



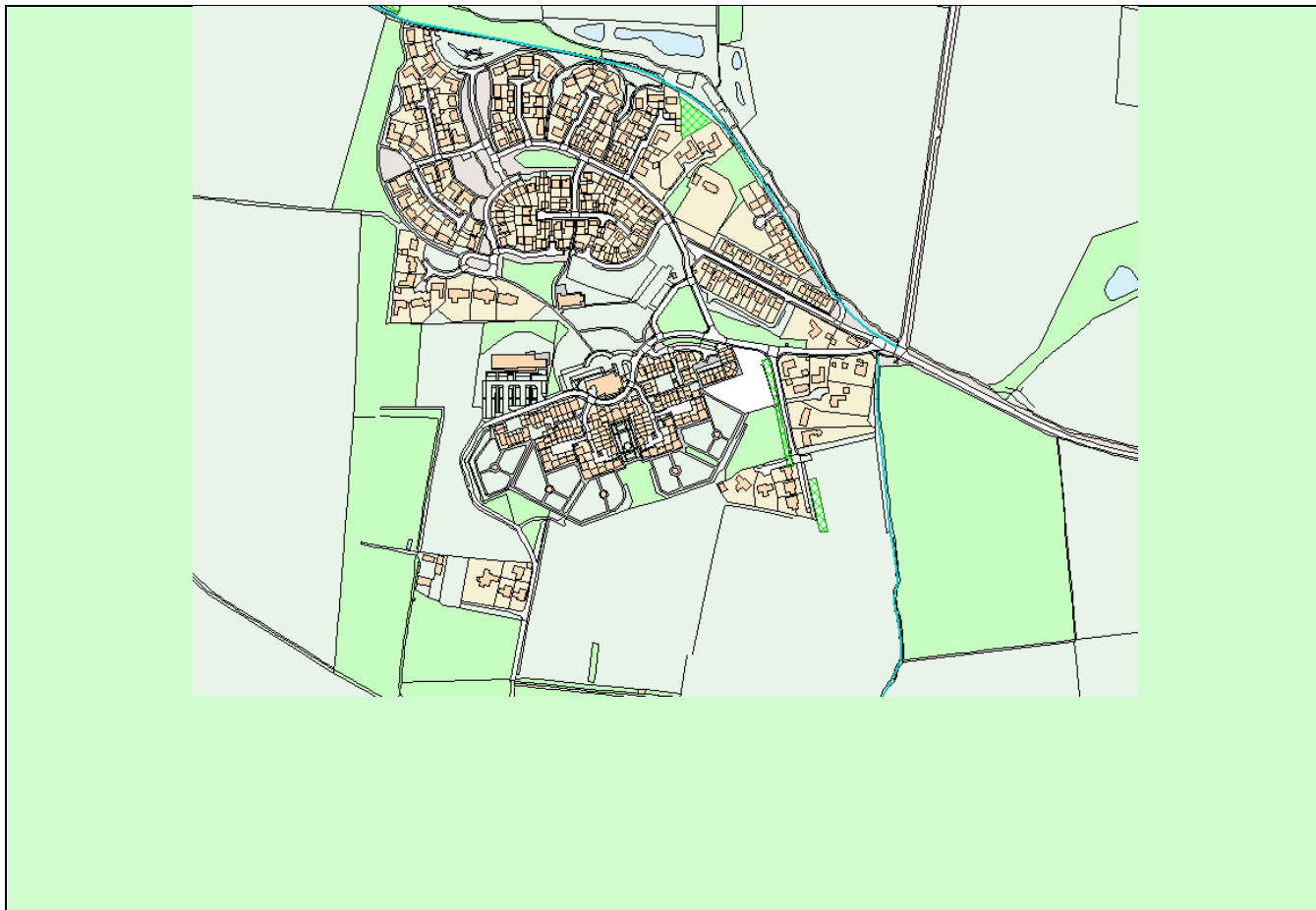
Northumberland County Council

CASTLE MORPETH LOCAL AREA COMMITTEE 10TH JULY 2023

Application No:	22/02923/FUL		
Proposal:	Provision of playing field, including pitch drainage, and landscaping of viewing mounds.		
Site Address	St Marys Hospital Development Site, St Marys Hospital Drive, Stannington, Northumberland NE61 6BL		
Applicant:	Mrs Emma Moon Bellway House, Kings Park, Kingsway North, Team Valley Gateshead NE11 0JH	Agent:	Mr Joe Ridgeon Unit 3, Hexham Enterprise Hub, Burn Lane, Hexham, NE46 3HY
Ward	Ponteland East And Stannington	Parish	Stannington
Valid Date:	5 October 2022	Expiry Date:	12 May 2023
Case Officer Details:	Name: Richard Laughton Job Title: Senior Planning Officer Email: richard.laughton@northumberland.gov.uk		

