

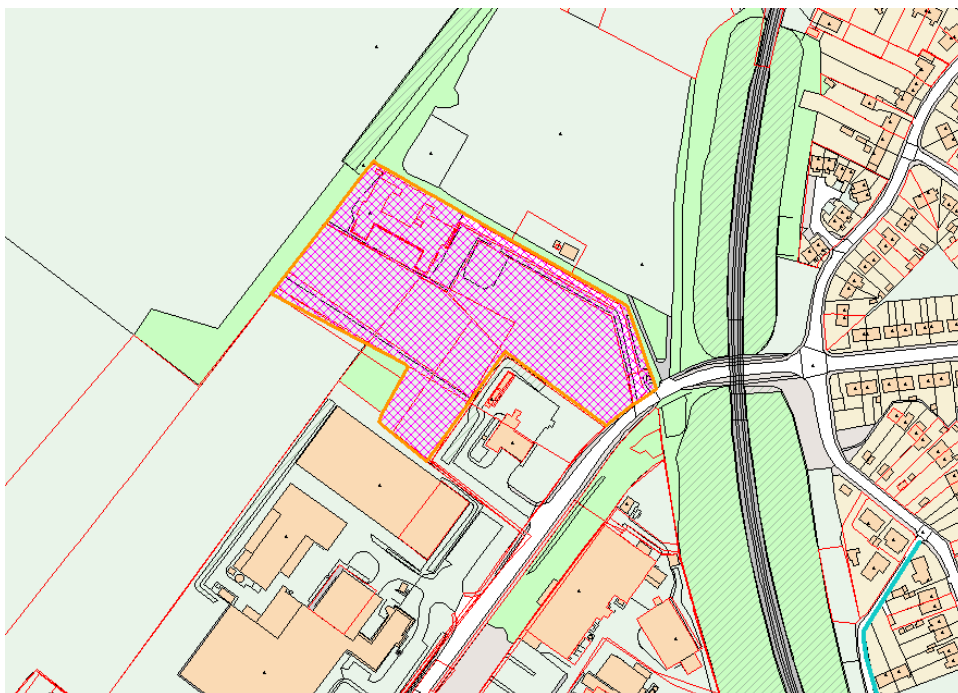


Northumberland County Council

North Northumberland Local Area Committee 18th May 2023

Application No:	21/04453/FUL		
Proposal:	Development of 58no. affordable dwellings with associated infrastructure and drainage (amended description).		
Site Address	Land At Seton Hall, Ord Road, Tweedmouth, Berwick-Upon-Tweed Northumberland TD15 2UT		
Applicant:	c/o Agent Lichfields, St. Nicholas Building, St. Nicholas Street, Newcastle Upon Tyne NE11RF	Agent:	Mr Alastair Willis Lichfields, St. Nicholas Building, St. Nicholas Street, Newcastle Upon Tyne NE11RF
Ward	Berwick East	Parish	Berwick-upon-Tweed
Valid Date:	16 November 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: It is recommended that the application is approved subject to conditions and a s106A for the contribution of £35,670 towards Coastal Mitigation Service (CMS).



1. Introduction

1.1 The application is for 58 units on the former Seton Hall care facility at Tweedmouth, Berwick-Upon-Tweed. The main road is to the south east, public park to the north east with farmland to the north west and the fire station and Allan Bros to the south west. The proposal is made up of:

- 22 x 2 bed
- 30 x 3 bed
- 6 x 4 bed

1.2 There is a mix of tenure with affordable rent and shared ownership. The applicant is Bernicia Homes, a Registered Provider (RP).

2. Site Description

2.1 Other aspects of the proposal include landscaping which assists in providing biodiversity net gain, SuDS scheme and improvement to the access arrangements. The access is taken from the main road to the south east and spreads in a rough rectangular shape north west. The layout follows an approximate 'z' shape.

2.2 The site is the former Seton Hall care home. The home has long since been demolished and there is little evidence of the former use. The site is rough grassland with no active use.

3. Planning History

Reference Number: C/91/B/593

Description: Renewal of rotting timber window units with polyester coated aluminium glazed units

Status: PER

Reference Number: C/91/B/740

Description: Glazed covered walkway to main entrance

Status: PER

Reference Number: 11/03407/OUT

Description: Proposed development to provide new three-storey 60 place care home and approximately 45 dwellings (family, over-50s and extra care housing).

Status: PER

Reference Number: 15/03917/DEMGDO

Description: Prior notification for demolition of all of the buildings associated with Seton Hall, including out houses

Status: PANR

Reference Number: N/03/B/0845

Description: Erection of residential care home with daycare facilities and purpose built residential units with support for older people.

Status: PER

Reference Number: N/91/B/0593/P

Description: Replacement of timber windows.

Status: NONCZ1

Reference Number: N/91/B/0740/P

Description: Glazed covered walkway to entrance.

