

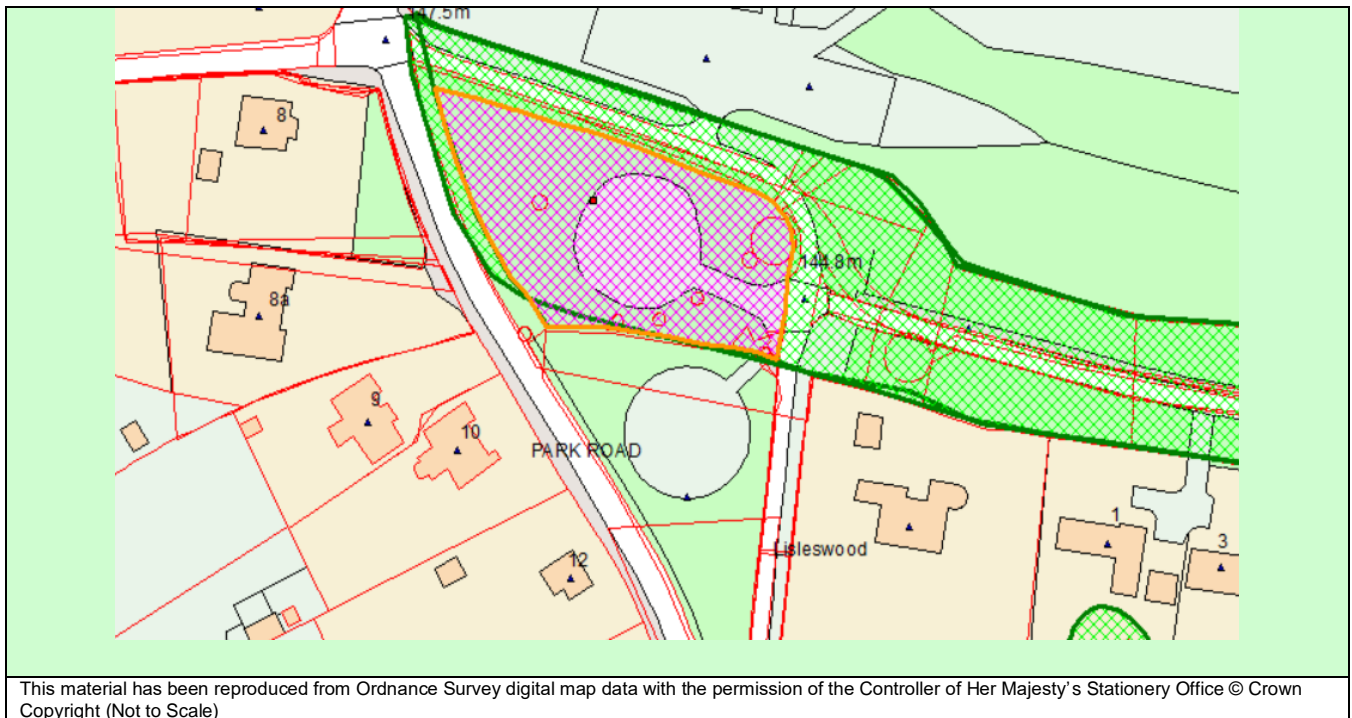


# Northumberland County Council

## North Northumberland Local Area Committee Planning Committee 24<sup>th</sup> August 2023

<b>Application No:</b>	23/00824/FUL		
<b>Proposal:</b>	Proposed 5 Bed new build house		
<b>Site Address</b>	Land South Of Bowling Green, U3135 Swarland Village Loop Road, Swarland, Northumberland		
<b>Applicant:</b>	Mr Thomas Oliver Land South East Of The Park , Old Park Road, Northumberland, NE65 9HJ	<b>Agent:</b>	Laura Hughes 36 Main Street, Lubenham, Market Harborough, LE16 9TF
<b>Ward</b>	Shilbottle	<b>Parish</b>	Newton-on-the-Moor & Swarland
<b>Valid Date:</b>	14 March 2023	<b>Expiry Date:</b>	22 June 2023
<b>Case Officer Details:</b>	Name: Mr James Hudson Job Title: Senior Planning Officer Tel No: 07971511133 Email: James.Hudson@northumberland.gov.uk		

**Recommendation:** That this application be GRANTED permission



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### 1. Introduction

1.1 Following an objection received from the parish council contrary to officer recommendation and 18.no neighbour objections the application was referred to the Director of Planning and the Chairs of Planning Committee where it was resolved that the application should be determined by the Planning Committee.