Recommendation: This application is MINDED TO GRANT planning permission subject to the conditions within the report and a S106 to secure £240,566 for the loss of playing pitches and £45,447 for alternative pavilion provision.





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Recommendation: This application is MINDED TO GRANT planning permission subject to the conditions within the report and a S106 to secure £240,566 for the loss of playing pitches and £45,447 for alternative pavilion provision.

1. Introduction

1.1 Following the receipt of a petition from residents of St Mary's Park in respect of details of the original planning permission not having been fulfilled, it is appropriate to have this application determined at the Local Area Planning Committee by Members given the significant local interest.

2. Description of Proposals

2.1 The application seeks full planning permission for the provision of a playing pitch, including pitch drainage and landscaping of viewing mounds. This application has been submitted alongside application 22/02924/VARYCO, also to be considered at the Castle Morpeth Local Area Committee on 10th July 2023. Both applications relate to St Mary's Park, Stannington.

2.2 The proposal seeks to supersede condition 10 of the original planning permission for mixed use development; 172 residential units (66 by conversion/106 new-build), 53,000 sq ft (approximately) of commercial development, associated landscaping including restoration of registered gardens and associated highway access improvements off and on-site (Ref: CM/20060893). Condition no.10 is shown below:

No development shall take place until a scheme for the restoration and/or provision of playing fields and associated facilities, and their availability to the community has been submitted to and approved in writing by the local planning authority. The scheme shall include an assessment of the current playing field quality and measures to improve it, details of the refurbishment or replacement of the pavilion and details of a management plan to ensure use of the facilities by the community. Development shall take place in accordance with the approved.

Reason: In the interests of retaining and improving sports facilities and their accessibility to the community.

2.3 In removing condition no.10 from the original planning permission, it will result in a loss of 1.7has of playing pitch provision. To mitigate this, a Section 106 legal obligation is proposed which will provide a community fund for the provision of new, or improvements to existing, outdoor sports facilities or recreation facilities within the local area, which are to be open for use by the general public.

2.4 The principle of the specification is to level, drain, seed and cultivate the playing field and these details, along with an outline of the management proposals, has already been agreed during previous discussions with Sport England. Delivery of the pitch will be commenced at the earliest opportunity following planning permission being granted.

2.5 With regard to the previously proposed pavilion, Sport England undertook discussions with the national governing bodies for various sports, which did not indicate any current or likely interest in teams using the proposed facilities. Whilst it was acknowledged the pitch could potentially be used, there is concern that the pavilion might not. If it were not used, this could potentially quickly fall into disrepair and become dilapidated.

2.6 It is, however, recognised that circumstances could change. It is proposed, therefore, that the money which would have been spent on the pavilion will be provided to the Council to be held in trust as a community fund, whilst the use of the playing field is further considered and, if and where necessary, the money can be best invested in an appropriate on-site facility which meets future users' needs. If after a defined period of time no on-site facilities have been identified as being necessary/sustainable, the funding would be made available for other appropriate local sporting infrastructure in Northumberland.

2.7 This application proposes, therefore, to supersede the existing planning permission in relation to the sport pitches and the associated Section 106 legal agreement would facilitate the above proposed approach for both the playing pitches and community fund in lieu of the previously proposed pavilion.

3. Planning History

Reference Number: 19/00718/DISCON

Description: Discharge of conditions : Condition 10 (drainage and landscaping) related to planning approval CM/20060893

Status: Refused

Reference Number: 21/04194/DISCON

Description: Discharge of Condition 6 on approved application 14/03197/FUL

Status: CONREF

Reference Number: CM/20100269

Description: Reserved Matters: Mixed use development (This reserved matters refers to the Gastro Pub only) 172 residential units, 32000 ft2 (approx) of commercial development, associated landscaping including restoration of registered gardens and associated highways access improvements off and on site.