Status: NONCZ1

4. Consultee Responses

Affordable Housing	The Affordable Housing officer has confirmed that they agree with the tenure and type of housing offered by the development and has confirmed the proposal is subject to a grant from Housing Services.
Fire & Rescue Service	No objection in principle.
Architectural Liaison Officer - Police	No objection but suggests the developer considers Secured by Design for security measures.
Northumbria Ambulance Service	No response received.
Public Protection	No objection subject to conditions.
Education - Schools	Contribution required.
Berwick-upon-Tweed Town Council	No objection subject to various comments relating to design, trees, layout, materials, flood risk and transport.
NHS North East & Cumbria ICB	No objection but the application should contribute £34,000 towards local healthcare provision.
Waste Management - North	No response received.
Climate Change Team	No response received.
Natural England	No objection subject to mitigation.
Strategic Estates	No response received.
Northumbrian Water Ltd	No objection subject to compliance with document titled 'Flood Risk Assessment / Drainage Strategy (Rev C)' dated 20th October 2021.
County Ecologist	No Objection. The proposed development will not impact on protected or notable species or priority habitat. A financial contribution to the Coastal Mitigation Service is required to mitigate impacts from increased recreation on designated nature conservation sites. In accordance with planning

	policy the development should provide an enhancement for biodiversity which can be achieved by using native species in the landscaping scheme and providing 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 and informative information.
Berwick Civic Society	Supports the application.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	43
Number of Objections	4
Number of Support	1
Number of General Comments	0

Notices

General site notice, 1st December 2021

No Press Notice Required.

Summary of Responses:

There have been four objections and a single in support.

Objections

There is a covenant on the site that the land should be used for housing for the elderly

Comment: This is a legal matter and not for the consideration of the planning department.

The site is close to a wastewater treatment plant

Comment: This does not preclude the use of the land for housing. The application has been considered by Public Protection who raise no objection to the proposals.

The applicant does not own the land

Comment: Section 25 of the planning application form confirms that Berwickshire Housing Association own the land and notice was served on them 4th November 2021.

Concern over the safety of the access

Comment: The access has been assessed by Highways and is accepted subject to conditions.

The site is too isolated from existing housing and services

Comment: This is addressed in part seven below.

Residents of the development will suffer from excess noise

Comment: This is addressed in part seven below.

The site / landscape plan shows 2m high fencing whereas the noise assessment shows 3m and 4m high fencing.

Comment: Some part of the fencing may need to be higher to accommodate noise mitigation, but the overall boundary treatments are to be agreed via a condition.

Support

The town is in desperate need of affordable housing to help people get on the housing ladder and address existing shortages.

Comment: Noted.

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=R2MCMRQSKMZ00>

6. Planning Policy

6.1 Development Plan Policy

Northumberland Local Plan

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)

HOU 1 - Making the best use of existing buildings (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)

QOP 1 - Design principles (Strategic Policy)

QOP 2 - Good design and amenity

QOP 4 - Landscaping and trees

QOP 5 - Sustainable design and construction

QOP 6 - Delivering well-designed places

TRA 1 - Promoting sustainable connections (Strategic Policy)

TRA 2 - The effects of development on the transport network

TRA 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 7 - Historic environment and heritage assets

WAT 2 - Water supply and sewerage

WAT 4 - Sustainable Drainage Systems

POL 1 - Unstable and contaminated land

6.2 National Planning Policy

NPPF - National Planning Policy Framework (2021)

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

6.3 Other Documentation

Berwick, Norham and Islandshire and Surrounding Area Housing Needs Assessment 2020

7. Appraisal

7.1 In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, planning applications should be determined in accordance with the development plan, unless material considerations indicate otherwise. In this case the development plan comprises the Northumberland Local Plan 2016 – 2032. National Planning Policy Framework (NPPF) (2021) and Planning Practice Guidance (PPG) are material considerations in determining this application.

- Principle of development including Principal Residence
- Design / Appearance
- Highways Safety / Access / Parking
- Noise
- Contaminated Land
- Ecology
- Drainage / SuDS
- Broadband Connectivity
- Climate Change / Sustainability
- Planning Obligations
- Procedural Matters

Principle of Development

7.2 The site is within the settlement of Tweedmouth on an unallocated site. Policy STP 1 sets out the settlement strategy. In this regard the wider settlement of Berwick-Upon-Tweed is recognised as a Main Town wherein development will be focused including housing. Policy STP 3 sets out the principles of sustainable development wherein subsection (b) seeks to provide a type and mix of homes to meet local housing need and increase choice in the local housing market. The proposal seeks to address a long-standing need for affordable housing in the market area. In this regard the principle of the development is consistent with STP 1 and STP 3.

7.3 Policy HOU 2 (Strategic Policy) supports new housing proposals where they are consistent with the spatial strategy, meets the objectively assessed housing needs and priorities as identified in the Housing Needs Assessment, and makes the best and most efficient use of land.

7.4 Policy HOU 5 requires a range of good quality energy efficient homes. Development proposals will be assessed according to how well they contribute to meeting the needs and aspirations of those living in and seeking to Northumberland as identified in the most recent Housing Needs Assessment.

7.5 It should also be noted that the recent Housing Needs Assessment 2020 identified a significant shortfall of affordable housing in the Berwick catchment area.