## **2. Description of the Site and the Proposal**

2.1 Outline planning permission (Reference No. 20/01037/OUT) was granted on 15 September 2020 for the development of 2 dwellings, with all matters reserved, on land south of the bowling green, Swarland Village.

2.2 The current planning application seeks permission for one 5 bed dwelling which would be constructed on the northern part of the wider outline planning application site. The outline planning permission related to a larger site with an area of approximately 0.46ha of land, whereas this application relates to approximately half of the wider outline site.

2.3 The site to which the application relates is roughly triangular in shape. It is currently vacant and consists of a woodland plantation with a cleared area towards the northern part of the site, which is understood to have previously accommodated a WWII tank turning facility. The site is bounded to the south by the southern part of the wider outline application site, which has recent approval of Reserved Matters (22/00292/REM). The site is bounded to the west by the public highway of Park Road, to the east by an un-named public highway (the U3135), and to the south by the junction of the two roads (with residential properties and fields beyond). Planning permission (18/02250/FUL) was granted in October 2018 for the demolition of an indoor riding area and the development of 26 dwellings, on land to the north east of the application site.

2.4 The proposal to which the application relates is for the erection of 1no. two-storey dwelling with associated parking and amenity space on the northern part of the application site.

2.5 The proposed dwelling would have a Neo-Georgian design with a height of approximately 7.6 metres to the ridge. The two storey element would have a length of approximately 21 metres and a width of 11 metres. There are also single storey elements to the side and rear. The drawings indicate that the external materials for the proposed dwelling would comprise natural stone, with timber windows and doors and a slate roof.

2.6 The ground floor of the dwelling would comprise a living room, kitchen, study, dining room, snug, utility room and an internal double garage. The proposed first floor would comprise 5 bedrooms and annex living accommodating above the double garage.

2.7 The proposed dwelling would be accessed by double vehicular access gates and a pedestrian access gate from the highway to the east of the site (the U3135). This access would lead to a turning area and parking for two vehicles. A patio area would be provided to the rear of the dwelling.

## **3. Planning History**

**Reference Number:** 19/03685/OUT

**Description:** Outline permission for development of 2no. dwellings all matters reserved.

**Status:** WDN

**Reference Number:** 20/01037/OUT

**Description:** Resubmission Outline permission for the development of 2 dwellings, all matters reserved.

**Status:** PER

**Reference Number:** A/83/A/357

**Description:** Residential development

**Status:** REF

**Reference Number:** 22/00292/REM

**Description:** Reserved matters application for access, appearance, landscaping, layout, scale, boundary treatment, car parking area and cycle parking relating to 1no 2 storey dwelling southern part of site (approved application 20/01037/OUT)

**Status:** PER

**Reference Number:** 22/01033/FDN

**Description:** 5 Day Notice to fell 5 Willow Trees which are dead and dangerous.

**Status:** COMMNT

**Reference Number:** 22/02997/FUL

**Description:** 2 storey 5 Bed house.

**Status:** APPRET

**Reference Number:** 22/03346/FUL

**Description:** Proposed 5 Bed new build house

**Status:** APPRET

**Reference Number:** 23/01344/FUL

**Description:** Proposed private dwelling - following outline application 20/01037/OUT dated 22.09.2022

**Status:** PCO

**Reference Number:** A/95/A/028

**Description:** Tree Works,

**Status:** PER

**Reference Number:** A/2005/0041

**Description:** Proposed vehicle repair garage

**Status:** REF

#### 4. Consultee Responses

Highways	Object to the development on sustainable location requirements. However, have provided conditions in respect to highways safety.
Natural England	No objections
County Ecologist	No objection, subject to condition

Lead Local Flood Authority (LLFA)	No objection, subject to condition.
Newton On The Moor And Swarland PC	Object to the proposal. The Parish Council feels the overall design is in contravention to NLP QOP1 and QOP2. The proposal will dominate the surrounding houses in terms of both size and height and be very out of keeping with surrounding properties. The parish also object to the foul drainage system and have concerns with respect to access and highways safety.
County Archaeologist	No objection but identify less than substantial harm to heritage assets.

