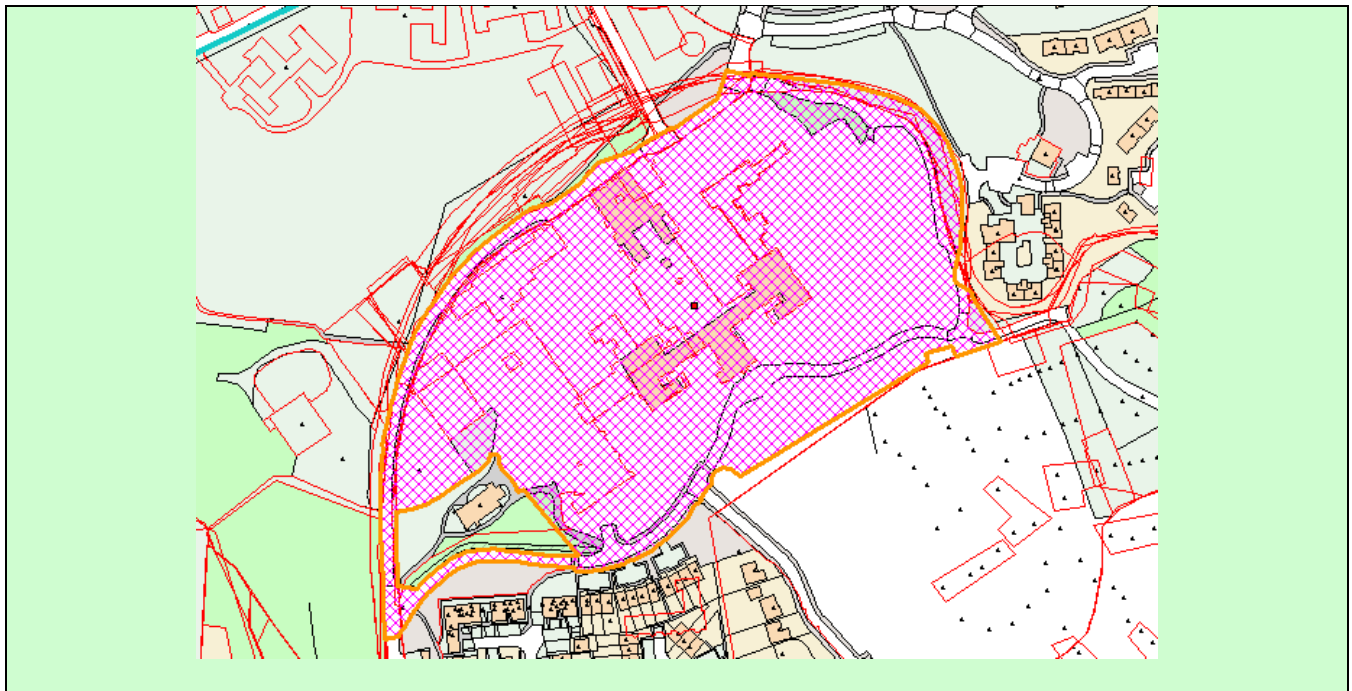




Northumberland County Council

5th December 2023, Strategic Planning Committee

Application No:	23/02787/FUL		
Proposal:	Residential development of 94 new homes (Use Class C3), an 84 apartment extra care facility (Use Class C3), the preservation of the Water Tower, demolition of existing buildings and all associated infrastructure.		
Site Address	Former St Georges Hospital, Morpeth, Northumberland, NE61 2NS		
Applicant:	Evolution Morpeth LLP & Homes England 2 Esh Plaza, Sir Bobby Robson Way , Great Park , Newcastle Upon Tyne NE13 9BA	Agent:	Mr Matthew Hewitt Rotterdam House, 116 Quayside, Newcastle Upon Tyne, NE1 3DY
Ward	Morpeth North	Parish	Morpeth
Valid Date:	25 July 2023	Expiry Date:	24 October 2023
Case Officer Details:	Name: Mrs Tamsin Wood Job Title: Principal Planning Officer Tel No: 07966331977 Email: tamsin.wood@northumberland.gov.uk		



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Recommendation: That this application be GRANTED permission subject to conditions and the applicant entering into a Section 106 Agreement to

- fund £23, 025 towards the coastal mitigation measures service
- to secure off-site Biodiversity Net Gain
- to include a Viability review/ clawback mechanism

1. Introduction

1.1 This application is due to be determined at committee given the scale of the development, which consists of over 100 dwellings.

2. Background

2.1 Under planning application reference 14/02750/FUL a hybrid application was approved which sought full planning permission for the demolition of the former hospital buildings at St Georges Hospital in Morpeth and redevelopment of part of the site with 119 dwellings (Use Class C3) including associated access works, landscaping, public open space, parking, infrastructure and engineering works (hereafter referred to as Phase A); and outline planning permission for the phased redevelopment of the remainder of the site with up to 256 dwellings (Use Class C3) including change of use of the former administration block to residential and assembly/ leisure uses (Use Classes C3 and D2) with associated public open space (hereafter referred to as Phases B & C). The full part of the permission for the 119 dwellings was built out however no reserved matters for the development of Phases B and C were ever submitted.

2.2 Under 19/00904/FUL, full planning permission was then granted at Committee on 3/11/2020 for the construction of 158 dwellings on that land at St Georges hospital which was referred to as Phase B under the 14/02750/Ful permission. This included areas of open space and SUDs basins. Phase 1B is now under construction.

2.3 This current application now seeks full planning permission for the construction of dwellings and an extra care facility on that land at St Georges hospital which was referred to as Phase C under the 14/02750/Ful permission.

2.4 The reason the residential development of Phase 1B and now the Phase 1C sites have been pursued through new applications for fully detailed planning permission rather than through a reserved matters application pursuant to the original outline consent (ref: 14/02750FUL) is that the number of dwelling units now being proposed (158 on Phase B and 178 on Phase C) exceeds those indicated on the original outline masterplan layout which was for 256 across both sites. The proposed developable area of the Phase 1B part of the site also exceeded that previously identified at the outline stage and it was clear that phases B and C could not be brought forward in accordance with the general principles set out in the accompanying Design & Access Statement to 14/02750/Ful. In addition the time period for the submission of reserved matters for Phase C has now expired, the red line of this site also now excludes the church and land around and the proposal now does not include the change of use of the former administration block to residential and assembly/ leisure uses (Use Classes C3 and D2). This current application now also seeks to demolish the administrative buildings along with other buildings on site which were not previously identified for removal under the 14/02750/Ful application.

The site

2.5 The application site, known as St. Georges Hospital is the former County Mental Hospital in Morpeth, on which stood a series of buildings having Victorian, Edwardian and early 20th century origins. A few of these now survive. These were of substantial size consisting of multiple stories and constructed in red brick with stone

dressings under slate roof, comprising a principal central block, housing committee rooms with accommodation for the superintendent on the upper floors, and male and female accommodation wings. The second phase of development, in the late 1880s, included the construction of infirmaries, workshops, an administration block, water tower, recreation hall, bakery, laundry and residences for the steward with cottages and terraced housing for staff. A chapel, named All Saints Church, was built in the grounds in 1863, which was designed by County Surveyor, John Howison. While not listed, the surviving buildings on the former hospital site (early asylum buildings including Superintendent's house, later administrative block, water tower and chapel) have architectural and historic interest due to their age, architectural form, and group value as examples of purpose-built asylum architecture. It is therefore considered that the application site contains historic structures and buildings which have a degree of significance meriting consideration in planning decisions because of their heritage interest and are identified as non-designated heritage assets.



Photos of water tower and other remaining buildings on site (from applicants design and access statement)



Aerial perspective of St Georges – Circa 1890 (from applicants design and access statement)

2.6 The applicant has confirmed the site operated at full capacity throughout the wars and continued to do so until patient numbers began to reduce during the 1970's and 1980's. The hospital closed to in-patients in 1996 with the remainder of the hospital closing in 2006. Many of the redundant outbuildings were demolished in the

1990's and in 2006 a new, purpose-built facility was constructed to the northeast of the site.

3. Description of the Proposals

3.1 Planning permission is therefore now sought for the residential development of 94 new homes (Use Class C3), and 84 apartment extra care facility (Use Class C3), and associated infrastructure on land at the former St George's Hospital site, Morpeth. The proposal will also include the preservation of the Water Tower but demolition of other existing buildings (former Superintendent's House, hospital wings, and administrative buildings). The site therefore comprises previously developed land which hosted the specialist St George's hospital, associated ancillary buildings and infrastructure.

Residential

3.2 This current application proposes 9 house types comprising 2x 2 bedroomed, 17x 3 bedroomed, 28 x 4 bedroomed dwellings and 15 x 5 bedroomed dwellings. In addition 2 and 3 storey blocks containing 32- 2 bedroomed apartments are proposed. The dwellings would consist of a mixture of semi and detached properties, predominantly 2 storeys in height (2 roof types have rooms in their roof space), with integral or detached garages, driveways and front and rear amenity areas. The properties would be constructed of red/ brown brickwork with cottage red or slate grey concrete roof tiles and would have traditional features including pitched and hipped roofs, stone lintels and cills, stone stringer course work and matching window which have been split vertically and into panes on their front elevations. The apartment blocks would also be constructed of brick work and grey concrete tiled roofs with similar traditional features.

3.3 The dwellings would be accessed by either a new estate road that would be constructed around the site, which leads directly from Dark Lane and a road approved under Phase B and some would be accessed via the estate road constructed under Phase A. The apartment blocks would be constructed in the middle of the site in to reflect the position of the original hospital buildings with the retained water tower framed by new apartment buildings and an attractively landscaped parking court. The Water Tower would also be refurbished making good areas of brick work. To the south of the water tower is a public amenity space which, in turn is framed by the water tower and three-storey apartment buildings to the north and the three-storey apartment block to the south designed as an appropriate replacement for the Superintendent's House. As set out in the applicants design and access statement 'This block will form a landmark building and command attractive views of the new public open space located between phases 1A and 1B'. The aim of the proposed layout is to respect and help maintain the character of this part of the site, as the buildings that are to be demolished are considered to be heritage assets. The dwellings would be located to the east and west of these central buildings and a landscaped SUDs basin will be provided to the south of the site and areas of landscaped areas to the east of the site, which will provide habitat and contribute to biodiversity. Off site habitat creation and enhancement is also proposed.