This proposal will go some way to addressing this issue. Below are the key findings with respect to affordable housing:

- Around 450 new and existing local households are likely to require affordable housing over the next-5 years;
- When affordable supply from vacancies and new build is considered, there is a net requirement for 169 affordable dwellings over 5-years (34 per annum);
- These should be 0 affordable rent, 169 affordable home ownership;
- Small amounts of affordable rented housing may need to be built to help social landlords meet individual tenants' specific needs or replace stock with regeneration schemes;
- 2 and 3-bedroom affordable home ownership homes are mostly needed.

7.6 Policy HOU 6 covers affordable housing provision. The policy identifies that development of ten or more units are required to provide a provision of affordable housing depending on the market value of the area. Tweedmouth is a 'low value' market area, and the proposal is only required to supply 10% affordable housing. However, the proposal is for 100% affordable units provided by a Registered Provider.

7.7 The proposal will go some way towards meeting these requirements. It should be noted that the proposal seeks to offer affordable rented accommodation. The tenure of the properties has been agreed with Housing Services.

Design and Layout

7.8 Local Plan policy QOP 1 sets out the design principles of the Local Plan. Proposals are expected to make a positive contribution to local character and distinctiveness and contribute to a positive relationship between built and natural features, including landform and topography. Further, proposals should create or contribute to a strong sense of place. The principles of QOP 1 are further enhanced by Policy QOP 3 – Public realm design principles which sets out a several criteria where applicants are expected to improve the public realm. This can be achieved by having a clear definition of private / public spaces, having a clear hierarchy of routes and spaces, which are faced by active frontages and maximise natural surveillance. Proposals should also maximise urban greening through street trees and other vegetation.

7.9 Policy QOP 2 requires good design and amenity. In this regard, development will be required to provide a high standard of amenity for existing and future users.

7.10 In June 2021 new provisions were added to the NPPF in relation to design. Paragraph 129 of the NPPF advises that the guidance contained the National Design Guide, and the National Model Design Code should be used to guide decisions on applications in the absence of locally produced design guides or design codes. Northumberland does not yet have any NPPF-compliant Local Design Guides. Until such time as it does, we must use the National Design Guide and National Model Design Code to guide decisions on applications. In accordance with the new provisions in the NPPF, development that is not well designed should be refused, especially where it fails to reflect government guidance on design. Conversely, significant weight should be given to development which reflects government guidance on design; and/or outstanding or innovative designs which promote elevated levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings

7.11 The proposal seeks to develop 58 affordable homes, as described above. These units will be a mix of semi-detached and detached units. There is a significant backlog of those waiting for units from a Registered Provider and the proposal has been part funded by the council. The proposal is not expected to increase the population of Berwick, but to cater for an existing need.

7.12 The layout is an approximate curving 'z' shape with properties being accessed off this spine road. This has been designed to cater for the maximum number of units to address an existing housing problem, which this development will go a small way towards resolving. The main spine road has been designed to cater for maintenance operations such as the access of the refuse recovery vehicle. Maintenance work will be managed by the applicant, Bernicia Homes.

7.13 Most units are two storeys with some offering accommodation in the roof space. This offers an irregular roof pattern and a series of features offering some diversity of the house design. The applicant has submitted a landscaping plan that will soften and enhance the edges of the site and throughout, but this is expected to be enhanced through a planning condition.

7.14 The proposal is made up of 100% affordable rent houses with a density of 34.12 per hectare. The house types are listed below:

- 9 x 2 bed bungalows
- 2 x 3 bed bungalows
- 13 x 2 bed semi-detached / terrace (two storeys)
- 16 x 3 bed semi-detached (two storeys)
- 12 x 3 bed semi-detached (two and a half storeys)
- 6 x 4 bed semi-detached (two storeys)

7.15 The layout offers a degree of passive security with houses facing onto public areas and some two storey properties, plots 1 - 10, looking over into the adjacent park. In terms of play space there is very little on site but there is a play park immediately adjacent. The applicant uses a mixed palette of materials to demonstrate public and private spaces as well as those that are shared. Conditions will further enhance the development through boundary treatments and finishing materials of the houses. There is no footpath provision into the adjacent park as this is not considered necessary and prevents the formation of a pedestrian 'rat run'. The access to the park will be via the pavement to the front of the site. Pedestrian access is available to employment opportunities in the industrial estates nearby retail units and the town centre.

7.16 The design and layout of the proposal is considered a little basic but given that the applicant is operating to a very tight budget, partly funded by the council, and seeks to address an existing housing problem in the wider locality it is considered that on balance the proposal is consistent with the National Design Guide, NPPF and policies QOP 1, QOP 2 and QOP 4.

7.17 The proposal offers limited open / play space provision. However, the proposal is adjacent the Five Arches Park which is expected to provide the relevant provision.

Highways Safety / Access / Parking

7.18 Policy TRA 1 seeks to promote sustainable connections. Proposals should seek to reduce reliance on private vehicles and maximise sustainable modes of transport. Furthermore, applications should seek to promote good design principles in respect of permeability, connectivity and legibility of buildings and public spaces, and includes access. Applications should also seek to promote and enhance rights of way.