Status: Approved

Reference Number: CM/97/D/362

Description: Virtual reality world

Status: Approved

Reference Number: 13/03761/VARYCO

Description: Variation to condition 2 (approved plans) from planning approval 11/02980/FUL

Status: Approved

Reference Number: 15/02431/DISCON

Description: Discharge of condition 13 (surface water) from planning approval 13/03761/VARYCO

Status: Approved

Reference Number: 17/00184/DISCON

Description: Discharge of Conditions 15 (Ground Gases), 18 (Surface Water), 23 (Landscape Plan) for Planning Permission 15/03676/FUL - Proposed erection of 59 residential dwellings (C3 Use Class) and associated access, landscaping and engineering works (supplementary information received 02.03.2017)

Status: Approved

Reference Number: 17/00692/DISCON

Description: Discharge of Condition 13B (Remediation Written Method Statement) for Planning Permission 15/03676/FUL - Proposed erection of 59 residential dwellings (C3 Use Class) and associated access, landscaping and engineering works

Status: Approved

Reference Number: 17/00693/DISCON

Description: Discharge of Condition 16 (Gas Report) for Planning Permission 15/03676/FUL - Proposed erection of 59 residential dwellings (C3 Use Class) and associated access, landscaping and engineering works

Status: Approved

Reference Number: 17/00696/DISCON

Description: Discharge of Condition 15A (Contamination Desktop Study), B (Contamination Site Investigation) and 15C (Remediation Written Method Statement) for Planning Permission 16/00221/FUL - Demolition of the existing building and erection of 3 residential dwellings (C3 Use Class) and associated access, landscaping and engineering works (amended description)

Status: Approved

Reference Number: 17/02269/DISCON

Description: Discharge in part of Condition 10 of planning permission reference CM/20060893 - Details regarding replacement pavilion building

Status: Approved

Reference Number: 17/03190/DISCON

Description: Discharge of condition 18 (validation and verification report - ground gases) on approved planning application 16/00221/FUL.

Status: Approved

Reference Number: 17/04116/DISCON

Description: Discharge of Condition 13 (c) (full closure report) on approved planning permission 15/03676/FUL

Status: Refused

Reference Number: 17/04381/DISCON

Description: Discharge of Condition 16 (gas report) on approved planning application 15/03676/FUL

Status: Approved

Reference Number: 17/04510/DISCON

Description: Discharge of Condition 15 in part (landscape management plans) on approved planning application 14/03197/FUL (as amended 15/01/18)

Status: Approved

Reference Number: 18/00132/DISCON

Description: Discharge of conditions 2 (phasing program), 6 (foul and surface water drainage) and 10 part (scheme for restoration) on approved planning application CM/20060893.

Status: CONREF

Reference Number: 18/02739/DISCON

Description: Discharge of Condition 16 (validation and verification report) on approved planning application 15/03676/FUL

Status: Approved

Reference Number: 18/03202/DISCON

Description: Discharge of Condition 10 (Playing field assessment TGMS report) on approved Planning application CM2006/0893 P/T

Status: Refused

Reference Number: 19/00718/DISCON

Description: Discharge of conditions : Condition 10 (drainage and landscaping) related to planning approval CM/20060893

Status: Refused

Reference Number: 19/01747/DISCON

Description: Discharge of condition 15 (Ecology) relating to planning permission 14/03197/FUL

Status: Approved

Reference Number: 19/03825/DISCON

Description: Discharge of conditions : 6d relating to planning approval 14/03197/FUL

Status: Approved

Reference Number: 20/00404/NONMAT

Description: Non material amendment (addition of approved plans condition) pursuant to planning application CM/20080874

Status: Approved

Reference Number: 20/01164/DISCON

Description: Discharge of conditions : 6d (contaminated land) in part re plots 53-56, 59, 85-91, 102 and 134-135 related to planning approval 14/03197/FUL

Status: Approved

Reference Number: 21/04194/DISCON

Description: Discharge of Condition 6 on approved application 14/03197/FUL

Status: CONREF

Reference Number: CM/20100319

Description: Variation Condition 6 on CM/20080874 (reserved matters).

Status: Approved

Reference Number: CM/20100269

Description: Reserved Matters: Mixed use development (This reserved matters refers to the Gastro Pub only) 172 residential units, 32000 ft2 (approx) of commercial development, associated landscaping including restoration of registered gardens and associated highways access improvements off and on site.