Extra Care facility

3.4 Under the provisions of the Northumberland Local Plan there is a requirement for the provision of 25% affordable homes across the site. As part of this proposal

the applicant is proposing an Extra Care facility as their 'affordable housing' element. Also referred to as the community wellbeing facility, this would be comprised of 52 x 1-bed and 32 x 2-bed self-contained flats/maisonettes (84 total). All are proposed to be 'affordable' which would amount to 47% of the dwellings across the overall site, even though there would normally only be a requirement of 45 of the units to be affordable. The standalone 'T' shaped building which would be located to the west of the site, would be partially 3 and 4 storey with associated parking and landscaping. It would be constructed of brick with concrete tile roof which would have solar panels on its southern elevation and would consist of 2 bariatric care apartments, 15 apartments for the care of residents with dementia, 1 guest suite for visitors and 66 apartments for the elderly who require some form of care to live independently in their own home, offices, staff rooms, buggy room. Each apartment would contain a master bedroom with ensuite/bathroom, single bedroom (if 2 bedroom apartment), Kitchen, Living and Dining Area and Storage. The building would also include communal facilities, including activity room, lounge, café and hairdressers at ground floor, providing social spaces for the residents to mingle. The latter 2, would also be available to the wider community, of which its aim is to encourage social interaction and a cohesive community. This part of the application also reflects one of the aims of the original application for the site, under 14/02750/FUL, which was to provide a social hub/ leisure facility for the wider St Georges development which it lacks. The facility will also have its own 51 vehicle parking spaces, delivery bay, disabled spaces and in addition electric vehicle charging points will be available and 8 secure cycle parking for staff and visitors are provided. A secure garden with appropriate fencing and lockable access gates comprising zoned areas, creating a 'journey' through the garden is proposed. This will be broken up with many seating areas, varied to be enjoyable in all weathers. Garden planting is to be sensory (scent, feel and sound opportunities), and no plants with anything potentially poisonous is planted as patients with Dementia have a tendency to pick and eat berries. Proposed allotment beds will allow more able bodied residents out into the Gardens to grow fruit and vegetables, which will give a further activity and community element to the development.

3.5 Overall, the Extra Care facility would be built fit for its purpose, with the apartments benefitting from services and facilities purposely designed to provide a high-quality of care and wellness for its residents. The extra care facility itself would enable independent living with the support of 24/7 care. As set out in the applicants design and access statement 'It offers a real choice for people as they grow older and their care needs grow. For many their only option would be residential or nursing care homes; the development will be capable of supporting people who require medium to high care. This development offers people their independence with their own front door and apartment, complimented by on site communal facilities... it will help prevent one of the biggest issues facing older people, social isolation.'

3.6 In this instance Registered Provider, Karbon Homes are working in partnership with the applicant and would manage the Extra Care units. The Adult Services team from Northumberland County Council have also been involved within the design process to ensure needs are met and strongly support this development as they have identified Morpeth as an area in need of an Extra Care scheme and with the lack of suitable sites in the town centre this is seen as the best alternative and will it help meet the needs of an ageing population. NCC workers will also be the actual care providers.

3.7 In summary, the applicants design and access statement also sets out the following comments and benefits of the Extra Care scheme:

- Numerous benefits include- independent living, freeing up of local family homes, improved quality of life, tranquil environment for residents, additional jobs, home will be energy efficient, currently care workers travel to provide home care in individual homes, which takes away both time and financial funding from the provision of care, will vastly improve the quality of lives of the residents, will ensure a much more productive relationship between the resident and their carer, the great health benefits that living within a community environment does for combating the effects of loneliness.
- The management of these complex schemes is well known to Karbon and they have vast experience in dealing with such schemes. Karbon's commitment to helping higher needs groups across the North East is without parallel.
- Karbon believes passionately that by providing such excellent facilities, the levels of happiness and contentment of many older citizens is maximised. These places also help maximise the health benefits to this group.
- Karbon has undertaken a large amount of research into the requirement to build such a facility here in Morpeth and is convinced that there is a huge need for excellent quality, affordable, care driven facility such as this.
- Speaking with the Local Authority, it is clear that the demand on their Adult Social Care budget is unrelenting. The Local Authority will be the care provider and their care team are 100% behind this opportunity.
- To viably provide the care and communal wellbeing facilities to residents on a long-term basis, and to support the provision of the care packages, the quantum of Apartments provided within this new development is important. Smaller-scale development here would not be financially viable, resulting in a loss of care and communal facilities and higher service charges for residents.
- The scale of the development will re-locate up to 86 residents from across Northumberland, improving their lifestyles, giving them access to a new community and ensuring that care facilities are close at hand.
- The catchment area is very large and covers both the urban and outlying rural areas surrounding Morpeth. Currently care workers travel to provide home care in individual homes, which takes away both time and financial funding from the provision of care. There is also a real issue with the care workforce with difficulties in attracting a full compliment of staff for this, particularly in rural areas.
- This also will ease requirements on care providers, from having to travel around individual homes across the County to tend to residents.
- Locating 83 care apartments in one place will vastly improve the quality of lives of the residents, it will improve the quality of lives for those working here and will ensure a much more productive relationship between the resident and their carer.
- Residents of the CWF will typically be aged 55+ and with some additional needs that require some care support.
- Karbon ensures that they work closely with care managers to determine when a customer is unable to sustain independent living and refer them to further care. Key to the success of this scheme in terms of dementia will be the partnership working between Karbon Homes and Adult Social Care (ASC) from Northumberland County Council. Working closely with ASC professionals who work for the local authority, we anticipate developing a strong customer-focused partnership when a resident requires reassessment in terms of their care package or when the time has come for a future move, ensuring a person-focused process.
- Fifteen apartments have been specially designed in line with guidance from Sterling University Dementia Design concepts, and the HAPPI principles for residents living

with early-onset and mid-term Dementia. The aim is for these residents and their partners to live as independently as possible, with thought put into adaptable designs that future-proof the Apartments and reduce the need for later changes to be made, avoiding disturbance to residents.

- Two apartments have been specially designed to cater for a waiting list of County residents who have specific needs. 'Bariatric' care caters for residents that typically have a BMI of 40 kg/m² or more and are suffering from conditions directly associated with their weight. These residents require additional staff training and specialized equipment for transfer, showering, toileting, etc.

- The on-site café presents an opportunity for a local business venture, with Karbon providing the ownership and maintenance of equipment and the day to day business running being run by a third party. This is a very successful model that is in place on three of Karbons existing schemes. Karbon have received interest from local residents interested in taking on the running of the café, which will benefit the local economy and increase community within the Community Wellbeing Facility, as the café will be open to both residents and the general public.

3.8 NCC Adult services have also submitted comments which in addition to some similar points made above, confirm that -

- Residents will rent their own apartment.

- All residents will have an identified care need as a requirement of their tenancy

- The development will deliver varying levels of care and this will likely change for each resident throughout their tenure. A care team, commissioned by NCC will be on site 24/7 alongside Karbon staff, to provide care and support as required for residents differing needs

- All of the apartments are to be rented at an affordable level through Karbon Homes with the rent being fully eligible for housing benefit

- One of the reasons for developing large Extra Care schemes is to make the provision of care more efficient, better for individuals and more cost effective for the council.

- Some peoples homes are not appropriate for them now

- Some new care jobs will be created in the new scheme and some existing workload will be transferred to the new scheme. There are increasing numbers of older people who need care as a result of the county's ageing population profile; so new care workers are needed and more jobs will be created.

- The 'state' of the care workforce is an issue - it is difficult to attract people to work in low paid employment and having to travel around is a disincentive. This is a national problem and is recognised by Government. There is a plan to bolster the workforce nationally and Northumberland is pro-active in this too. This development will provide a more stable base for care workers with an incentive to work in a fixed location. It will also provide a solid foundation to enable new workers to be trained.

- Care workers are not employed directly by the council but rather the organisations who employ the care workers are commissioned by the council under an established framework agreement.

3.9 The applicant has submitted a number of reports in support of the application including a healthy planning checklist, design and access statements, heritage impact assessment, demolition Justification Statement, Transport Assessment, Archaeological Assessment, arboricultural impact assessment, drainage strategy report, noise assessment, odour risk assessment, planning statement and mineral resource assessment.

3.10 The site is located approximately 1km northeast of the town centre of Morpeth off the A197 / Dark Lane. There is no access to the application site from the north with all vehicular traffic entering from the south via the junction with the A197 / Dark Lane. The new St Georges Hospital itself is located immediately to the north of the site. To the east the site is bound by Howburn Wood whilst to the south is Phase 1A and B. To the west beyond the Phase A site is a further tree belt, residential properties, and King Edward VI School with its associated playing fields. The application site is located within the settlement boundary of Morpeth.

3. Planning History

Reference Number: CM/89/D/570

Description: INSTALLATION OF WATER TANK

Status: PER

Reference Number: CM/06/D/073

Description: Variation of condition 2 of approval 01/D/479 to extend the time period of the submission of reserved matters.

Status: PER

Reference Number: CM/74/D/295

Description: Erection of Netherton Park Assessment Centre

Status: PER

Reference Number: 13/03903/SCREEN

Description: Screening Opinion: Redevelopment of site for up to 375 dwellings

Status: EIANR

Reference Number: 14/02750/FUL

Description: Hybrid planning application - Full planning permission sought for demolition of existing hospital buildings and development of 119no. dwellings (Use Class C3) with associated access, landscaping, public open space, parking, infrastructure and engineering works (Phase A). Outline planning permission sought for phased redevelopment of site for up to 256no. dwellings (Use Class C3) including change of use of administration block to residential and assembly and leisure use (Use Class C3 & D2) with associated public open space (Phase B & C).

Status: PER

Reference Number: 15/03821/DISCON

Description: Discharge of conditions 7, 12 (traffic), 9 (gas membrane), 10, 11, 16 (drainage) 13 (archaeology), 14 (materials), 15 (site layout) 17 (management/maintenance plan) of approved planning application 14/02750/FUL Hybrid planning application

Status: CONREF

Reference Number: 16/01314/NONMAT

Description: Non-material amendment to 14/02750/FUL (amendment - include 2no. single garages to plots 4 and 5. Reduce garage of plot 12 from double to single. Amend turning head to South East of site to allow for 3no. visitor parking spaces in line with Highways comments)

Status: PER

Reference Number: 16/02340/DISCON

Description: Discharge of Condition 6 (Remediation), 18 (Landscaping) & 19 (Landscape Management) of Planning Permission 14/02750/FUL - Hybrid planning application - Full planning permission sought for demolition of existing hospital buildings and development of 119no. dwellings (Use Class C3) with associated access, landscaping, public open space, parking, infrastructure and engineering works (Phase A). Outline planning permission sought for phased redevelopment of site for up to 256no. dwellings (Use Class C3) including change of use of administration block to residential and assembly and leisure use (Use Class C3 & D2) with associated public open space (Phase B & C).