## 5. Public Responses

### Neighbour Notification

Number of Neighbours Notified	10
Number of Objections	18
Number of Support	0
Number of General Comments	0

### Notices

General site notice, 29 March 2023  
No Press Notice Required.

### Summary of Responses:

18.no objections have been received, matters raised are in relation to the design, scale and setting of the dwelling. Impact on highways safety, foul drainage and concerns relating to ecology.

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=RR5506QSFYY00>

## 6. Planning Policy

### 6.1 Development Plan Policy

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

STP 1 - Spatial strategy (Strategic Policy)

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

STP 3 - Principles of sustainable development (Strategic Policy)

ENV 2 - Biodiversity and geodiversity

ENV 7 – Historic environment and heritage assets

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

HOU 9 - Residential development management  
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  
WAT 2 - Water supply and sewerage  
WAT 3 - Flooding  
WAT 4 - Sustainable Drainage Systems  
INF 2 - Community services and facilities  
INF 1 - Delivering development related infrastructure (Strategic Policy)  
WAT 3 - Flooding  
WAT 4 - Sustainable Drainage Systems  
POL 1 - Unstable and contaminated land  
ICT 2 - New developments

## 6.2 National Planning Policy

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

## 6.3 Other Documents/Strategies

National Design Guide 2021

## **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 (NLP). The National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG) are also material considerations in determining this application.

7.2 The application has been assessed against national planning policy and guidance, development plan policies and other material planning considerations and the advice of statutory consultees.

7.3 The main considerations in the assessment of this application are:-

Principle of the development  
Design, Scale and Visual Impact  
Residential amenity  
Highways  
Ecology  
Drainage and sewerage  
Land Contamination/Ground Gas  
Broadband Connectivity  
Climate Change

## **Principle of the Development**

7.4 Swarland is one of the third-tier service villages in the settlement hierarchy set out in Policy STP1(c) of the Northumberland Local Plan, which should provide for a proportionate level of housing to support the retention of local retail, services and facilities.

7.5 The Northumberland Local Plan (NLP) Policies Map delineates the settlement boundary for Swarland village. The application site is located within the settlement boundary. Policy STP 1(e) supports sustainable development within defined settlement boundaries.

7.6 As such, the principle of the development is in accordance with criterion (e) of Policy STP 1.

7.7 Policy STP 3 of the NLP identifies a number of sustainable development principles to which development proposals will be expected to adhere to where appropriate. It is considered that the proposal would meet the principles outlined in Policy STP 3 of the NLP.

7.8 Policy HOU2 supports the delivery of new open market dwellings where it is consistent with the spatial strategy for Northumberland.

7.9 Policy HOU5 seeks to ensure that any new housing helps contribute to meeting identified local needs, and supports the provision of good quality, energy-efficient homes. Community-led housing, including individual and group self-build and custom housebuilding, will be supported and facilitated, particularly where they will contribute to meeting local housing needs. and the principle of the development is in accordance with Policy STP 1 of the NLP and the aims and requirements of the NPPF.

7.10 Having assessed the proposal it is considered the development is commensurate with the size, character and appearance of the settlement and the principle of development is in accordance with the NLP and NPPF.

### Design and Visual Amenity

7.11 Policy QOP 1 of the Northumberland Local Plan seeks to support development which respects its surroundings. The preamble to the policy states that the assessment of design against Policy QOP 1 should be proportionate, taking into account the type, scale and context of the development. Amongst a range of criteria the policy states that development proposals should make a positive contribution to local character and distinctiveness, incorporate green infrastructure and opportunities to support wildlife and make provision for efficient use of resources, be adaptable to a changing climate and ensure the longevity of buildings and spaces.

7.12 Policy HOU 9 of the NLP seeks to support residential developments where they contribute to a sense of place, provide functional space and facilities for refuse and recycling storage as appropriate for the development and are constructed to a high quality of design.