Status: Approved

Reference Number: CM/20100005

Description: Reserved Matters: Mixed use development (this reserved matters relates to commercial only) 172 residential units, 52000 ft2 (approx) of commercial development, associated landscaping, including restoration of registered gardens and associated highways access improvements off and on site.

Status: Approved

Reference Number: CM/20060893

Description: Mixed use development : 172 residential units (66 by conversion / 106 new build) 53,000 sq ft (approx) of commercial development, associated landscaping including restoration of registered gardens and associated highway access improvements off and on site

Status: Approved

Reference Number: CM/04/D/611

Description: Mixed use development - 178 dwellinghouses (66 by conversion and 112 new build), community centre, bistro, sports facilities, restoration of gardens and improved highway access.

Status: Refused

4. Consultee Responses

Lead Local Flood Authority (LLFA)	No objection
The Coal Authority	No objection – to add informative re coal mining activity.
Sport England	Objection – wish to see Olympic Quality grass seed mix used for whole extend of the drained playing field

Stannington Parish Council	No response received.
Highways	No issues arise from proposal.
County Ecologist	No objection subject to conditions.
The Gardens Trust	No objection.
Sport England	No response received.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	76
Number of Objections	75
Number of Support	0
Number of General Comments	1

Notices

General site notice,
No Press Notice Required.

Summary of Responses:

- Proposals are not what was promised
- NCC have allowed Bellway to renege on what should have been delivered
- Bellway have used site as a dumping ground
- Viewing mounds are a waste and not needed
- Site is an eye sore
- Residents cannot enjoy the area
- Promises of a cricket pitch and pavilion were one of the reasons for choosing to live at St Mary's, they were actively promoted in the sales pitch

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=RGI1BPQSIUB00>

6. Planning Policy

6.1 Development Plan Policy

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

Policy STP 1 - Spatial strategy (strategic policy)

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

Policy STP 3 - Sustainable development (strategic policy)

Policy STP 5 - Health and wellbeing (strategic policy)

Policy STP 7 - Strategic approach to the Green Belt (strategic policy)

Policy STP 6 – Green infrastructure (Strategic Policy)
Policy STP 8 - Development in the Green Belt (strategic policy)
Policy HOU 9 - Residential development management
Policy QOP 1 - Design principles (strategic policy)
Policy QOP 2 - Good design and amenity
Policy QOP 4 - Landscaping and trees
Policy QOP 5 - Sustainable design and construction
Policy QOP 6 - Delivering well-designed places
Policy ENV 2 - Biodiversity and geodiversity
Policy ENV 3 – Landscape
Policy ENV 7 – Historic environment and heritage assets
Policy WAT 1 – Water Quality
Policy WAT 2 – Water supply and Sewerage
Policy WAT 3 - Flooding
Policy WAT 4 - Sustainable Drainage Systems
Policy INF 1 – Delivering Development Related Infrastructure
Policy INF 2 – Community Services and Facilities
Policy INF 5 – Open spaces and facilities for sport provision
Policy INF 6 - Planning obligations

6.2 National Planning Policy

National Planning Policy Framework (2021) (NPPF)
National Planning Practice Guidance (2021) (NPPG)

6.3 Neighbourhood Planning Policy

Stannington Neighbourhood Plan 2018

Policy 1 – Assets of Community Value
Policy 2 – New and extended Community Facilities
Policy 4 – Local green space and recreational provision
Policy 10 – Design and Character

6.4 Other Documents/Strategies

N/A

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 of the Northumberland Local Plan (NLP) and the Stannington Parish Neighbourhood Plan (SNP). The National Planning Policy Framework (NPPF) (2021) and Planning Practice Guidance (PPG) are material considerations in determining this application.

- Principle of development (open countryside and Green Belt)
- Landscaping
- Ecological impacts
- Drainage
- Planning obligations

Principle of development

Open countryside

7.2 Policy STP 1 of the NLP, read in conjunction with the Policies Map which accompanies the Plan, identifies main towns, service centres and service villages across the county where sustainable development can be located. The application site is located out with any defined boundary and is therefore recognised as open countryside land.