Status: PER

Reference Number: CM/98/D/201

Description: Outline- new housing open space & access amended by letter & plan received 1 July 1999

Status: WDN

Reference Number: 17/01368/VARYCO

Description: Variation of conditions 2 (plans) and 18 (landscaping) of approved planning application 14/02750/FUL (revised address)

Status: PER

Reference Number: 17/03131/S106A

Description: Variation of S106 agreement re planning application 14/02750/FUL dated 24/02/2015 by removing the affordable housing provision requirement relating to phases 1b and 1c of the development.

Status: WDN

Reference Number: 17/03544/VARYCO

Description: Variation of conditions 2 (approved plans) 14 (schedule of samples) 19 (landscape management plan) 20 (proposed roads and footpaths) and 24 (road standards) pursuant to planning permission 14/02750/FUL in order to substitute house types and minor layout amendments within phase 1A.

Status: PER

Reference Number: 19/00903/OUT

Description: Outline application for the construction of an extra care/community well-being facility with up to 80 units of accommodation forming phase Phase 1C (all matters reserved).

Status: WDN

Reference Number: 19/00904/FUL

Description: Construction of 158 dwellings, forming phase 1B of the development of the former St Georges Hospital site in Morpeth. (amended description)

Status: PER

Reference Number: 21/04941/VARYCO

Description: Variation of condition 2 on approved application 19/00904/FUL in order to amend landscape plans to change position of play area so condition 10 can be complied with, resulting in slight amendment to landscaping. (amended description)

Status: PER

4. Consultee Responses

Building Conservation	POSITION- Total loss of the significance of NDHAs identified and design amendments recommended REASON The proposed development would result in the total loss of the significance and/or harm to the setting of non-designated heritage assets. Policy ENV 7 requires the decision-maker to make a balanced planning judgement, taking into account the scale of any harm or loss and the significance of the heritage asset. Minor design amendments recommended to better accord with design principles in Policy QOP 1.
County Archaeologist	No objection subject to a condition.
Lead Local Flood Authority (LLFA)	No objection subject to conditions
Public Health	No objection. Comments made.
Active Travel England	See standing advice.
Morpeth Town Council	No comment.
Public Protection	No objection subject to conditions.
The Coal Authority	No objection subject to informative.
Affordable Housing	Support the application.
NHS NORTH EAST & CUMBRIA ICB	Require contribution towards Healthcare services.
Waste Management - South East	No response received.
Climate Change Team	No response received.
Education - Schools	Require contribution towards schools.
Natural England	No objection subject to securing appropriate mitigation for recreational pressure impacts on habitat sites (european sites)
County Ecologist	No objection subject to conditions.
Northumbrian Water Ltd	No response received.
Architectural Liaison Officer - Police	No objections to either proposal and welcome the improvement in health and social care that the wellbeing centre will bring to the area. They do however make recommendations to the layout which have been forward to the applicant.
Northumbria Ambulance Service	No response received.
Fire & Rescue Service	The proposed development does not appear to conform to Approved Document B Vol 1: Dwellings, Section 13 Vehicle Access. In particular, plots shown as having private shared drive access. For dwelling houses, access for a pumping appliance should be provided to within 45m of all points inside the dwelling house. Access routes and hardstanding's should comply with the guidance in Table 13.1 of the above approved document. Sufficient fire mains and hydrants should be provided in accordance with Approved Document B. Applicant made aware.
Forestry Commission	No response received.
Highways	No objection subject to conditions

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	115
Number of Objections	7
Number of Support	0
Number of General Comments	1

Notices

General site notice, 30th August 2028

Northumberland Gazette 10th August 2023

Summary of Responses:

7 objections have been received which in summary raise concerns regarding-

-Overlooking

- What is happening with Chapel

-Impact on amenity from construction

-Impact on traffic – object to signalisation, concerns over Transport Statement and Travel Plan, junction of Access Road with Dark Lane, relocating bus stop, risks to Highway Safety, impact on Thorp Avenue entrance

1 general comment has also been submitted which in summary also raises similar concerns regarding the access onto Dark lane, the bus stop and traffic lights.

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=RYELNYQS0ML00>

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)

STP 4 Climate change mitigation and adaptation (Strategic Policy)

STP 5 Health and wellbeing (Strategic Policy)

STP 6 Green Infrastructure

STP 7 Strategic approach to the Green Belt (Strategic Policy) STP 8 Development in the Green Belt (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 plan areas (Strategic Policy)

HOU4 Housing development site allocations

HOU 5 Housing types and mix

HOU 6 Affordable Housing provision
ECN 5 Large-scale windfall employment development
ECN 6 -General employment land - allocations and safeguarding
ECN 7 -Key general employment areas for main employment uses
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 3 - Improving Northumberland's core road network
TRA 4 – Parking provision in new development
ENV 1 -Approaches to assessing the impact of development on the natural, historic and built environment (Strategic Policy)
ENV 2 – Biodiversity and geodiversity
ENV 3- Landscape
ENV 7 -Historic environment and heritage assets
WAT 3 – Flooding
WAT 2 - Water supply and sewerage
WAT 4 – Sustainable Drainage Systems
POL 1 – Unstable and contaminated land
POL 2 – Pollution and air, soil and water quality
MIN 5- Mineral Safeguarding area
MIN10- Coal
INF 1 -Delivering development related infrastructure (Strategic Policy)
INF 5 Open space and facilities for sport and recreation
INF 6 – Planning obligations

Appendix E: Parking Standards
Appendix H: Planning Conditions and Obligations
Appendix H2: Education
Appendix H3: Health
Appendix H4: Coastal Mitigation

6.2 National Planning Policy

NPPF- 2023
NPPG- 2021

6.3 Neighbourhood Planning Policy

Morpeth Neighbourhood Plan- Made 2011-2031

Sus 1 – Sustainable Development Principles
Des 1- Design Principles
Set 1- Settlement Boundaries
ENV1- Landscape and Wildlife Corridors
ENV5- Local Wildlife Site
HOU1- Housing Development
HOU2- ST Georges Hospital, Morpeth
HOU3- Housing Mix
HOU4- Delivering Affordable Housing Mix
HOU5- Infrastructure to serve new Housing Development
Tra 2- Traffic Congestion

Tra 3- Transport Requirements for New Developments
Tra 4- Development of Footpath and Cycleway Networks
Inf1- Flooding and Sustainable Drainage
Her1 – Locally Important Heritage Assets Policy
Her2 - Heritage Assets at Risk of Harm

6.4 Other Documents/Strategies

Draft 'Extra Care and Supported Housing Strategy' prepared by NCC Adult Services which is due for Cabinet approval on the 12th December.

7. Appraisal

7.1 Having regard to the requirements of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the relevant development plan policies, relevant guidance and all other material planning considerations, including representations received, it is considered that the main planning issues raised relate to:

Housing land supply
Principle of development
Section 106 requirements
Viability
Impact on Heritage Assets, Design and layout
Impact on residential amenity impact
Ecology
Highways
Flood Risk
Archaeology
Other

Housing land supply

7.2 Further to the overall countywide minimum housing requirement in NLP Policy HOU 2, NLP Policy HOU 3 sets a minimum housing requirement of 1,700 net additional dwellings for the Morpeth neighbourhood plan area over the plan period 2016-2036, which is in line with the 'made' neighbourhood plan and its housing site allocations. Monitoring shows that the Morpeth neighbourhood plan area saw 1,546 completions over the first 7 years of the plan period, while as at end March 2023 there were around 1,700 further dwellings outstanding to be built on permitted sites in the neighbourhood plan area, so already more than satisfying the minimum requirements for the area. Given there is no maximum housing requirement and the application proposes dwellings on a committed site, the proposal would not be contrary to NLP Policies HoU2 and HOU3.

7.3 Given Northumberland's strong delivery and housing supply position¹, in terms of NPPF para.11d and footnote 8, the presumption in favour of sustainable development and 'tilted balance' does not come into effect, while the county has already more than satisfied the NPPF para.60 objective of significantly boosting the supply of housing. This therefore places the Council in a strong position for requiring applications to fully satisfy the development plan's policy requirements.

Principle of development

7.4 The application site is located within Morpeth's Green Belt inset boundary, as shown on the Northumberland Local Plan and is shown as a committed housing site and within the settlement boundary of Morpeth, as shown in the Morpeth Neighbourhood plan.

7.5 In terms of the Northumberland Local Plan 'spatial strategy' Policy STP 1 regards Morpeth as one of the County's main towns a 'Main Town' (one of twelve) that will be 'the main focus for employment, housing, retail and services'. Criterion e of the same policy states 'Sustainable development will be supported within Green Belt inset boundaries and within settlement boundaries defined on the Local Plan policies map or in neighbourhood plans.' In turn Morpeth Neighbourhood Plan (MNP) Policy Set1 'Settlement Boundaries' states that Development proposals will be supported within settlement boundaries subject to being in accordance with other relevant policies in the Development Plan including the Neighbourhood Plan.' MNP Policy Sus1 'Principles of Sustainable Development' also sets out a presumption in favour of sustainable development will be exercised across the Plan Area. This states that proposals for new development will be supported at a scale and in locations that accord with policies contained elsewhere in the Neighbourhood Plan where they support the continued sustainability and viability of communities subject to criteria. It also sets out that proposals should contribute towards the sustainability of settlements and be accommodated within settlements boundaries other than those circumstances defined in SET1. This aligns with the principles and aims of the NPPF in supporting sustainable development. Given the sites location within the settlement boundary of Morpeth and in close proximity to services, it is considered the proposal would contribute towards the sustainability of the area. The principle of the development would therefore accord with NLP Policy STP1 and MNP Policies Set1 and Sus1.

7.6 Within the Morpeth Neighbourhood Plan the site is also allocated as a housing site where it is confirmed as a committed allocation for 375 dwellings under Policy Hou1 'Housing Development'. The committed allocated site also takes into account the wider site where houses have already been developed/ under construction under Phases A and B (14/02750/FUL and 19/00904/Ful). Overall, more houses will be developed on this site however as HOU1 states 'At least' 1700 dwellings shall be developed in the Neighbourhood Plan area in the Plan period from the existing commitments this does allow an increase in the committed figure of 375.