7.13 Paragraph 126 of the NPPF attaches great importance to the design of the built environment and states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

7.14 The National Design Guide also provides guidance on design for those involved in the planning and built environment disciplines and illustrates how well-designed places that are beautiful, enduring and successful can be achieved. This forms part of the Planning Practice Guidance and should be read alongside other guidance on the design process and tools.

7.15 The application site comprises a visually prominent location at the southern end of Swarland. The general character of the site is of a wooded area, which provides an attractive treed boundary to Park Road and to the highway to the east of the site.

7.16 The applicant had initially submitted a more substantial size dwelling, than the one now being proposed. Through discussion with the agent and applicant Officers advised that a smaller scale dwelling would be more acceptable. The applicant has subsequently re-submitted plans to scale back the proposal, retaining it's Neo-Georgian design but resulting in a dwelling that is more in keeping with the local character.

7.17 The Parish Council have raised an objection to the original proposed two story dwelling but not made further comments following re-consultation on the amendments. The Parish Council advised that the property is too large for the proposed site and recommended a one storey construction. They also advised that proposal will dominate the surrounding houses in terms of both size and height and be very out of keeping with surrounding properties which will change the look of the heart of the village which has some historical connection to World War II. However, it is considered that the application site comprises a relatively large plot and the proposed two storey dwelling would be screened from view to some extent by the existing trees. In addition, a number of large, modern two storey detached houses have recently been constructed on land to the north east of the site, which are more visually prominent within the landscape and recent approval given to a two storey dwelling on the plot immediately south of this site. As such, it is considered that the proposed two storey detached house would be acceptable with regard to its impact on the visual amenities of the area. However, it is suggested that a planning condition is attached requiring the submission and approval of the proposed external materials.

7.18 The scale, design and layout of the proposed dwelling is considered to be appropriate for this site. As such, the proposal is considered to be in accordance with Policies QOP 1 and HOU 9 of the Northumberland Local Plan and the NPPF.

### Residential Amenity

7.19 Policy QOP 2 of the NLP seeks to ensure that development would not result in unacceptable adverse impacts on the amenity of neighbouring land uses.

7.20 Paragraph 130 of the NPPF seeks to ensure that developments will create places with a high standard of amenity for existing and future users.

7.21 Given the separation distances of over 75m between the proposed dwelling and existing nearby dwellings, together with the location of existing trees, it is considered that the proposed dwelling would not result in any substantive concerns regarding neighbouring amenity with regard to matters such as overlooking and loss of privacy, overbearing impacts, overshadowing or outlook. The proposal is therefore considered to be in accordance with Policy QOP 2 of the Northumberland Local Plan and the NPPF.

### Highways

7.22 Paragraph 110 of the NPPF looks to ensure that appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location; that safe and suitable access to a site can be achieved by all users; and that any significant impacts from development on the transport network, or on highway safety, can be cost effectively mitigated to an acceptable degree.

7.23 Paragraph 111 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

7.24 Paragraph 112 also sets out that developments should give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas, and second – so far as possible – facilitate access to high quality public transport. It also requires development to address the needs of people with disabilities and reduced mobility; create places that are safe and attractive; allow for efficient delivery of goods, and access by service and emergency vehicles; and enable charging of plug-in and other ultra-low emission vehicles.

7.25 Policies STP 3 and STP 4 of the NLP also cover matters in relation to the accessibility of schemes and reducing the need to travel by car and incorporate electric vehicle charging facilities. Policies TRA 1, TRA 2 and TRA 4 of the NLP are relevant to the development in terms of promoting sustainable connections, considering effects on the transport network and parking provision. Appendix E of the NLP sets out relevant parking standards for new development.

7.26 Highways Development Management (HDM) has responded to consultation raising fundamental concerns about the proposed development as the site is considered to be in an unsustainable location for travel and does not prioritise walking / cycling. The site is in an unsustainable location in Highways terms and the proposed development in this location is such that it would rely on private vehicle use. Therefore, the development does not accord with NPPF paragraph 105 in terms of "limiting the need to travel and offering a genuine choice of transport modes. However having assessed the development it is considered that given the proposal will be located within the settlement of Swarland a Tier 3 'Service Village' the proposal does fulfil the overall sustainability and locational requirements of the NLP and NPPF, supporting proportionate development in the Settlement of Swanland.