7.3 Part g) of policy STP 1 restricts development in the open countryside and states that it will only be supported if it can be demonstrated that:

- 'i. Supports the sustainable growth and expansion of existing business or the formation of new businesses in accordance with Policy ECN 13; or
- ii. Supports the development and diversification of agricultural and other land-based rural businesses in accordance with Policy ECN 14; or
- iii. Supports sustainable rural tourism and leisure developments in accordance with Policy ECN 15; or
- iv. Provides for residential development in accordance with Policies HOU 7 or HOU 8; or
- v. Supports the retention, provision or improvement of accessible local services and community facilities which cannot be provided in settlements, in accordance with Policy INF 2; or
- vi. Provides for essential transport, utilities and energy infrastructure in accordance with other policies in the Local Plan; or
- vii. Relates to the extraction and processing of minerals, in accordance with other policies in the Local Plan'.

Whilst the proposed development does not accord with the above provisions, the works related to an existing development previously granted planning permission, which itself form part of the open countryside.

Green Belt

7.4 The application site is located within designated Green Belt land as identified by the NLP Policies Map which accompanies the Plan. Policy STP 8 of the NLP, read in conjunction with the NPPF, outlines forms of development that may be considered appropriate within the Green Belt.

7.5 The principle of the proposals has previously been established through the granting of planning application CM/20060893. This application addresses the matter of the works that should have been carried out under the original planning permission and how they can or cannot now be implemented.

7.6 Paragraph 149 of the NPPF describes development that is acceptable in the Green Belt. At point b, it states that *the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.*

7.7 The proposals as presented would provide the long-awaited playing fields and pitch drainage and would provide appropriate landscaping to the viewing mounds. All would ensure that the openness of the Green Belt would be maintained and unharmed. The proposals are therefore acceptable under Green Belt policies.

Landscaping and Ecology

7.8 The playing fields are bordered by plantations of trees, including pines. The largely native boundary planting was added incrementally by patients during the Hospitals operation. Full landscaping plans, prepared by Robinson Landscape Design have been submitted with the proposals along with details of the required Land Drains. An ecology assessment for the site was also carried out, which found that the site comprised a level area of neutral grassland. Habitats on site are considered to be of local habitat value, with similar habitat present to the east of the site.

7.9 The submitted landscaping plans include native species, however, there is a need to ensure that revised landscaping plans are provided which use locally native tree stock and local meadow seed. A planning condition has been added to address that. There will also be a loss of neutral grassland that has evolved over the years; therefore, it is necessary to ensure the grassland seed provided has a good chance of successful establishment and provides the best possible gains for biodiversity. In this case, Northumberland Meadow Mix would be the preferred option. An advisory note has been attached.

7.10 The Council's Ecologist was consulted on the proposal and has also visited the site. Following on from this, a Landscape and Ecological Management Plan is required via a planning condition which must include measures to remedy this situation whilst not impacting any ecological interest which may have developed on the site.

7.11 The Garden Trust were consulted and initially raised concerns around the provision of the playing field itself and the viewing mounds. They considered these to be a modern introduction into the landscape which would alter the southward views. Since then, The Garden Trust has viewed photographs which illustrate the setting of the playing pitch and views across the site, to and from the bunds and airing courts. They accepted that a considerable amount of growth had taken place in the established tree belt between the airing courts and the playing field over a number of years and some areas had become lost within that.

7.12 It has been confirmed with The Garden Trust that easterly viewing mound will be removed and that the number of specimen trees around the southern mound have been increased. In addition, the proposed planting immediately south of the established tree belt, between the airing courts and the proposed pitch, consists of scrub and shrub species. Although The Garden Trust remain of the view that the viewing mounds are an unnecessary introduction into the historic landscape, they accept that the mounds and the proposed planting are unlikely to increase the sense of enclosure which has developed over the time. They have now withdrawn their objection.

7.13 It is considered that all matters surrounding landscaping and ecology have been satisfactorily addressed and therefore comply with Policies STP 6, QOP 4 and ENV 2 of the Northumberland Local Plan.

Drainage

7.14 The site is currently awaiting the installation of drainage and the carrying out of landscape planting, with the land formation work already carried out. As the site is to be returned to use as a playing pitch, TGMS Ltd, a Sports Surface Consultant, carried out “An assessment of the condition of the site for the proposed location of the new playing field for Stannington Park”. Full landscaping plans, prepared by Robinson Landscape Design have been submitted with the proposals along with details of the required Land Drains.