7.7 Under MNP Policy Hou1's allocations the site also forms the initial part of the wider St Georges site for strategic housing development, (CM6) with the rest allocated under AM1 which is the large site to the north West of this application site. MNP Policy Hou2 specifically sets out the vision for development of the St. George's Hospital site as a sustainable urban extension for around 1,000 homes, to be in accordance with a masterplan for the site agreed with the local planning authority. Whilst there is no master plan for this particular part of the wider St Georges Hospital site, one was agreed for the larger remaining site to the north west.

7.8 The proposal also accords with NLP Policies STP 3(h) and HOU 2 which support making the best and most efficient use of previously-developed 'brownfield' sites such as this for (residential) development.

Extra Care

7.9 As set out in the Housing Chapter of the Northumberland Local Plan (NLP), the Council wants to ensure the provision of better housing choices for older people and vulnerable groups, whatever their requirements, including homes that are adaptable to residents' needs over their lifetime and set within accessible 'lifetime neighbourhoods' that are well-designed places suitable for all people regardless of their age or disability. It states 'Given the projected significant increase in the County's elderly population, both from ageing and inward migration, it is anticipated that there will be significant growth in the number of older people in need of care and specialised support.... The Council will appropriately provide for the needs of various vulnerable groups of people, such as those with complex learning needs and physical disabilities, dementia and other chronic age-related conditions, autism and enduring mental health issues.'

7.10 The NLP goes on to state 'the Council aims to reduce the number of people living with dementia or autism, in hospital beds and residential care, and maximise opportunities for independent living in the community with appropriate homecare support. A mix of specialist (independent) supported housing solutions providing on-site care and support where appropriate is therefore encouraged for all client groups, tailored to the community's needs whether in urban or rural locations.' It further states 'New dwelling provision should take account of the needs and demands of older households. Through the provision of one and two-bedroom level-access flats and bungalows there will be more opportunities to down-size, thereby releasing larger family homes onto the market to in turn help meet demand for this type of property. Additional self-contained units for independent supported living, including wardened sheltered and 'extra care' accommodation that may have some shared communal facilities are also required.'

7.11 The latest evidence (Extra Care and Supported Housing Strategy and Market Position Statement for Care and Support in Northumberland) indicates that 'the priority needs and opportunities for delivering supported housing are for: • 'Extra care' or specialised supported housing for older adults aged over 65 years in Berwick-upon-Tweed, Rothbury, Bellingham, Hexham, Morpeth and Cramlington, as well as for specialised supported housing in Blyth and Ponteland.'

7.12 In turn Policy HOU 11 Homes for older and vulnerable people (Strategic Policy) then sets out that 'Housing and other residential accommodation which meets the changing needs of older people and vulnerable needs groups and which supports residents' desires to live securely and independently in their own homes and communities over their lifetimes will be delivered wherever possible, by: a. Supporting the adaptation of existing homes and the provision of new adaptable homes, including bungalows, level-access flats and sheltered 'extra care' accommodation, located in accessible and sustainable central locations well-served by local health, leisure, education and transport facilities;...'. Para.7.4.5-7.4.6 of the MNP also supports (subject to evidence of need) the provision of specialist accommodation for older people, including 'extra care' housing, in suitable accessible locations.

7.13 In addition and of particular relevance to this part of the proposal is the draft 'Extra Care and Supported Housing Strategy' prepared by NCC Adult Services which is due for Cabinet approval on the 12th December. This sets out:

'We want a range of different housing options across Northumberland that will meet the changing needs of our older population, in suitable locations and designed to be able to facilitate an older person to stay in their home should their needs increase'

'Deliver a range of accommodation across Northumberland located in main towns and service centres, close to local services and amenities. Schemes should be central to communities wherever possible, with opportunities to be linked with other organisations and to be focal points for inter-generational community activity where appropriate.'

'Care and support will reflect need but given the Council's aspiration to offer alternatives to residential care, we are committed to developing services that can meet high level needs including those people with dementia and complex behaviours linked to autism and learning disabilities.'

'Northumberland County Council will in most expect to agree nomination rights for developments it has been involved with and considers strategically relevant. '

Our aspiration is to develop accommodation that offers an integrated package which could consist of technology, disability-friendly design, but most importantly, care and support to enable people to continue to live as independently as possible in the community.

We want accommodation to be developed in line with the HAPPI principles wherever possible to be consistent with the aspirations of older people and industry experts who have developed the principles.

For the purposes of this strategy, "Accommodation with Support" is part of a continuum of care and support solutions, ranging from support within communities, care for people in their own home, and specific retirement accommodation with or without care. Accommodation within the scope of this strategy includes a range of types which are often known by different names depending on the age and needs of people the scheme is designed for, examples are:

- Extra Care housing and communities*
- Assisted Living*
- Sheltered or very sheltered housing*
- Independent Supported Living*
- Community Wellbeing*
- Integrated Retirement Communities*
-

There is no 'one size fits all' and homes can be in many forms including blocks of apartments, bungalows, and individual houses. Over time descriptions and definitions change including the rebranding of some developments such as those originally known as "sheltered" or "very sheltered", but we want developments to incorporate the following:

- Scope to offer a base for broader health and social care services*
- Commitment to offering facilities for the wider community and voluntary sector*
- The potential to provide a base to offer "extra care" into the surrounding community*

The term 'extra care' has become widely used and adopted as the generic term for purpose designed, self-contained, accommodation with care and support, with specific tenure rights primarily for older people. For the purpose of this strategy, we

think of extra care as a concept and we are keen for it to be considered within specific locations and communities as a model of support, as well as the physical buildings. Within specific facilities there are often extensive communal areas including space to socialise, avoid isolation, promote health, wellbeing, and offer facilities to host external organisations and services. The intention is for residents to benefit from varying levels of care but in almost all cases we want support to be available 24/7 provided by an onsite care agency regulated by the Care Quality Commission (CQC).

7.14 With regard to this current proposal the applicant, Karbon Homes and Northumberland Council have come together to provide an Extra Care/ Community Wellbeing Facility which will help provide the extra care/ supporting housing that is a 'priority needs' and required in Morpeth. This scheme will, enable people to live actively and independently in their own homes for longer within inclusive communities that minimise the potential for loneliness and social isolation. The principle of the Extra Care facility is therefore fully supported by Policy HOU11 and the draft 'Extra Care and Supported Housing Strategy'. Whilst the 'extra care' and community well-being facility will also incorporate a café and hairdressers that would be available to the wider community, this would be largely ancillary to the overall complex. NLP Policy INF 2 provides support for new community services and facilities, subject to there being an identified need and conformity with other policies. It also supports the shared use of facilities. The site is outside Morpeth town centre, but while the application includes this element of 'main town centre uses', given the small scale of the proposed facilities it would be regarded as 'disproportionate' to require sequential testing, applying NLP Policy TCS 4. In addition, criterion 3 of Policy TCS 4 does not require sequential or impact testing for small scale facilities within the existing urban area of towns. In accordance with the Policy, they would, by their nature, contribute to the range and choice of services offered in this developing local area. As such the principle of the café/ hairdresser element is also acceptable.

Section 106 contributions

7.15 When considering the use of planning obligations under Section 106 of the Town & Country Planning Act regard must be had to the tests set out in the Community Infrastructure Levy Regulations. By law, obligations can only constitute a reason for granting planning permission if they are necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development. Para 57 of the NPPF states Planning obligations must only be sought where they meet all of the following

- a) necessary to make the development acceptable in planning terms;
- b) directly related to the development; and
- c) fairly and reasonably related in scale and kind to the development.

7.16 Policy INF 1 Delivering development related infrastructure (Strategic Policy) 1 states 'To ensure that development is acceptable in planning terms, and unacceptable impacts are properly mitigated, proposals must demonstrate that there is sufficient appropriate physical, community, social and green infrastructure capacity, both on and off-site, to support the needs arising from the development. 2. Where infrastructure necessary to serve new development is not available, or where existing infrastructure requires improvement due to capacity or other constraints associated with the impact of that development, planning permission will only be granted where suitable enforceable measures are put in place to secure the

provision and maintenance of that new or improved infrastructure in a timely manner, when it is required, in order to serve the development.'

7.17 Policy INF 6 Planning obligations sets out 'Where it is not possible to address any unacceptable impacts of development through the use of planning conditions, planning obligations will be secured to ensure that otherwise unacceptable development can be made acceptable...Planning obligations will be used, as necessary, to ensure that development meets relevant planning policy requirements set out in the Local Plan and any made neighbourhood plans.... Planning obligations will only be sought where they meet all of the following tests which require that they are: a. necessary to make the development acceptable in planning terms; b. directly related to the development; and c. fairly and reasonably related in scale and kind to the development.'

7.18 Policy INF 5 Open space and facilities for sport and recreation and Appendix H: Planning Conditions and Obligations, H1: Open space; Appendix H2: Education Appendix H3: Health and Appendix H4: Coastal Mitigation are all relevant too.

7.19 MNP Policy Hou5 states that infrastructure to serve new housing development should, subject to viability testing in accordance with paragraph 173 of the Framework, make provision for, or contributions towards, the infrastructure and community requirements arising from the development including, as appropriate, children's play areas, playing pitches and open space, allotments, landscaping, habitat enhancement, sports and community facilities, schools, roads, pedestrian and cycling routes and facilities, water, sewerage, sewage treatment capacity and public transport.

7.20 MNP Policy Hou2 – St George's Hospital, Morpeth also states the scale of obligations, including those arising from conditions attached to a planning permission, shall not be such as to threaten the viability of the development in accordance with paragraph 173 of the Framework.

Affordable Housing and housing mix

7.21 For sites of 10 or more dwellings or 0.5 hectares or more, Part 1 of Policy HOU 6 sets out the proportion of affordable homes required and an indicative tenure split, based on a value area approach. The proposal is located in a high value area and as such a minimum of 25% of homes are required to be affordable.

7.22 While Part 2 of Policy HOU 6 indicates that the tenures and dwelling types on development may be negotiated on a site-by-site basis, based on evidence, an indicative tenure split of the affordable dwellings is provided, based on the value areas, while ensuring that at least 10% of homes on the site are for affordable home ownership in accordance with national policy. Given that the site is in a high value area, this split is for a up to 60% of the affordable dwellings to be for affordable rent and a minimum 40% for affordable home ownership.

7.23 Policy HOU 5 and Policy STP3(b) set out that the housing mix on development proposals will be assessed according to how well it contributes to increasing choice in the local housing market and meeting the needs and aspirations of those living and seeking to move to Northumberland, as identified in the most up to date evidence. Neighbourhood Plan Policy Hou3 requires developers to provide a range

of property size, types and tenures and housing for younger and older people to encourage a balanced housing market.