7.27 Further to the above HDM had also raised concerns with respect to the impact upon highways safety. Subsequently the planning agent submitted additional information to address highways comments and the HDM team responded advising that they have no objections to the proposal subject to the imposition of conditions and informatives with regards to, construction, access, Car Cycle and EV



implementation. Therefore, subject to condition, the proposed development it is considered to accord with paragraphs 110, 111 and 112 of the National Planning Policy Framework (NPPF) and Policy TRA1 and TRA2 of the Northumberland Local Plan.

7.28 It is considered that the proposed development is acceptable with regard to highways issues, including vehicular access and parking. As such, the proposed development is considered to be in accordance with Policies TRA 1, TRA 2 and TRA 4 of the Northumberland Local Plan and the NPPF.

### Impact of the Development on Ecology

7.29 Policy ENV 2 of the Northumberland Local Plan requires developments to minimise their impacts on biodiversity.

7.30 The Council's Ecology Team has been consulted on the proposed development and they have advised that they have no objection, subject to the removal of permitted development rights across the whole site and the imposition of conditions in respect to tree protection, biodiversity enhancement and landscaping. Such a conditions have therefore been included. The proposals are considered to be acceptable with regard to ecology and are in accordance with Policy ENV 2 of the Northumberland Local Plan and the NPPF.

### Heritage Matters

7.31 The site forms part of the boundary planting to Swarland Park and Swarland New Hall, which was demolished in 1947. Although the Hall has gone, the landscape setting (of which this site forms part) retains a degree of significance such that it is considered a non-designated heritage asset within the terms of the NPPF.

7.32 The County Archaeologist was consulted on the planning application as the development site occupies the site of a former WWII era 'tank turning circle'. The structure constituted a 'non-designated heritage asset' in the context of NPPF policy but has already been largely removed.

7.33 The County Archaeologist has advised that no archaeological work is recommended in association with the reserved matters application, however, have cited that the proposal would amount to 'less than substantial harm' to the 'non-designated asset'.

7.34 Having assessed the proposal it is considered that the through grant of the previous permissions that siting of dwellings on the hardstanding tank turning circles is acceptable in principle. As such, the proposed development is considered to be acceptable with regard to its impact on heritage matters and is in accordance with Policy ENV7 of the Northumberland Local Plan and the NPPF.

### Drainage and Flood Risk

7.35 Policy WAT 3 (Flooding) of the Northumberland Local Plan refers to the potential for both on and off-site flood risk and requires proposals to demonstrate how flood risk will be minimised. Policy WAT 4 (Sustainable Drainage Systems) requires the incorporation of SuDS into developments where necessary to manage surface water drainage.

7.36 The Lead Local Flood Authority were consulted on the proposed development. They have advised that they have no objections to the proposed development subject to conditions in respect to surface water management, such conditions will be attached to any approval.

7.37 Policy WAT 2.2 advises that Non-mains drainage systems, such as package treatment plants should only be employed where the development is sufficiently remote from sewered areas. Where non-mains drainage systems meet these criteria and are the only solution, careful consideration of their precise siting and design will be required to ensure that there is no adverse impact upon groundwater, water quality or existing ecosystems

7.38 A number of neighbour objections were raised in respect to the means of foul water disposal. As such the planning agent has carried out a Foul Drainage Assessment. Within the assessment it concludes that the feasibility in connecting to the mains foul sewer system was determined as impractical as the existing public system is over 30 metres from the land and further still from the development. Therefore, the optimum solution is the installation of a septic tank to manage the development's foul sewerage. A trial hole has been excavated to establish the ground water table and if it will be contaminated by the introduction of a septic tank. After digging to a depth of 2.1m, no ground water was encountered and the area is deemed suitable for the installation of a septic tank as the proposed drainage field will be above any standing groundwater.

7.39 As such, it is considered that the proposed development is acceptable with regard to Policies WAT 2, WAT 3 and WAT 4 of the Northumberland Local Plan and the NPPF.

### Climate change

7.40 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.

