the area and to enhance the biodiversity value of the site in accordance with Local Plan policies ENV2, QOP4 and the NPPF.

14. Prior to first occupation / use of the buildings hereby approved, the provision for breeding birds shall be implemented in accordance with approved drawings 'Proposed Unit A, Plans and Elevations Proj. no 780, Dwg no, 04, Rev A' and 'Proposed Unit E, Plans and Elevations Proj. no 780, Dwg no, 074, Rev B'

Reason: To conserve and enhance local biodiversity in line with the NPPF and Local Plan Policy ENV2

15. During the construction period, there should be no noisy activity, i.e. audible at the site boundary, on Sundays or Bank Holidays or outside the hours: Monday to Friday - 0800 to 1800, Saturday 0800 to 1300.

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

16. Deliveries to and collections from the demolition and/or construction phase of the development shall only be permitted between the hours: Monday to Friday - 08:00 to 18:00 Saturday - 08:00 to 13:00 With no deliveries or collections on a Sunday or Bank Holiday, unless agreed in writing with the LPA.

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

17. No building shall be constructed above damp proof course level until a report detailing the protective measures to prevent the ingress of ground gases, including depleted Oxygen (<19%), to the CS2 standard specified for Methane and Carbon Dioxide ground gases for new buildings) has been submitted to and approved in writing by the Local Planning Authority. The aforementioned report must also detail 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. Furthermore, 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 in the testing and verification of protection systems for buildings against hazardous ground gases).

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

18. No building shall be brought into use or occupied until the applicant has submitted a validation and verification report to the approved methodology in Condition 17 which 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 amenity of the occupants of the respective properties.

19. If during redevelopment contamination not previously considered within any statement / report that has received the approval of the Local Planning Authority is identified, then a written Method Statement regarding this material shall be submitted to and approved in writing by the Local Planning Authority – the written method statement must be written by a competent person. No building shall be occupied until a method statement has been submitted to and approved in writing by the Local Planning Authority, and measures proposed to deal with the contamination have been carried out. [Should no contamination be found during development then the applicant shall submit a signed statement indicating this to discharge this condition]. "Competent Person" has the same definition as defined within the National Planning Policy Framework (NPPF) 2021

Reason: To ensure that risks from land contamination to the future users of the land and dwellings are minimised and to ensure that the development can be carried out safely without unacceptable risks to any future occupants.

20. Development shall be implemented in line with the drainage scheme contained within the submitted document entitled "Flood Risk and Drainage Impact Assessment Revision C"; Dated 23 March 2023. The drainage scheme shall ensure that foul flows discharge to the foul sewer at manholes 7501 and 7503 and ensure that surface water

discharges to the surface water sewer at manhole 7504. The surface water discharge rate shall not exceed the available capacity of 5.2 l/sec 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.

Informatives

01. You should note that under the Highways Act 1980 a vehicle crossing point is required. These works should be carried out before first use of the development. To arrange the installation of a vehicle crossing point (and to make good any damage or other works to the existing footpath or verge) you should contact the Highways Area Office at: blythdepot@northumberland.gov.uk

02. 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.

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

04. 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.

05. We can inform you that public sewers cross the site and may be affected by the proposed development. Northumbrian Water does not permit a building over or close to our apparatus. We will work with the developer to establish the exact location of our assets and ensure any necessary diversion, relocation or protection measures required prior to the commencement of the development. This is an informative only and does not materially affect the consideration of the planning application.

Date of Report: 06.04.2023

Background Papers: Planning application file(s) 22/03491/FUL