7.24 NPPF paragraphs 63-65 require that all major residential developments of 10 dwellings or more (or 0.5ha or more) should provide for a proportion of affordable housing, including at least 10% of the total number homes on the site being for affordable home ownership products (unless certain exemptions apply).

7.25 In accordance with Policies HOU 5 and HOU 6, the proposed housing development should take account of the latest evidence-based needs in relation to the tenure and types of housing provided. The latest available information on local housing needs is informed by a combination of:

- the Strategic Housing Market Assessment (SHMA);
- relevant Local Housing Needs studies and assessments, including evidence papers prepared to inform the preparation of neighbourhood plans;
- other evidence of local housing needs submitted by the applicant, but subject to corroboration by the Council;
- Northumberland Homefinder statistics (the Council's choice-based lettings system); and
- intelligence from Registered Providers operating in the county. Strategic Housing Market Assessment

Strategic Housing Market Assessment

7.26 The SHMA for the county-wide strategic housing market area is reviewed and updated every 3-5 years. The latest Northumberland SHMA Update (June 2018) identified the county's strategic housing mix and affordable housing needs, as reflected in the draft Local Plan (see above).

7.27 The countywide SHMA Update (2018) identified that the predominant needs in the Tyneside Commuter Belt (Central) housing market sub-area are for 4+-bed houses and 3-bed houses, with smaller needs for 3+-bed bungalows, 1-2 bed houses and 1-2 bed bungalows, although it also highlights that analysis points to a skewing of the county's future needs more towards smaller 1 and 2-bedroom homes, particularly bungalows and level-access flats, to help meet the needs of the increasing elderly population. General affordable housing needs in the county are predominantly for 1-2 bedroom bungalows and 1-2 bedroom houses, followed by 1-2 bed flats and a small need for 3-bed houses.

7.28 The proposed housing mix is for predominantly 3, 4 and 5-bedroom houses (with no bungalows), with virtually all of the 1 and 2-bedroom accommodation being just within the 'extra care' apartment complex rather than being houses and bungalows available for people to buy or rent (either as market or affordable housing).

Local Housing Needs Assessments

7.29 There is no recent local housing needs assessment covering the location of this planning application.

Northumberland Homefinder

7.30 Analysis of Homefinder data received for the period March 2022 to March 2023 suggests a residual shortage of approximately 73 affordable rented homes.

Registered Provider Intelligence

7.31 Information from the Registered Providers managing affordable housing stock in the area additionally provides a useful indication of the level of demand for affordable homes in the area.

7.32 In this instance Karbon Homes are working in partnership with the applicant and will be taking on the Extra Care units. The applicant also has the support from NCC (Northumberland County Council) Adult Social Services who have identified Morpeth has an area in need of an Extra Care scheme. With the lack of suitable sites in the town centre this is seen as the best alternative and would provide the affordable housing requirement for the site.

Suitability of the Application Site for Affordable Housing

7.33 The application would provide specialist affordable housing units, which are supported by NCC Adult Social Services. Due to the lack of available sites in Morpeth, this site is considered the best option to provide Extra Care apartments in the town. The site is near Morpeth Town Centre, Morpeth Minor Injuries Unit and has transport links to further afield.

7.34 In conclusion, the proposed development would provide for 47% of the total dwellings as affordable homes, and thus would satisfy current requirements, although only 45 apartments are required to be tied to a section 106 (25% of the whole site). While the proposed housing mix and tenure breakdown is not in general accordance with the local and national policy requirements, it is considered that other phases of the strategic St. George's site have provided or will provide adequate affordable home ownership products. Morpeth has also provided large amounts of affordable home ownership units over the past 5 years, and it is considered that there is potentially an oversupply with discount market value and shared ownership products on the market longer than expected. There is, however, an identified need by NCC Adult Social Services for an Extra Care scheme, so this would be supported by the Housing Enabling team. The Extra Care scheme would provide all of the affordable units on the site, but with enough development elsewhere in the town to ensure that family homes are provided for affordable home ownership and rent, this will help to meet overall needs. This is also considered to be the only opportunity to provide an Extra Care scheme within Morpeth, and it would provide for the need for many years ahead.

Open space requirements

7.35 Under Appendix H of the Local Plan 'Major' residential development proposals reflecting the legal planning definition of such development i.e. those with 10 or more dwellings or a site of 0.5 hectares or more will be required to provide open space, either on-site or off site or make a contribution to improve existing provision. This sets out that three different types of open space that should be provided as follows:

- Amenity green space and natural and semi-natural green space
- Parks and Gardens
- Provision for children and young people

7.36 The Appendix also includes when this is required on site or off site, standards that should be met and formulas for working out the exact provision required. Using the formulas set out the following provisions are required, based on a population of 349.62.

Amenity Green Space-

7.37 3496.2 sq m of amenity green space / natural semi natural green space is required and is provided and as such no contribution is required towards this.

Parks and gardens- to be provided off site

7.38 349.62 x 3 (Sq per person)- 1048.86 sq m of parks and gardens -multiplied by £103 (cost and maintenance cost of 5 years) = £108,032.58 is to be secured via financial contribution through a Section 106.

Provision for children and young people

7.39 Para.H.20 of Appendix H1 states that "*Housing for older people will not be required to provide for the children and young people provision component of open space, on account of not generating demand for such facilities*", but they would therefore be required to contribute towards the other open space typologies (ie. Amenity green space and natural and semi-natural green space, and Parks and gardens).

7.40 Therefore the population minus the 53- 1 bed units and also the 31 2 bedroomed units gives a revised population of 227.04

2 bedrooms 1.80 x 34= 61.2

3 bedrooms 2.42 x17=41.14

4 or more bedrooms 2.90 x 43=124.7

total equal= 227.04

227.04 x 3 (Sq per person) = 681.12 sq m of play - to be provided on site-multiplied by £100 -cost (£75) and maintenance cost of 5 years (£25) = £68,112 is required towards the provision for children and young people and to be secured through a Section 106, as none is provided on site.

Coastal Mitigation

7.41 As this is a proposed residential development within 10km of the coast, consideration has been given to the impact of increased recreational disturbance to bird species that are interest features of the coastal SSSIs and European sites, and increased recreational pressure on dune grasslands which are similarly protected.

7.42 When developers apply for planning permission for new residential development within the coastal zone of influence, the Local Planning Authority has to fulfil its obligations under the Wildlife and Countryside Act (for SSSIs) and the Conservation of Habitats and Species Regulations (for SPAs, SACs and Ramsar Sites), by ensuring that the development will not have adverse impacts on designated sites. The Council has introduced a scheme whereby developers can pay a contribution into a strategic mitigation service which will be used to fund coastal wardens who will provide the necessary mitigation.

7.43 Contribution to the Coastal Mitigation Service (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.

7.44 In this particular case the site lies within 10km distance from the relevant protected sites and not all properties fall within the 10km zone and as a result a contribution of £23,025 is required. The applicant has agreed to pay. The County Ecologist has therefore confirmed this will ensure that adequate mitigation will be provided to address increased recreational disturbance and damage within the coastal designated sites and so will enable the Council to reach a conclusion that there will be no adverse effect on site integrity in respect of this issue when undertaking the Habitats Regulations Assessment for this development. The proposal would therefore accord with Local Plan Policy ENV2 in this respect.

Education

7.45 The Education officer has confirmed that the development would require a contribution of £795,000 consisting of £216,000 towards Morpeth First School, £216,000 towards Morpeth Newminster Middle School, £264,000 towards King Edward IV High School, and £99,000 towards Sen infrastructure, to be secured through the Section 106.

Healthcare

7.46 The Northumberland Clinical Commissioning group has confirmed that the development would require a contribution of £105,000 towards healthcare provision, to be secured through a Section 106.

Bus service

7.47 The Highway Authority require a Bus Service Review of the Bus Service, or it's successor/replacement service between St George's Hospital and Morpeth Town Centre, to determine the commercial operation of the service between the LA and the applicant. If it is agreed the Bus Service is self-funding as a result of the revenue received by the Operator from facilitating the Bus Service then the Owner shall have no liability in respect of the Public Transport Contribution towards Bus Services in Morpeth serving the development. If not 2 contributions of £60,000 are required and then another bus review to determine if a third and fourth instalment of £60,000 each is required.

Ecology

7.48 The County Ecologist has confirmed that the offsite Habitat Creation site will be subject to a Section 106 agreement securing the creation and management of that site.

Viability

7.49 The NLP states 'Where a viability assessment is submitted to accompany a planning application the assessment should follow the approach as set out in national Planning Practice Guidance including standardised inputs, and should be made publicly available. The assessment should also be based upon, and refer back to the Local Plan and CIL Viability Assessment and Addendum Reports, accounting for any site specific issues and, or changes in circumstances since that Assessment. The viability assessment of any such application will be independently verified by the Council, at the expense of the applicant.'

7.50 Both the NLP and Para 58 of the NPPF states 'The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available.'

7.51 MNP Policy HOU2 states- 'The scale of obligations, including those arising from conditions attached to a planning permission, shall not be such as to threaten the viability of the development in accordance with paragraph 173 of the Framework.'

7.52 Notwithstanding the above Section 106 requirements, following further discussion between officers and the applicant regarding the detailed Heads of Terms for the Section 106 Agreement, the applicant has advised that they would not be able to meet the cost of all of the requested Section 106 contributions as to do so would render the proposed development unviable in economic terms. In addition they have set out that in order to support the delivery of this specialist accommodation- being the Extra Care element, Homes England grant funding is required to be applied to the project. However grant funding cannot be attributed to any affordable units which are included in a S.106 Agreement where the development is not 100% affordable and so to deliver this project, the applicant are therefore proposing that affordable housing is to be delivered outside of the S.106 Agreement as well. To support this position, the planning application has been accompanied by a Financial Viability Appraisal ("FVA") which the applicant has stated will demonstrate that the development is not able to support affordable housing without grant funding from Homes England and that the scheme would not be viable if the full section 106 contributions are provided. The FVA provides a more detailed breakdown of scheme costs. In response to this, the Local Planning Authority have commissioned an independent valuer to scrutinise the applicant's Viability Appraisal Report.

7.53 The purpose of the FVA is to determine the maximum reasonable level of S106 contributions (including affordable housing) that can be provided having regard to viability. To do this the residual land value ('RLV') of the proposed scheme needs to be determined and then compared to the benchmark land value ('BLV'). In the instance that the RLV exceeds the BLV, the surplus will represent potential additional S106 financial contributions that the proposed scheme can viably support. If it is confirmed that there is a deficit to the BLV it will enable determination of the needed grant funding to facilitate the delivery of an agreed level of contributions.