7.41 Policy QOP 1 of the NLP sets out a number of design principles stating that proposals will be supported where, amongst other criteria buildings are functional for future uses, incorporates green infrastructure, mitigates climate change and ensures the longevity of the buildings and spaces.

7.42 Policy QOP 5 relates to sustainable design and construction and states that In order 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.

7.43 The 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 in order to ensure that the proposal will be constructed in accordance the requirements of Local Plan Policies QOP 1 and QOP 5.

#### Broadband connections

7.44 Policy ICT 2 of the NLP 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.

7.45 Paragraph 114 of the NPPF states that advanced, high quality and reliable communications infrastructure is essential for economic growth and social wellbeing. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections.

7.46 The current application does not state whether full-fibre broadband connections are proposed. It is therefore recommended that further details of the proposed broadband connectivity for the development be secured by condition, in accordance with Policy ICT 2 of the NLP and Paragraph 114 of the NPPF.

#### Other Matters

7.47 A number of objections have been raised to the proposed development which have been in the main, addressed in the above paragraphs. Through technical consultation with the NCC Highways Team, Ecologist, LLFA and Archaeologist the proposal can be considered acceptable subject to recommended conditions and mitigation measures.

#### Equality Duty

7.48 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

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

## Human Rights Act Implications

7.50 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.

7.51 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.

7.52 Officers are also aware of Article 6, the focus of which (for the purpose of this decision) is the determination of an individual's civil rights and obligations. Article 6 provides that in the determination of these rights, an individual is entitled to a fair and public hearing within a reasonable time by an independent and impartial tribunal. Article 6 has been subject to a great deal of case law. It has been decided that for planning matters the decision making process as a whole, which includes the right of review by the High Court, complied with Article 6.

## **8. Conclusion**

8.1 The principle of the construction of a dwelling on this site has been established with the approval of the previous outline planning application for the construction of two dwellings on the wider outline application site.

8.2 The proposal represents an appropriate form of development that would not have an unacceptable impact on the visual amenities of the area, residential amenity, highway safety, ecology, heritage or drainage and floodrisk. The proposal is in accordance with the Northumberland Local Plan and the NPPF and accordingly it would be unreasonable to withhold planning permission

8.3 It is therefore recommended that the application is approved.

8.4 Further agreement is required with the Highway Authority pursuant to the Highways Act 1980 for the provision of the access to NCC Type A specification and a pedestrian crossing along the Northern boundary (as detailed on plans) over to the existing footpath on the U3135, including dropped kerbs and associated surfacing/paving.

## **9. Recommendation**

That this application be GRANTED permission subject to the following:

Conditions/Reason

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

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

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

1. Site & Location Plan Rev A - Drawing Number 2120164-P-001 - dated 24.05.2023
2. Proposed Boundary treatment Plan Rev A - Drawing Number 2120164-P-003 - dated 24.05.2023
3. Proposed Visibility Splay Plan Rev G - Drawing Number 2120164-P-004 - dated 09.06.2023
4. Proposed Drainage plan Rev A - Drawing Number 2120164-P-005 - dated 24.05.2023
5. Proposed Site Plan Rev B - Drawing Number 2120164-P-006 - dated 24.05.2023
6. Proposed Ground Floor Plan - Drawing Number 2120164-P-200- dated 22.05.2023
7. Proposed First Floor Plan - Drawing Number 2120164-P-205 - dated 22.05.2023
8. Proposed Rear Elevation - Drawing Number 2120164-P-300 - dated 22.05.2023
9. Proposed Side Elevation - Drawing Number 2120164-P-305 - dated 22.05.2023
10. Proposed Roof Plan - Drawing Number 2120164-P-400 - dated 22.05.2023
11. Foul Drainage Assessment - dated May 2023
12. Foul Drainage Assessment Form - Uploaded 01.06.2023
13. Drainage Strategy Proposal - dated 29.07.2022
14. Sustainability Statement - uploaded 17.04.2023
15. Contamination Assessment - uploaded 14.03.2023
16. Updated Ecology Survey - Ref 113/L01 - dated 29.04.2022
17. Heritage Assessment - dated July 2020

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

03. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any subsequent Order amending, revoking or re-enacting that Order), no extensions, porches, free standing buildings or structures shall be added to or constructed within the curtilage of the dwelling house hereby permitted without the prior grant of planning permission from the Local Planning Authority.