7.15 The Lead Local Flood Authority have been consulted on the proposals and having overcome some initial concerns, they have no objection to the proposals. It is therefore considered that the proposals in respect of landscaping and drainage accord with Policies QOP 4 and ENV 3 of the Northumberland Local Plan.

Planning Obligations

7.16 As mentioned earlier in the report, Sport England have been consulted on the proposals and, at the time of compiling the report, have not withdrawn their objection. The last response from Sport England received on 4th May 2023 requested Bellway to consider using an Olympic Quality seed mix for the remainder of the playing field as opposed to just the notional pitch area, as first set out in the plans. Since these comments, Bellway have submitted a revised plan to meet those requirements and the plan is documented in the approved plans list. In their previous comments, Sport England also suggested that Bellway increase their financial contribution to £240,566 to compensate for the overall loss of 1.7ha of playing field, which Bellway have agreed to.

7.17 In respect of the £25k financial contribution towards the sports pavilion, this has been increased to an offer of £45,447 from Bellway which will cover the expected costs of alternative provision.

7.18 In view of Bellway meeting all of the requirements of Sport England, it is anticipated that formal withdrawal of their objection will have been received by the time of the committee meeting on 10th July. Members will be updated accordingly.

Other Matters

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 It is considered that whilst the previous works granted planning permission under the original consent have not been carried out, the proposed alternative works are an appropriate resolution and can be supported.

9. Recommendation

This application is MINDED TO GRANT planning permission subject to the conditions within the report, a S106 to secure £240,566 for the loss of playing pitches and £45,447 for alternative pavilion provision and the resolution of the objection from Sport England .

Conditions/Reason

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

Drawing number 2104-95-201-06 Detailed Planting Proposals Sports Field Overall Site Dated 02.11.2017

Drawing number TGMS1116.2-1 Rev 3 Proposed and Existing levels Dated 21.05.2019

Drawing number TGMS1116.2-3 Rev 0 Formation Level Isopachytes

Drawing number TGMS1116.2-2 Rev 2 Drainage Design St Marys Stannington dated 13/03/2023 produced by TGMS Sports Surfacing Consultants

Drawing number SMH – 100 Proposed Site Plan Dated 03.01.2019

Topographical Survey uploaded 16.08.2022

Spreadsheet showing pitchwork schedules uploaded 02.03.2023

Drainage Outlet Layout uploaded 16.08.22

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

2.The playing pitch and associated drainage works hereby approved shall be installed within 12 months of the date of this permission.

Reason: To enhance and maintain the outdoor sports provision in accordance with Policy ENV2 of the Northumberland Local Plan.

3.No development will take place unless in accordance with the precautionary working methods and mitigation proposed in the report Ecological Appraisal, St Mary's Stannington (OS Ecology, June 2022)

Reason: To maintain and enhance the biodiversity value of the site in accordance with Policy ENV2 of the Northumberland Local Plan.

4.Prior to the commencement of development a revised plan for the landscape planting of the site shall be submitted for the written approval of the Local Planning Authority. The plan shall detail the species and number of trees, hedgerows, shrubs and use only Northumberland native species.

Once approved the plan shall be implemented in full during the first planting season (November - March inclusive) following the commencement of development. The plan will be supported by a landscape and ecological management plan (LEMP) to be submitted to, and approved in writing by the local planning authority prior to the commencement of the development. The content of the LEMP shall include the following.

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

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

Upon completion of the landscaping the applicant will provide a brief report and photographs of the completed works, and repeat this in years 3 and 5 thereafter. Reason: to maintain and enhance the biodiversity value of the site in accordance with Policy ENV2 of the Northumberland Local Plan.

Informatives

1. Using native species in landscaping schemes has many advantages. They are the most likely to support the most wildlife, and avoid the risk of the problems that invasive species bring. Many of them are just as attractive as ornamental varieties, and will bring a sense of local distinctiveness to planting schemes.

List of Plant Species Native to Northumberland

List of Tree Species Native to Northumberland

Northumberland Meadow Mix is locally grown in Coquetdale and has good success rates in the County, and a high proportion of yellow rattle.

2. The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity at the surface or shallow depth. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of new development taking place.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining feature is unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0800 288 4242. Further information is available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

Date of Report: 27 June 2023

Background Papers: Planning application file(s) 22/02923/FUL