7.54 The Independent Valuer initially came back with their first review and confirmed that they had run an appraisal with the full S106 contributions of £1,099,170 applied (plus grant funding of £1,930,500) and considered the proposal to be viable. The applicant was made aware of the Independent Valuers conclusions and submitted further information focusing on the areas of the appraisal that remained in dispute (i.e. Plot costs, externals, contingency, abnormals and benchmark land value). This was again reviewed by the Independent Valuer. Following further review, which also included a further Highways contribution towards the local bus service, and given additional information now provided by the applicant the Independent Valuer concluded that it was difficult to disagree with the applicant's assessment and contrary to initial testing, concluded that there is a reasonable argument for removing

the S106 obligations. The reasons this has changed are due to (i) the need to appropriately reflect certain abnormal costs, which weren't previously identified by the applicant and (ii) the 'enhancements' needed for the market value apartments. The Independent Valuers response does set out that the differences between the respective assessors (themselves and the applicants) had narrowed and whilst not agreeing to every input put forward by the applicant, even adopting the majority of their own assumptions, they state the viability pressure is significantly higher than previously identified in our initial Sep 23 appraisal. Whilst the Council could engage a third-party quantity surveyor / cost consultant to thoroughly review the cost plan submitted by the applicant ie- on the suggested 'enhancements' for the market value apartments, with a view to determining whether any significant savings could be found in the costs which would improve the scheme viability, the Independent valuer does advise that 'generally quantity surveyors are adopting a cautious approach to costs at the moment owing to ongoing build cost inflation and general uncertainty in the market'. They therefore remain unconvinced that engaging a third party quantity surveyor here would result in this scheme being able to deliver any substantial planning policies.

7.55 The Independent Valuer therefore concludes that 'on balance and noting that the scheme is technically overproviding on its affordable housing provision (with 47.19% being delivered), we consider there to be a reasonable argument on viability grounds for the Council to remove its planning policy capital contribution requirements in order to give the scheme the best chance of being delivered. However, as per the requirements of the Planning Practice Guidance, the Council should strongly consider a Review Mechanism / Clawback which would enable the Council to recover its lost policies if the market improved in the future or significant savings were to be found in the construction costs at a later date.' The applicant has agreed to a review mechanism/ claw back in line with this advice, to be included in a Section 106. In addition the Council's ecologist has advised that it would be unlawful for the Council to grant planning permission if the coastal mitigation contribution were not provided for as they would be required to undertake an Appropriate Assessment under the Habitats Regulations and this would conclude that an adverse effect would arise. As such the applicant has also agreed to pay this.

7.56 Taking the Independent Valuers advice and findings on board, and as set out above that 'the weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case', it is agreed that if all the contributions were sought, which are significant in scale and the affordable housing being the Extra Care scheme was tied to a section 106, the scheme would be unviable and the grant funding required towards the Extra Care facility would not be available. In turn given the valuers assessment it is accepted that the scheme is unable to support the delivery of affordable housing without the benefit of grant funding. As set out by the applicant given the scheme would then be unviable this would then threaten the development of the entire site and it would not go ahead. A planning balance must therefore be made in regard to the loss of securing all the Section 106 contributions (other than Coastal Mitigation) and not being able to secure the affordable housing via the s106 agreement, contrary to the objectives of policies HOU 3, HOU 5 and HOU 6 of the Local Plan, against the merits of the planning application and all other material planning considerations relevant to the proposed development. In this instance it is agreed that the site is constrained by its historic setting and buildings on it which has had significant and costly design constraints which the applicant has had to overcome. The development would help to restore this site which has become unsightly and dangerous with a very high

quality designed scheme, and 'finish off' this part of the St Georges development which is allocated for housing where the benefits also include biodiversity gains, partly met through off site habitat creation. Of great significance however is that the development also includes the construction of the Extra Care facility which whilst not being able to be tied to a section 106, as the Homes England grant funding would not be available, would create 84 'affordable' apartments for rent, which would amount to 47% of the overall development (this exceeds and is 22% more than required by policy). This would massively help towards meeting the NLP's housing needs which has identified Morpeth as an area in need of an Extra Care scheme. For this site specifically, Countryside Partnerships (one of the joint venture partners of Evolution Morpeth, the applicant) have also worked alongside Karbon Homes from the design inception stage to ensure that the proposed Community Wellbeing Facility, the Extra Care unit, achieves the bespoke design and operational requirements. As a Registered Provider Karbon Homes will also deliver the Community Wellbeing Facility as 100% affordable housing in the form of affordable rent, which whilst not being able to be tied to a section 106, would thereby still meet the NPPF definition. The benefits of this Extra Care scheme are enormous, as set out in the description of the proposal and furthermore, NCC Adult Social Services have identified Morpeth is an area in need of an Extra Care scheme and strongly support the development.

7.57 Overall, it is considered appropriate that this site which lies within the settlement boundary of Morpeth is brought forward for development as it is considered the loss of the section 106 contributions is outweighed by the benefits the scheme will bring as set out above.

Impact on Heritage Assets, Design and layout

7.58 The Government attaches great importance to the design of the built environment and, through the NPPF, recognises that good design is a key aspect of sustainable development which is indivisible from good planning and should contribute positively to making places better for people. The NPPF stresses the importance of planning positively for the achievement of high quality and inclusive design for all development. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. The NPPF states 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. In particular the National Design Guide sets out the 10 key characteristics that help to form a well-designed development. Taking the above into account the design needs to add to the quality of the area and have its own identity, but it should also have regard to the existing dwellings next to the site. Design should also have regard to climate change and reducing emissions and development should promote, support and enhance the health and wellbeing of communities. It is important any layout and design can be seen to adhere to the three tier energy hierarchy too. Local Plan Policies STP4, QOP1, 2, 4 and 6 and HOU9 reflect the above design objectives.

7.59 NPPF para 131 also states trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are treelined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that

existing trees are retained wherever possible. The National Design Code also refers to the importance of trees/green scapes/ planting.

7.60 In terms of landscaping and trees Local Plan Policy STP6 states 'Development proposals should where relevant, and in a proportionate way, seek to protect, improve and extend Northumberland's green infrastructure, and integrate with the network.' Policy QOP 2 states that trees, other green and blue infrastructure and soft landscaping of amenity value are retained where appropriate and are introduced or replaced where they would enhance amenity of the development. Policy QOP 4 Landscaping and trees also states that new development will be expected to incorporate well-designed landscaping and respond appropriately to any existing landscape features, that it is of a high quality and existing features which contribute towards the character of the area, or amenity, are retained wherever possible and sympathetically incorporated into the overall design of the scheme including trees, and other spaces and features that provide green and blue infrastructure and there is no loss of existing trees which are valuable in terms of amenity, biodiversity or the landscape, except where this would be unavoidable and the loss can be adequately mitigated through measures such as replacement planting where possible.

7.61 As described earlier the proposal will include the preservation of the Water Tower but demolition of other existing buildings comprising the former Superintendent's House, hospital wings, and administrative buildings- which are considered to be non designated heritage assets. Under the approved hybrid planning application for the redevelopment of the site for residential use (Reference No: 14/02750/FUL), the chapel, Super Intendants building, water tower and administration building were to be retained and converted for reuse. The approved application enabled the demolition of hospital buildings deemed to be of lesser heritage significance. The proposed development deviates from the approved application by seeking to increase the threshold of demolition and now includes buildings which were previously approved for adaptive reuse; the core of early asylum building, including the superintendent's house, and administration building. The water tower would be retained within the scheme. The chapel lies outside the application site boundary. The proposed demolition would result in the total loss of the significance of the above non-designated heritage assets, other than the water tower. This total loss is identified as harmful under NLP policies and those within the NPPF and requires justification. The NPPF and NLP Policies ENV1 and 7 and MNP HEe1 and 2 are therefore relevant.

7.62 Para 194 of the NPPF sets out *'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary..'*

7.63 Paras 196 and 197 Of the NPPF states *'Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision. 197. In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their*

economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.'

7.64 Para 203 and 204 of the NPPF states *'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'*

204. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

7.65 Criteria 6 of Policy ENV 7 requires a balanced judgement to be applied to development proposals that affect the significance of non-designated heritage assets, taking into account the scale of any harm or loss and the significance of the heritage asset, with criterion 7 going on to require that:

"If, following the above assessment, a decision is made that will result in the loss of all or any part of a heritage asset, or a reduction in its significance, developers will be required to record and advance understanding of the significance of the asset (wholly or in part) in a manner proportionate to its importance and the impact, through appropriate compensatory measures. The results of such measures should be made publicly accessible through appropriate archiving and publication. The ability to create full records in this way should not, in itself, be a factor in deciding whether such loss should be supported".

(A historic building survey broadly equating to Historic England Level 3 standard was undertaken by ARS Ltd in 2015. This was in accordance with a Written Scheme of Investigation, the scope of which was agreed with the LPA to comply with the requirements of Condition 8 of 14/02750/FUL).

7.66 Criteria 8 sets out that "Development proposals that affect heritage assets at risk (national or local) should demonstrate how they will be brought into repair, or appropriately conserved, and the decline halted (and preferably reversed) in a timely manner. Where the asset at risk is a vacant building of permanent and substantial construction (i.e. not a ruin that should remain so), the proposal should secure its reuse in a manner consistent with its conservation".

7.65 Criteria 10 then provides for supporting cases where the proposed development would conflict with planning policies but act as enabling development to secure the future of a heritage asset, providing that the benefits outweigh the disbenefits of departing from those relevant policies.

7.67 The application is therefore supported by a detailed Heritage Statement and Heritage Impact Assessment. The Heritage Statement identifies and appraises the significance of a number of non-designated heritage assets on the application site; early asylum buildings, including Superintendent's House, Water tower and later administration building. It is also supported by a Demolition Justification Statement (Stantec/ Countryside) and Engineers Structural Report (Portland Consulting).