7.19 A Highways Statement has been submitted to support this application. This has demonstrated the previous concerns raised by the Highways Development Management have been addressed. Furthermore, the road layout and access are acceptable in principle but will undertake further assessment under an application for approval under separate legislation administered by Highways.

7.20 Information has been provided with regards to an assessment on road safety in relation to a review of recorded personal injury collision data to assess the road safety aspect of the proposal. TADU data has been provided as previously requested, which shows four slight traffic incidents and one moderately serious incident within the study area. An assessment of the factors indicates that there is no pattern of road safety incidents associated with the site access that would warrant further mitigation and therefore this is acceptable.

7.21 With regards to shared drives, it has been clarified that all units on site are affordable and the whole site will be managed by Bernicia and maintenance of the shared surfaces will be covered by Bernicia which resolves HDM's previous comments in respect to shared surfaces and maintenance.

7.22 Policy TRA 4 sets out the council's parking standards. It is expected that developments will meet these requirements. Details of these standards can be found in the Local Plan appendices.

7.23 On assessment each property caters for the relevant level of parking and is provided within each plot. With regards to Plot 18, there is sufficient width and length for the parking of 2no. vehicles and whilst 'disassociated' or tandem parking is not preferable in the interest of good quality design, it is recognised that overall, the number of plots where this occurs is not the majority and on balance is deemed acceptable. A condition is outlined below to secure details of boundary treatment and street trees to ensure no impact on visibility for vehicles accessing/egressing all parking spaces and vehicular access and to ensure all new streets are tree-lined in accordance with Paragraph 133 of the NPPF (2022).

7.24 Regarding visitor parking, the provision of 58 dwellings requires 15 visitor parking spaces, for which 15 in total are located within the site. 13 VP bays have been provided in the road put forward for adoption and a further 2no. VP bays off a shared surface. Whilst the 2no. VP bays in the turning head in the northern parcel of the land aren't put forward in areas for adoption/create excessive reversing, in this instance if these visitor parking bays were removed it is likely users would end up using the turning head for parking. The applicant has sought to address this by removing the section of 2m footway off the back of the 2no. VP bays to provide more space for a refuse vehicle to safely turn and this does not impact on access to Plot 23 and 24 respectively, therefore is deemed acceptable.

7.25 Considering the above the proposal is consistent with policies TRA 1 and TRA 2 of the NLP and relevant sections of the NPPF.

Noise

7.26 Policy QOP 2 of the Northumberland Local Plan 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, and sets out several criteria which development will be assessed against. Paragraph 130 of the NPPF also seeks to ensure that developments will create places with a high standard of amenity for existing and future users.

7.27 The site is impacted by noise from the East Coast Main Line (ECML), the A698 road and the adjacent industrial estate, particularly Allan Brothers Ltd. To address this potential noise impact the applicant has submitted an assessment with the following mitigation measures:

- Acoustic barriers ranging from 1.8 metres to 4.0 metres in height along the south-west, east and part of the north-east external parts of the site.
- Acoustic barriers of 1.8 metres in height around and between a number of internal plots.
- The facades of fifteen plots to have bedroom only noise attenuation consisting of glazing with noise attenuation of ≥ 27 Rw + Ctr (options Pilkington 6/16/6.4 or Saint Gobain 6/16/4) and alternative trickle ventilations achieving ≥ 31 Dne,w + Ctr (options RW Simon Framvent or Greenwoods 6000 S) OR System 3 – Continuous mechanical extract (MEV).
- The facades of six plots to have bedroom and living room noise attenuation consisting of glazing with noise attenuation of ≥ 27 Rw + Ctr (options Pilkington 6/16/6.4 or Saint Gobain 6/16/4) and alternative trickle ventilations achieving ≥ 31 Dne,w + Ctr (options RW Simon Framvent or Greenwoods 6000 S) OR System 3 – Continuous mechanical extract (MEV).
- The facades of two plots to have living room only noise attenuation consisting of glazing with noise attenuation of ≥ 25 Rw + Ctr (options Pilkington 4/16/4 or Saint Gobain 4/16/4) and alternative trickle ventilations achieving ≥ 31 Dne,w + Ctr (options RW Simon Framvent or Greenwoods 6000 S) OR System 3 – Continuous mechanical extract (MEV).
- The facades of four plots to have bedroom only noise attenuation consisting of glazing with noise attenuation of ≥ 25 Rw + Ctr (options Pilkington 4/16/4 or Saint Gobain 4/16/4) and alternative trickle ventilations achieving ≥ 31 Dne,w + Ctr (options RW Simon Framvent or Greenwoods 6000 S) OR Any AD-F ventilation strategy feasible.
- The number of plots with bedrooms impacted by noise (in varying degrees) are approximately nineteen.
- The main impacted block is Plots 1 to 10 where the greater noise attenuation is required.

7.28 A condition has been recommended by Public Protection for final details of enhanced glazing and alternative ventilation to be submitted once these have been specified and/or ordered by the applicant. The list of conditions also requires details of boundary treatments and landscaping. The latter should try and mitigate, where possible, the impacts of the taller fencing.