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

04. Notwithstanding the approved plans, prior to first occupation a detailed landscape planting plan shall be submitted to and agreed in writing with the LPA. The plan shall include the removal of cotoneaster and rhododendron plants, new

planting comprising locally native trees and shrubs and areas of native woodland ground flora. The planting to be fully implemented during the first full planting season (November - March inclusive) following occupation of development.

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

05. To provide an enhancement for biodiversity the following features shall be included as part of the development:

- a) A minimum of two bat boxes shall be built into the walls of the new dwelling following best practice guidance.
- b) A minimum of 5 long-lasting bird nest boxes shall be attached to suitable trees within the wooded area.
- c) A minimum of 2 habitat features suitable for amphibians shall be constructed within the wooded area.

Prior to first occupation or use of the building a verification report and/or photographic evidence will be submitted to and approved by the LPA demonstrating that this work has been done.

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

06. Prior to commencement of development a scheme to dispose of surface water from the development shall be submitted to and approved by the Local Planning Authority.

This scheme shall:

- i. Restrict discharge from the development to 1 l/s Qbar for all rainfall events up to and including the 1 in 100 year event.
- ii. Adhere to the general principles as set out in the drainage strategy from 'DRAINAGE STRATEGY PROPOSAL LAND SOUTH OF NELSON'S AT THE PARK, PLOT A Friday, 29th July 2022. V1'
- iii. Provide attenuation on site for the 1 in 100 year plus climate change event.
- iv. Incorporate vegetated sustainable drainage techniques throughout the development wherever possible and practicable, justification for alternatives should be by means of a viability assessment.
- v. Provide details of the adoption and maintenance of all surface water features on site. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure the effective disposal of surface water from the development in accordance with Policy WAT 2 of the NLP and NPPF.

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

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

08. The development shall not 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.

09. The development shall not be occupied until details of the vehicular access have been submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details. Thereafter, the vehicular access shall be retained in accordance with the approved details.

Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework and Policy TRA2 of the Northumberland Local Plan

10. Development shall not be occupied until details of the proposed highway works have been submitted to and approved in writing by the Local Planning Authority. The building(s) shall not be occupied until the highway works have been constructed in accordance with the approved plans.

Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework and Policy TRA2 of the Northumberland Local Plan.

11. Prior to occupation the Electric Vehicle Charging points shown on the approved plans shall be implemented. Thereafter, the Electric Vehicle Charging Points shall be retained in accordance with the approved plans and shall be kept available for the parking of electric vehicles at all times.

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

12. Development shall not commence until a Construction Method Statement, together with a supporting plan has been submitted to and approved in writing by the Local Planning Authority. The approved Construction Method Statement shall be adhered to throughout the construction period. The Construction Method Statement and plan shall, where applicable, provide for:

- i. details of temporary traffic management measures, temporary access, routes and vehicles;
- ii. vehicle cleaning facilities;
- iii. the parking of vehicles of site operatives and visitors;
- iv. the loading and unloading of plant and materials;
- v. storage of plant and materials used in constructing the development.

Reason: To prevent nuisance in the interests of residential amenity and highway safety, in accordance with the National Planning Policy Framework and Policy TRA2 of the Northumberland Local Plan

13. No external refuse or refuse containers shall be stored outside of the approved refuse storage area except on the day of refuse collection.

Reason: In the interests of the amenity of the surrounding area and highway safety, in accordance with the National Planning Policy Framework and Policies TRA1 and TRA2 of the Northumberland Local Plan.

14. 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 to 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.

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

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

16. Notwithstanding any description of the materials in the application, no development shall be commenced until precise details, to include samples, of the materials to be used in the construction of the external walls and / or roof(s) of the building(s) have been made available for inspection on site and approved in writing by the Local Planning Authority. All roofing and / or external facing materials used in the construction of the development shall conform to the materials thereby approved.

Reason: To retain control over the external appearance of the development in the interests of amenity in accordance with QOP 1 and QOP 2 of the NLP and NPPF.