7.68 Whilst the documents do not include a full viability assessment of demolition versus retention and repair the applicant seeks to demolish all remaining buildings

on the application site, excluding the water tower, due to their unsafe condition and as they contain asbestos. It summarises their planning balance and justification case in the planning statement stating ‘ after discussion with the Local Authority the significant structures were considered to be the Superintendents House and the water tower (clock tower). However following further survey work, on the condition of the administration block and the surviving parts of the original asylum buildings, it was determined that the Superintendents House was in such a dilapidated and dangerous condition, that there is no other option but to demolish this also. A separate report has been produced which details the reasoning and justification of the need to demolish the Superintendents House including other buildings on the site,’

7.69 Conservation have therefore been consulted as part of the application process and have reviewed the above submitted documents. They confirm that the proposed demolition would result in the total loss of the significance of the above non-designated heritage assets. This total loss is identified as harmful under NLP policies and those within the NPPF and requires justification. It is acknowledged that the vacant buildings have experienced deterioration and material theft since their closure, and further still since the 2014 permission. They confirm the applicant now seeks to demolish all remaining buildings on the application site, excluding the water tower, due to their unsafe condition as detailed in the Structural Report. The submitted documents do not include a full viability assessment of demolition versus retention and repair. Whilst neither objecting or supporting the application, Conservation have confirmed the NLP directs that when assessing the effect of an application on the significance of a non-designated heritage asset a balanced judgement is required having regard to the scale of any harm or loss and the significance of the heritage asset (Policy ENV 7 sub section 6) and if the LPA considers the total loss of the heritage assets to be justified when judged in the context of the proposed development’s overarching environmental, economic and social objectives, the LPA should ensure conditions are attached in line with the advice in the NPPF and to ensure that the development takes place following demolition.

7.70 In addition Conservation advise that the Water Tower structure would be severed from its original built context through the proposed demolition and the site’s redevelopment. This would cause a major degree of harm to its setting and significance. They also consider that ‘whilst the wider setting of the Chapel has been much altered through the approved demolition under the 2014 application that the cumulative impact of further change must be carefully considered “where the significance of a heritage asset has been compromised in the past by unsympathetic development affecting its setting... Negative change could include severing the last link between an asset and its original setting” (page 4) and in this case the small chapel will appear diminutive adjacent to the proposed 4 storey care facility, the demolition of all remaining hospital buildings (excluding the water tower) will diminish a full appreciation of the chapel’s historic connection to the former County Asylum and the demolition and proposed redevelopment of the site will adversely impact on the contribution its setting makes to its significance. Conservation concur with the findings of the HIA that the proposed development would have an adverse effect upon the setting and significance of the chapel as a non-designated heritage asset and the level of harm would be moderate.

7.71 As such the LPA needs to make a balanced judgement having regard to the scale of any harm or loss and the significance of the heritage asset. In this regard

the main justification for the demolition of the heritage asset buildings is that recent structural surveys have concluded that there is no way to retain the buildings without placing the workforce at significant risks, which cannot be safely mitigated and so it is now proposed to demolish and replace these. In the applicants submission they set out a detailed line of events up to present day that show every endeavour was made to develop a scheme that involved the refurbishment of the administrative and superintendent building but also by providing details of site inspections and survey reports from contractors such as Hollis and Portland Consulting Engineers, who were to undertake an inspection to ascertain the condition of the buildings, the likelihood of safe asbestos removal works and comment on any issues relating to their retention and suitability for renovation, these had unfortunately confirmed that due to the extremely poor and unsafe condition of the buildings only limited areas could be observed, and that the Superintendent's House is in such a poor state of repair that it is not possible to access all of the building to safely remove the asbestos and/or to stabilise the building for refurbishment and to do so, would put the workforce at risk of injury or death. It is considered this is a significant consideration to be taken into account in the LPA's balance.

7.72 Since the applicant bought the site the applicant has also tried to prevent trespassing and vandalism by erecting security fencing around the perimeter. Changes in circumstances since they bought the site in 2015 has also meant the site is significantly behind the original build programme which has resulted in a number of impacts, including but not limited to the remaining buildings being left vacant for longer than originally anticipated. The LPA are therefore satisfied that there has not been a deliberate neglect of, or damage to, a heritage asset, which may have likely deteriorated state since the applicant purchased them, which is in line with the NPPF.

7.73 In addition it can also be argued that, while some of the remaining buildings would be demolished, the proposed development would at least secure the future retention and restoration of the water/clock tower in the centre of the site that is the main landmark building of the former hospital complex. Unsympathetic additions to the heritage asset will be removed and its masonry repaired and replaced where necessary which would ameliorate some of the harm identified to its setting by the removal of the other hospital buildings. This would be retained as a historic landmark feature and wayfinding element for the entire St George's Development. It will create a local meeting point and will include educational boards that illustrate the history of the former hospital.

7.74 The design of the actual scheme is also considered to be material in the planning balance of the acceptability of the demolition of the non heritage assets.

7.75 With regard to design, as covered above it is proposed to demolish the existing hospital buildings which are significant and traditional in appearance and two and three storeys high, comprise red brick walls with stone detailing and grey slate finished pitched roofs and are located in the middle of the site. The proposed layout includes the construction of new apartment blocks which are also two and three stories in height and so similar in scale to the administrative buildings and superintendents house, and they would also be located in similar central positions, thus helping to maintain some of the existing character of the site. Conservation have even commented that the proposed layout of the apartment blocks framing the isolated Water Tower and the provision of public amenity space in front of it will enhance the public experience of the heritage asset. As set out in the design and

access statement 'The new building to be constructed on the site of the Superintendent's house has also been specifically designed to refer to aspects of the Superintendent's house in terms of the materials, colour palette, traditional architectural detailing such as vertical sliding sash style windows, cills and lintels, stringer course work, and the overall mass and alignment of the building. The arrangement of the fenestration and the inclusion of bays and balconies departs from the design of the superintendent's house but this reflects the internal layout of the proposed apartments within this new building.' The design of these buildings, which has been further amended during the application process to take into account Conservations comments to include tiles that mimic slate, more chimneys and moving downpipes to less prominent locations, is considered to be high quality and would replicate the grandeur of the former Hospital Buildings. Given this and that the new apartment blocks will continue to provide a focal point at the top of the central spine of public open space, this will be in keeping with the historic nature of the area. The replacement of the former Hospital Buildings also allows for the Applicant to provide additional features, such as balconies and private amenity spaces, creating an enhanced environment for future residents and construction to current building regulation standards, providing much more efficient and future-proofed homes than a refurbishment would.

7.76 In terms of the rest of the housing site the properties would also be constructed of red/ brown brickwork with cottage red or slate grey concrete roof tiles and would also have traditional features including pitched and hipped roofs, stone lintels and cills, stone stringer course work and matching windows which would be split vertically and into panes on their front elevations. Whilst of much smaller scales these would therefore respect the character and appearance of the new apartments block and in turn also the buildings that will be demolished on site.

7.77 It is considered that the careful sensitively designed scheme informed by an understanding of the history and significance of the former hospital site. helps towards mitigating against the loss of historic and architectural significance associated with the original Hospital Buildings and this is also a significant consideration to be taken into account in the LPA's balance. The Conservation Officer also agrees that the design of Blocks A, B and C are well considered and accord with the design principles within Policy QOP 1 with regard to architectural character, materials and detailing.

7.78 In terms of layout of the residential estate a communal amenity space is to be located at the heart of this phase of the development which will help create a central open space for residents of all phases. Attractively landscaped surface water attenuation basins will be positioned to the south which would be to the north of the Public Open Space, as approved for Phase B. This will form a green vista, looking south from Phase 1C across earlier phases and towards the ancient Bluebell Wood and would be in line with the original proposal for the site. The dwellings would be located to the east and west of these central apartment buildings and areas of landscaped areas to the east of the site, which will provide habitat and contribute to biodiversity. The dwellings would also have frontages onto the new estate road, which is similar to existing properties in the areas, with amenity space to both the front and rear of plots and on site parking.

7.79 With regard to existing natural features on the site, the Tree Surveys show there are trees on the site and these will remain and be protected where possible. A small amount of woodland identified as HPI Habitat of Principal Importance (HPI)

Deciduous woodland woodland which is assessed as being in poor condition will be lost to the development. This totals 0.2ha of woodland which lacks structural diversity in the canopy or diverse ground flora and contains non-native invasive species. A total of 0.5ha of urban trees are proposed to be planted on the site though along with native scrub planting. Whilst the plans do show there will be some tree removal these are not protected by TPOs and the applicant does propose to replace these within the scheme, with tree planting through out the estate, which is supported by the NPPF. The proposed scheme suggests that the higher value trees within the site would be retained. Across the entire Site, 31 individual trees; tree groups comprising approximately 0.278ha; and 55m of hedgerow need to be removed to accommodate the proposed development. The majority of these are low quality (Category C) groups but 3 trees of high quality (Category A) and 7 trees and 1 group of moderate quality (Category B). To compensate for the loss, an indicative planting plan shows the planting of 110 trees. It is recommended that at least 20 are of large mature size (capable of attaining heights of over 20m at maturity). The proposed scheme seeks to deliver 10% biodiversity net gain in accordance with requirements. It is considered subject to conditions that ensure any existing trees that are to remain are protected through out development, that any loss of trees is mitigated against the impact on trees is considered to be acceptable and it is considered a satisfactory landscape scheme can be achieved.

7.80 With regard to the Extra Care facility this 'T' shaped building would be located to the west of the site, would be partially 3 and 4 storey with associated parking and landscaping. It would also be constructed of brick with concrete tile roof and have solar panels on its southern elevation. Its layout would also include parking and landscaped areas with a secure garden. Whilst concern has been raised with regard to the scale of this building by Conservation, stating the small chapel will appear diminutive adjacent to the proposed 4 storey care facility, the applicant has confirmed that to viably provide the care and communal wellbeing facilities to residents on a long-term basis, and to support the provision of the care packages, the quantum of apartments provided within this new development is important. Smaller-scale development here would not be financially viable, resulting in a loss of care and communal facilities and higher service charges for residents. So whilst it is agreed there will be some impact on the setting of the chapel, it is considered the benefits of the much needed scheme which will relocate at least 84 residents in the area are material in the planning balance in assessing the impact of the proposal on the non designated assets. It must also be remembered that this overall site has a historic connection with large scale hospital buildings and as such it is not really out of character with its historic past. The proposed design has also been carefully considered to ensure minimal impact on surrounding properties and amenities, and the wider context has been considered to ensure complimentary development proposals. The massing studies also demonstrates that the building is set at a good distance from neighbouring buildings having little impact upon neighbouring views. The proposed form also reflects the character of surrounding buildings and historic fabric, with mass broken up into smaller elements. The height of the proposal has also been reduced toward the Chapel to the south and to the east to help limits impact on it's setting and the third storey is shown in dormer to help reduce overall scale. Whilst the overall design is more modern in appearance than the rest of the proposal, with slim window frames and rendered panels between and above allow for a more minimal appearance, this style has been chosen so that it not only reflects the character of the local area, but has enough differentiation in the elevations to stand proud amongst the wider development. Existing trees will help

form screening between the Extra Care facility. Whilst some are proposed for removal a tree planting scheme will help to ensure the impact of this is minimised.