7.29 Considering the above the proposal is consistent in this regard with policy QOP 2

Contaminated Land

7.30 Policy POL 1 sets out that 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.

7.31 In this instance a geoenvironmental assessment has discovered the site is underlain in parts with a substantial amount of made ground and whilst no elevated contaminants have been detected above guideline limits, the material is “...*texturally unsuitable to remain within proposed plot gardens and incapable of supporting healthy plant growth*”

7.32 The applicant’s supporting report has proposed that a remediation strategy is produced to confirm the final options for the clean cover system. This is acceptable to the Environmental Protection Team and the condition has been left as the remediation strategy has suggested that the contractor’s method statement (which should mirror these proposed works) be submitted alongside the remediation strategy at some time prior to the main preparatory groundworks commencing.

7.33 Once all groundworks are complete, it is expected that the applicant will submit a closure (verification) report to demonstrate the remediation has been carried out as proposed in the remediation strategy and the contractor’s method statement.

7.34 The proposal is consistent with the provisions of policy POL 1.

Ecology

7.35 Policies ENV 1 and ENV 2 expect development proposals to support biodiversity and minimise impacts on ecology. This application is supported by an ecology assessment, updated in July 2022 (Ecological Impact Assessment, Dendra Consulting Ltd, July 2022). The main habitat on site modified grassland of low species diversity, hardstanding/cleared land from the former buildings (demolished around 2018/9), lines of trees and hedgerows.

7.36 Intact native species hedgerows are a Habitat of Principal Importance under s41 of the Natural Environment and Rural Communities (NERC) Act and the hedgerow along the western site boundary has been classified as such, this hedgerow is outside of the red line boundary and will be retained and protected within the development, as shown on the submitted Tree Protection Plan. There are two hedgerows within the site, a beech amenity hedge and another composed of Himalayan cotoneaster which is a non-native invasive species and is listed on Schedule 9 of the Wildlife and Countryside Act in England and Wales therefore, it is also an offence to plant or otherwise cause to grow these species in the wild.

7.37 At its closest point, the site is located within 350m of the designated Tweed Catchment Rivers - England: Lower Tweed and Whiteadder Site of Special Scientific Interest (SSSI) and Tweed Estuary Special Area of Conservation (SAC). The development site is separated from these by agricultural land, hedgerows and woodland and therefore direct and indirect impacts during construction would not be anticipated. Recreational impacts because of the development can be addressed through the strategic Coastal Mitigation Service. The development will be connected to the Northumbrian Water combined sewer network for both foul and surface water, and the site is not in a Nutrient Neutrality catchment area and therefore there are no concerns in this regard.

7.38 The site has limited potential to support protected species, however three woodcrete bat boxes are attached to tree T57, a mature beech tree, which were required as mitigation associated with the demolition of the buildings on site. These boxes were checked by the consultant ecologist and do not currently support roosting bats. This tree will be felled as part of the proposed development. The bat boxes will need to be checked by a licenced ecologist immediately prior to removing and should be relocated on a retained mature tree on the eastern boundary of the site. Applicants and contractors should note that the protected species legislation operates independently of the planning system; planning consent does not override this, and it is their responsibility to be aware that there is a chance of encountering protected species during works.

7.39 The applicant has used the Defra Biodiversity Net Gain Metric to quantify losses and gains on site because of the development. Following the enactment of the Environment Act 2021 but during the two-year transition period prior to 10% Biodiversity Net Gain measured using the Defra Metric becoming mandatory in November 2023, Northumberland County Council remains with the NPPF position of requiring net gain through development but not of a specified percentage. As set out in Planning Practice Guidance net gain can also be achieved through a range of measures such as bird and bat boxes as well areas of new and enhanced habitat. To provide an enhancement for biodiversity within the design of the development integrated bird and bat boxes at a ratio of 1 per dwelling (58 in total across the site) will be built into the new houses, as outlined in the updated Ecological Impact Assessment, Dendra Consulting Ltd, July 2022.

7.40 Detailed landscape proposals have been submitted for the site. This includes new lengths of native species-rich hedgerows, and a small area of native species scrub and wildflower grassland in the southern corner of the site. Planting around the housing includes non-native species, although some which are beneficial to pollinators such as hebe and lavender. Retained boundary trees and hedgerows are shown on the submitted Arboricultural Method Statement (Tree Protection Plan) by AllAboutTrees Ltd.

7.41 The site lies within proximity to the Northumberland coastal designations. As a result, the developer is required to contribute to the Coastal Mitigation Service (CMS). Contribution to the CMS enables a conclusion of no adverse effect on site integrity to be reached when a planning application is subject to appropriate assessment, without the developer having to commission any survey or mitigation work. Similarly, it enables a conclusion of no adverse effect on the interest features of coastal SSSIs. The contribution for major developments (10 or more units) is set at £615 per unit within 7km of the coast.

7.42 It is considered that planning conditions can be used to secure the above enhancements for biodiversity within the design of the development, specifically built-in bird and bat boxes and new native species-rich hedgerows and native trees in the landscaping that would be compliant with the NPPF and Local Plan Policy ENV2.