## Informatives

1. Landscaping Plan: The plan must include a detailed planting specification covering species, numbers/densities and for areas of grass the mix and sowing rates. An outline of methods for plant establishment and implementation timetable should also be provided. A list of suitable trees is available online from Northumberland Wildlife Trust <https://www.nwt.org.uk/what-wedone-news-and-publications/publications> Please note Field Maple is not considered locally native to Northumberland and should not be widely planted, and it is no longer recommended to include Ash in planting schemes due to the prevalence of ash die back disease (Chalara). A further list of plant species native to Northumberland can be found online <https://www.northumberlandcoastalb.org/files/Downloads/Botanical%20species%20native%20to%20Northumberland%20-%20Google%20Docs.pdf>

Bat boxes: Ready-made bat box/tubes are an unobtrusive self-contained box that fit into the cavity of house walls and require no maintenance. They generally feature a slim sized entrance hole which can sit flush in a course of bricks or cladding to provide a discreet entry way for bats.

They should be built into the masonry of an external wall close to the eaves, to provide a longlasting roosting feature for bats. This website provides an example of the type of box/tube that is available <https://www.nhbs.com/build-in-woodstone-bat-box-uk-brick-size>

Amphibian Refugia: Stacking logs or other woody cuttings is a way of creating a habitat feature that may be useful to amphibians. As wood ages and decomposes it holds more moisture and offers an increasingly favourable habitat. Amphibians prefer to shelter in small spaces rather than large cavities, so packing some of the spaces in a log pile with loose soil or wood chippings should improve its value. The most suitable locations tend to benefit from both sun and shade.

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

i) 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-for-businesses>

ii) To protect trees retained on and adjacent to the site, all works should be carried out in accordance with the guidance set out in BS5837:2012

Trees in Relation to Design, Demolition and Construction: Recommendations British Standards Institution, 2012.

iii) A pre-commencement check for nesting birds should be undertaken by a suitably experienced ornithologist if tree removal and vegetation clearance is undertaken between March and August inclusive.

iv) There is potential for hedgehogs and amphibians to be present on site and caution is needed when clearing the ground prior to development, particularly piles of deadwood or leaves, piles of materials and areas of long grass or dense vegetation which should be first searched by hand.

v) Any excavations left open overnight will have a means of escape for wildlife that may become trapped in the form of a ramp at least 300mm in width and angled no greater than 45°.

vi) 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/>.

2. You are advised that offsite highway works required in connection with this permission are under the control of the Council's Technical Services Division and will require an agreement under section 278 of the Highway Act 1980. These works should be carried out before first occupation of the development. All such works will be undertaken by the Council at the applicant's expense. You should contact Highway Development Management at [highwaysplanning@northumberland.gov.uk](mailto:highwaysplanning@northumberland.gov.uk) to progress this matter.
3. You should note that alterations to the existing vehicle crossing point(s) are required. These works should be carried out before first use of the development. To arrange alterations to the existing vehicle crossing point(s) (and to make good any damage or other works to the existing footpath or verge) you should contact the Highways Area Office at:  
  
North northumberland - [northernareahighways@northumberland.gov.uk](mailto:northernareahighways@northumberland.gov.uk)  
  
Tynedale - [westernareahighways@northumberland.gov.uk](mailto:westernareahighways@northumberland.gov.uk)  
  
Castle morpeth - [centralareahighways@northumberland.gov.uk](mailto:centralareahighways@northumberland.gov.uk)  
  
Ashington, Blyth and Cramlington Bedlington please use - [blythdepot@northumberland.gov.uk](mailto:blythdepot@northumberland.gov.uk)
4. You should note that a highway condition survey should be carried out before the commencement of construction vehicle movements from this site. To arrange a survey contact Highway Development Management at [highwaysplanning@northumberland.gov.uk](mailto:highwaysplanning@northumberland.gov.uk).
5. 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.
6. In accordance with the Highways Act 1980 mud, debris or rubbish shall not be deposited on the highway.
7. You should note that Road Safety Audits are required to be undertaken. Northumberland County Council offer this service. You should contact [highwaysplanning@northumberland.gov.uk](mailto:highwaysplanning@northumberland.gov.uk) or 01670 622979.

**Background Papers:** Planning application file(s) 23/00824/FUL