Drainage / SuDS

7.43 Local Plan policy WAT 3 requires that proposals consider the potential for on-site and off-site flood risk from all potential sources. WAT 4 sets out that SuDS will be a requirement for any development where it is necessary to manage surface water drainage.

7.44 During the application determination process the applicant reduced the number of units to incorporate SuDS basins and a fully detailed drainage strategy. Although Northumbria Water did not raise any objections to the original rate of water flow entering their system this could have caused flooding further along the network and the discharge rate needs to be agreed with the LLFA. To this end a Greenfield run-off rate was agreed by using a series of SuDS techniques. This did result in a reduction of units but this is required to meet the requirements of NPPF and policies WAT 3 and WAT 4. The drainage strategy forms part of the approved plans and documents under condition two and a verification report will be required.

7.45 The proposal is consistent with policies WAT 3 and WAT 4.

Communications

7.46 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.

7.47 The current application does not state whether full-fibre broadband connections are proposed. However, the site is in Tweedmouth /Berwick where internet connections are widely available from a range of providers. It is considered that a condition is required to secure internet connections in this location and the proposal is readily consistent with Policy ICT2 of the Northumberland Local Plan and Paragraph 114 of the NPPF.

Climate Change

7.48 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.

7.49 Local Plan Policy QOP1 sets out a number of 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.

7.50 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.

7.51 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.

Planning Obligations

7.52 Policy INF 6 covers the planning obligations usually sought during the determination of qualifying applications. In this instance contributions would usually be sought for Coastal Mitigation Scheme, healthcare, and education. The former is non-negotiable as it relates to an existing method to adhere to the Habitat Regulations Appraisal (HRA) as agreed between NCC and Natural England.

7.53 The proposal is being part funded by the council's housing delivery scheme. Colleagues in Housing Services have confirmed that this grant is necessary to deliver the scheme and without it the proposal is not viable. In this regard subsection 3c states that planning obligations will only be sought where they are fair and reasonably related in scale and kind to the development. It has been suggested that this money could be raised by changing the proposals to a mixed scheme providing some open market housing. This is not reasonable and goes against the idea of addressing the current lack of affordable housing in the area.

7.54 As part of this assessment officers have sought external advice with respect to viability. This has confirmed that the proposal is not currently viable and obligations should not be sought. However, it is necessary to secure funds towards the Coastal Mitigation Service as explained above.

7.55 Given the proposal is for affordable housing by a Registered Provider part funded by the council who has confirmed without which it is unviable then it would not be reasonable to impose the requirements of Education and Healthcare in this instance.

7.56 In this regard the proposal is consistent with policy INF 6.

Procedural Matters

Equality Duty

7.57 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

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

Human Rights Act Implications

7.59 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.

7.60 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.

7.61 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 and the Planning Balance

8.1 The application represents a much-needed boost to the current affordable housing market of Berwick-Upon-Tweed housing catchment area. It is accepted that the location might not be the most appropriate being close to existing industrial operations and the required noise mitigation measures. However, sites within the settlement boundary are limited and a residential care home was previously operational on the land. In this regard the principle of residential development must be considered acceptable and consistent with the settlement strategy set out in policy STP 1.

8.2 During the processing of the application the number of units was reduced from 61 to 58. This allowed for a detailed SuDS offering to be developed and ensure there was no flood risk further down the Northumbrian Water network. This also resulted in a more appropriate density and layout. It is considered that the proposal is consistent with the relevant design policies of the Local Plan and meets the technical requirements for flood risk and SuDS.

8.3 The application has been assessed in detail by council officers and external consultees. In the planning balance the proposal is consistent with the provisions of the local plan and officers recommend the application for approval subject to conditions.

9. Recommendation

That this application be GRANTED permission subject to the following conditions and a s106A for the contribution of £35,670 towards Coastal Mitigation Service (CMS):

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. Approved Plans and Documents

The development hereby permitted shall be carried out in complete accordance with the approved plans. The approved plans and documents for this development are: -

Approved Plans

Location Plan 000 P1
Proposed Site Plan 100 P13
Proposed Site Plan – Colour Version 101 P13
Proposed Site Plan – Ground Floor Plans 102 P6
Proposed External Finishes Plan 103 P8
Proposed Bin and Cycle Storage Plan 104 P6
Proposed Roof Plan 105 P5
Proposed Levels 11 P4
Surface Finishes and Kerbing Layout 61 P2
Proposed Streetscenes 300 P5

House Types

Proposed HT 1 Plans and Elevations 200 P3
Proposed HT 2 Plans and Elevations 201 P3
Proposed HT 3 Plans and Elevations 202 P3
Proposed HT 4 Plans and Elevations 203 P3
Proposed HT 5 Plans and Elevations 204 P3
Proposed HT 6 Plans and Elevations 205 P3

Landscaping and Trees

Landscaping plans (Detailed landscape proposals Sheet 1 DWG. No. c-1979-01 Rev B and Sheet 2 DWG. No. c-1979-02 Rev B, PDP Associates, September 2021.
Arboricultural Method Statement (Tree Protection Plan) should form part of the approved documents.

Drainage Strategy

Flood Risk Assessment and Drainage Strategy Report Number: 20204-FRA & DS-Revision: G produced by Coast Consulting dated 13.01.2023
Drainage Strategy Layout sheet 1 Ref: DS01 Rev P5 produced by Coast Consulting dated 13.01.2023
Drainage Strategy Layout sheet 2 Ref: DS02 Rev P2 produced by Coast Consulting dated 01.12.2022
SuDS Detention basin Sections Ref: DS03 Rev P3 produced by Coast Consulting dated 01.12.2022
SuDS Construction Details Sheet 2 Ref: DS06 Rev P3 produced by Coast Consulting dated 01.12.2022
SuDS Construction Details Sheet 3 Ref: DS05 Rev P3 produced by Coast Consulting dated 01.12.2022 (Geo cellular storage)
SuDS Construction Details Sheet 3 Ref: DS07 Rev P2 produced by Coast Consulting dated 01.12.2022 (Hydrobrake)
Section 6. SuDS Operation and Maintenance of Seton Hall Berwick, Flood Risk Assessment and Drainage Strategy Report Number: 20204-FRA & DS-Revision: G produced by Coast Consulting dated 13.01.2023

Approved Documents

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

03. Approved Materials

Prior to the commencement of works above damp-proof course level the developer shall provide details of the external finishing materials for the approval of the planning authority. Once approved the development shall be completed as per these approved details.

Reason: To ensure consistency with policies QOP 1 and QOP 2 of the Local Plan.

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

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);

Photographs of the surface water system being installed as per the agreed scheme including flow controls, storage structures and any other SuDS components.

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.

05. Surface Water During Construction

Prior to the commencement of works 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. Once agreed works shall be carried out as per these details.

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.

06. Noise - Protection of Individual Rooms

The building envelope shall be constructed so as to provide sound attenuation against external noise, to not exceed an internal noise level 35dB LAeq during the day and 30dB LAeq & 45dB LAMax at night. Details of the final glazing and ventilation option(s) shall be submitted to the Local Planning Authority prior to any works above damp-proof course level of any building for approval in writing. This should confirm the glazing and alternative ventilation as proposed in the Noise Impact Assessment

(produced by Apex Acoustics, ref: 9079.2 Rev B and dated 7th October 2021) or an equivalent achieving the same or better noise attenuation.

Reason: To provide a commensurate level of protection against obtrusive noise

07. Land Contamination Remediation

The development hereby permitted shall not be commenced until a scheme to deal with any contamination of land or pollution of controlled waters has been submitted to and approved in writing by the Local Planning Authority and until the measures approved in that scheme have been implemented. The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement in writing: a). A written Method Statement (or Remediation Strategy) detailing the remediation requirements for the land contamination and/or pollution of controlled waters affecting the site shall be submitted 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 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.

08. Contaminated Land Verification

The development hereby permitted shall not be brought into use or continue in use until two full copies of a full closure (Verification Report) report shall be submitted to and approved by the Local Planning Authority. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the closure report to demonstrate that the required remediation has been fully met.

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.

09. Contamination not Previously Discovered

If during development, contamination not previously considered is identified, then an additional method statement regarding this material shall be submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until the 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.

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.

10. Noisy Working Hours

During the construction period, there should be no noisy activity from mobile plant, pneumatic equipment, power tools etc. audible at the site boundary, on Sundays or Bank Holidays or outside the hours: Monday to Friday - 0800 to 1800. Saturday 0800 to 1300.

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

11. Biodiversity Enhancement

Prior to construction above damp-proof course level, a scheme for the provision of integrated bird box and bat box/roosting features at a ratio of at least one per dwelling shall be submitted to and agreed in writing by the local planning authority. The scheme shall detail the location, height, orientation, numbers and specification of the provision. This should include swift bricks in groups of four to six on suitable gable ends. The scheme will be fully implemented as approved.

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

12. Landscaping

The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion or first occupation of the development, whichever is the sooner.

Reason: To conserve and enhance local biodiversity in line with the NPPF and Local Plan Policy ENV2 and QOP4.

13. Completion of highway works before occupation

Works shall not commence on the highway elements until details of the proposed highway works (new vehicular and pedestrian access arrangements, reinstatement of the existing access, together with associated works and all signage, drainage, street lighting and necessary associated 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.

14. Construction Method Statement (including Plan)

Notwithstanding the details submitted, 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. details of the size and number of HGV's associated with the construction phase of 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 TRA 2 of the Northumberland Local Plan.

15. Details - 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.

16. Implementation of car parking area

No dwelling shall be occupied until the car parking area indicated on the approved plans 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.

17. Estate Street Phasing and Completion Plan

No development shall commence until an Estate Street Phasing and Completion Plan has been submitted to and approved in writing by the Local Planning Authority. The Estate Street Phasing and Completion Plan shall set out the development phases, completion sequence and construction standards that estate streets serving each phase of the development will be completed. The development shall then be carried out in accordance with the approved Estate Street Phasing and Completion Plan.

Reason: To ensure estate streets serving the development are completed in the interests of residential amenity and highways safety, in accordance with the NPPF and policies TRA 1 and TRA 2 of the NLP.

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 highways safety, in accordance with the NPPF and Policies TRA 1 and TRA 2 of the NLP.

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. Implementation of cycle parking

No dwelling shall be occupied until cycle parking (within garage spaces) 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.

21. 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 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.

22. Broadband Connection

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

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

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

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

23. Climate Change

Notwithstanding the details submitted with the application, prior to the construction of any unit 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.

24. Prior to the construction of any dwelling above damp proof course level, a scheme to demonstrate how at least 50% of the new dwellings will meet or exceed the enhanced accessibility and adaptability housing standards in compliance with Requirement M4(2) of the Building Regulations (or any equivalent successor standards) shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken fully in accordance with the approved scheme.

Reason: To ensure that the new homes are accessible and adaptable to meet the needs of residents now and in the future, in accordance with Policy HOU 11 of the Northumberland Local Plan and the National Planning Policy Framework.

Informative

Best practice during construction for nature conservation

To avoid and mitigate potential impacts on biodiversity during construction the following best practices should be implemented:

i To avoid potential impacts on nesting birds the removal of trees and hedgerows should avoid the nesting bird period March - August inclusive.

ii Contractors should be aware of the potential to spread invasive non-native plant species either from or onto the site and take appropriate biosecurity measures to avoid this, guidance on what to do can be found here <https://www.nonnativespecies.org/what-can-i-do/training/site-workers/>. On site there is a hedgerow of Himalayan cotoneaster which is listed on Schedule 9 of the Wildlife and Countryside Act in England and Wales therefore, it is also an offence to plant or otherwise cause to grow these species in the wild.

iii To protect trees retained on and adjacent to the site, all works should be carried out in accordance with the site-specific Arboricultural Method Statement (Tree Protection Plan) by AllAboutTrees Ltd and guidance set out in BS5837:2012 Trees in Relation to Design, Demolition and Construction: Recommendations British Standards Institution, 2012.

iv) All works on site should adhere to the Pollution Prevention Guidance for Businesses provided by DEFRA and the Environment Agency. For further information follow the link: <https://www.gov.uk/guidance/pollution-prevention-forbusinesses>

Removal of bat boxes

There are 3 bat boxes are attached to tree T57, a mature beech tree within the site. All species of bat and their roosts (whether occupied or not) are strictly protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended). It is therefore essential that the bat boxes are checked by a suitably licensed ecologist prior to their removal. The boxes should be relocated to a retained mature tree on the eastern boundary of the site.

Applicants and contractors should note that the protected species legislation operates independently of the planning system. Planning consent does not override this, and it is their responsibility to be aware of the law and their responsibilities when working on site.

Burning Materials Onsite

There shall be no burning of any material associated with the construction phase on the site.

Statutory Nuisance

The effectiveness of the development's design in ensuring that a nuisance is not created is the responsibility of the applicant / developer and their professional advisors / consultants. Developers should, therefore, fully appreciate the importance of obtaining competent professional advice.

In all cases, the Council retains its rights under Section 79 of the Environment Protection Act 1990, in respect of the enforcement of Statutory Nuisance.

S278 / S38 / S59 / S184 Requirements

Agreement with the Highway Authority required pursuant to the Highways Act 1980 to deliver the full scheme of highway works associated with the site and adoption of the revised internal layout as public highway Works in the public highway are likely to include the facilitation of the new access to the site from the A698, reinstatement of the existing access to the site from the A698, provision of pedestrian access to the site and all signage, drainage, street lighting and necessary associated works.

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 (Amended)

You are advised that offsite highway works required in connection with this permission, including amended new site access arrangements (vehicular and pedestrian), reinstatement of existing access, and any associated streetlighting, drainage and street signage, will require an agreement under section 278 of the Highway Act 1980. These works should be carried out before first occupation of the development. 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.

Contact Traffic Management

You are advised to contact the Council's Traffic Management Section at highwaysprogramme@northumberland.gov.uk before and during the construction period in respect of any required temporary traffic management measures to allow access to the site.

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 - Estate Street Phasing and Completion Plan

The applicant is advised to obtain the written approval of the Local Highways Authority for the details required under the condition regarding Estate Street Phasing and Completion Plan, prior to the submission of such details to the Local Planning Authority in seeking to discharge the condition. Such details, as may be submitted to the Local Highways Authority, could be subject to technical and safety assessments / audits, which may result in changes to the layouts and alignments as shown on any indicative layout(s) approved by virtue of the planning permission. The applicant is advised that the Local Planning Authority may reject details submitted to them for the discharge of the condition without evidence of technical approval from the Local Highway Authority. You can contact the 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 Management and Maintenance of Estate Streets, 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 Submission of details of adoptable streets 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.

Road Safety Audits

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

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).

Security

Recommend the applicant considers building the development to the specifications set out in the police approved security scheme Secured by Design, details of which can be found at www.securedbydesign.com and following the links to SBD Homes 2019 in the Design Guides section.

Background Papers: Planning application file(s) 21/04453/FUL