7.81 Overall, and returning to the balanced judgement the LPA need to make having regard to the scale of any harm or loss and the significance of the heritage asset, it is considered that the scale of the harm from the proposed removal of the Superintendent's building and administrative buildings and to the setting of the Chapel and Water Tower, which are non-designated heritage assets of local importance and the lowest end of the heritage classification scale, is substantially and convincingly outweighed by the safety hazards and risk of death to workmen and the benefits of the proposed development as set out above, which in summary include a high quality design and layout respectful of the existing buildings on site and its historic past, Homes that meet Nationally Described Space Standards and are energy efficient, and provision of an Extra Care scheme which is needed in the area.

7.82 Overall, in terms of design/ appearance, layout, landscaping and impact on trees, it is also considered, subject to conditions, the proposal is acceptable and would be in accordance Local Plan Policies STP4, 5, 6, QOP1, 2, 4 and 6, ENV 2 and 7 and HOU9 and the NPPF.

7.83 In addition and in accordance with Policy STP 5 a health impact assessment has also been submitted which is considered to be adequate. Whilst comments were made by Public health regarding sign posting to available NHS spaces and school places, as set out earlier contributions are sought towards these facilities which will be used towards mitigating against the impact on them by the increased number of residents in the area. Should the Independent Valuer come back with a different conclusion and that the development is not viable which could result in less or no contributions towards these facilities then the Council will determine the weight to be afforded to the absence of the aforementioned financial contributions against the benefits of the proposal in the context of the agreed FVA, in particular the Community Wellbeing Facility and the design quality of the development and if these demonstrably outweigh the absence of the financial contributions. In addition the applicant has also considered climate change in the design of the scheme in accordance with Local Plan Policy STP3 by virtue of the building techniques to be used in the construction of the properties that will provide highest energy efficiency standards, the layout promotes green nodes of transport and there are sustainable connections in Morpeth, and use of energy efficient techniques such as use of solar panels on the Extra Care facility and use of EV chargers. As such the issues raised in regard to climate change from Public Health have been addressed. Some details they have asked for such as details of ventilation and sources of heating are not reasonable required and necessary to make this application acceptable and other concerns have already been addressed by conditions, such as hours of working to help limit noise impact.

7.84 In terms of the Fire and Safety Officers concern raised too whilst there are some plots (including plots 22 and 57) that are positioned at the end of shared-private-drives which, if inaccessible to fire tenders would extend the pumping distance to beyond that permissible under Part B of the Building Regulations (45m), the applicant has instead designed the shared-private-drives to support fire tender loadings (12.5 tonnes) which circumvents the need to be within 45m pumping distance. The drawings have subsequently been amended to confirm that shared-private-drives, where required, shall comply with Part B and NCC Building Control

have agreed with this position. The proposed development is therefore broadly in accordance with the Approved Document B Vol 1: Dwellings, Section 13 Vehicle Access and the few minor instances where the applicant does not meet the specified guidance an agreed position has been reached with NCC Building Control and NCC Highways.

7.85 The proposal would also satisfy the Policy HOU 11 requirement for 50% of affordable housing to be built to at least M4(2) accessibility and adaptability standards, and the market housing included in the proposals meet M4(2) requirements.

Residential amenity

7.86 Whilst concern has been raised with regard to loss of privacy, adequate privacy distances are achieved which will ensure no loss of privacy to existing and future residents. Plans have also been revised to take into account any initial concerns raised. These distances will also ensure no resident is impacted upon from loss of outlook or overbearing impact.

7.87 Public Protection have also considered the submitted noise assessment and odour assessment given the potential impacts from the kitchen in the Extra Care facility, on loss of amenity to nearby properties. Overall they consider any impacts can be addressed through conditions. In addition Public Protection recommend planning conditions in order to mitigate any adverse effects from noise and dust from demolition and construction activities which may cause a loss of amenity to nearby residents and thus these should also help to alleviate concerns raised regarding construction traffic. As such the proposal is considered to be acceptable in terms of noise and dust impact, in accordance with Policy QOP2 .

Ecology

7.88 Policy ENV 2 of the NLP states that development proposals should minimise their impact upon protected species and their habitats and secure a net gain for biodiversity as calculated, through planning conditions or planning obligations. These provisions are mirrored within paragraph 174, part d) of the NPPF. MNP Policies Env1 and Env5 and NLP Policy ENV2 also protect designated local wildlife sites, including the nearby Howburn Wood (which is also protected by the NLP as Ancient Woodland) to the north-east of the existing hospital complex (and the How Burn wildlife corridor through it). MNP Policy Env5 specifically states that there is a presumption against development near these sites that would harm or put at risk their effectiveness as a wildlife habitat or refuge. Any development impacting on such designated sites must provide for mitigation measures to ensure they continue to function effectively. Policy QOP4 seeks to avoid the loss of trees and hedgerows wherever possible.

7.89 The County Ecologist, who assesses the proposal in terms of impact upon biodiversity, protected species and protected sites has considered the submitted Ecological Appraisal and assessments and has no objection to the proposal subject to conditions which will help to maintain and enhance biodiversity and mitigate against any biodiversity loss. They also consider that the off-site Biodiversity Net Gain in the form of off site habitat and creation must be secured by section 106 agreement. In addition Natural England have no objection to the proposal subject to mitigation as discussed under Coastal Mitigation above. As such subject to their

proposed conditions the proposal would accord with the NPPF, Local Plan Policy ENV2 and MNP policies which seeks to protect and enhance biodiversity and geodiversity.

Highways

7.90 Policy TRA 2 of the NLP states that all development proposals must 'provide effective and safe access and egress to the existing transport network' and 'include appropriate measures to avoid, mitigate and manage any significant impacts on highway capacity'. Policy TRA 4 seeks for development to include appropriate levels of off-street vehicle parking with parking standards set out within Appendix E of the NLP.

7.91 The application has the potential to impact on highway safety, the highway network and parking, by virtue of its layout and vehicular movements to and from the development when built and through construction traffic. As such the Highway Authority have therefore been consulted on the information submitted. The Council's Highway Authority have assessed the proposal based on information submitted, as well as on-site observations, local and national policy requirements and other material considerations. A review of the information provided including Transport Assessment has been undertaken and following the submission of further plans, and associated documents the Highway Authority overall now do not have any objection to the proposed development, stating it is considered that the submission of updates to the scheme are generally acceptable in highways and transportation terms; matters have been addressed in relation to the internal layout and design of the residential development including garage dimensions, electric vehicle charging provisions and cycle storage, and matters relating to ambulance access to the extra care facility have been resolved and that details in relation to the internal layout of the site can therefore be secured by condition.

7.92 The Highway Authority state wider works throughout the site, to include additional planting and street trees, have been included in the updated scheme, together with agreement that works shall be included to the St Georges Access Road to provide improved pedestrian crossing facilities and provision of bus stop infrastructure and that details in relation to the wider road improvement works can therefore be secured by condition.

7.93 Highways consider that St Georges Access Road and the existing junction with the B1337 cannot accommodate additional vehicular movements until such time that the approved junction improvement works have been implemented. Condition 29 of the permitted planning application 19/00904/FUL requires the completion of the full works, signalised junction of St George's Access Road and the B1337/Dark Lane, prior to the occupation of the 109th dwelling. These works, to this date, have not yet been completed, and therefore it is advised that no additional vehicular movements associated with this development can access the site (be that construction vehicle, private residential vehicle, or commercial vehicle associated with the extra care facility) until these works have been completed. A suitably worded condition is therefore recommended to ensure that no additional vehicular movements are introduced to this junction prior to the works being completed. They further state the details provided within the updated Temporary Hospital and Construction Access Strategy document are welcomed, however it is advised that further details and amendments to the document are required before the construction access strategy for the development site can be considered acceptable.

It is therefore recommended that a pre-commencement Construction Method Statement, together with revised supplementary Temporary Hospital and Construction Access Strategy document, is requested by means of condition.

7.94 In addition to the conditions as set out under Section 106 contributions the Highway Authority are also seeking a contribution towards the local bus service, if a review shows it to not be self funding. The application has also been assessed against the Active Travel advice where it is considered the proposal would help to support Green Modes of transport, though path and bike routes and links to the adjoining estate and the bus service review.

7.95 Whilst concerns have been raised in relation to the impact of the proposal on the local highway network, given the comments of the Highway Authority and subject to Highways proposed conditions the proposals are therefore now considered to be acceptable on highways grounds and as such in this respect the proposal is in accordance with the NPPF and Local Plan Policies Policy TRA –1, TRA 2 and TRA 4.

Flood Risk/Drainage

7.96 NLP Policies WAT3 and WAT4 seek to ensure that developments are acceptable on drainage and flood risk grounds and incorporate sustainable drainage infrastructure where possible to minimise and control surface water run-off in accordance with national standards and any future local guidance. Morpeth Neighbourhood Plan Policy Inf1-deals with Flooding and Sustainable Drainage. The NPPF advises that development should be directed towards areas at lowest risk from flooding and that Local Planning Authorities should ensure that development does not increase flood risk elsewhere.

7.97 The site lies within Flood Zone 1 and in order to address flood risk given the size of the site, the applicant has submitted a Flood Risk Assessment (FRA) and drainage strategy. The Lead Local Flood Authority (LLFA), who assess the proposal in terms of impact on surface water run off and its potential to impact of flooding on and from the site, have no objection to the proposal, which will include a sustainable drainage system, subject to conditions. The application form also states that foul sewage will be disposed of via mains drainage. In light of these comments, the proposal is considered to be in accordance with NLP Policies WAT 3 and 4 which deal with Flooding and Sustainable Drainage Systems.

Land Stability/ Gas/ Contamination

7.97 Policy POL 1 of the NLP states 'Development proposals will be supported where it can be demonstrated that unacceptable risks from land instability and contamination will be prevented by ensuring the development is appropriately located and that measures can be taken to effectively mitigate the impacts'. Policy POL 2 states 'Development proposals in locations where they would cause, or be put at unacceptable risk of harm from, or be adversely affected by pollution by virtue of the emissions of fumes, particles, effluent, radiation, smell, heat, light, noise or noxious substances will not be supported. 2. Development proposals that may cause pollution of water, air or soil, either individually or cumulatively, are required to incorporate measures to prevent or reduce their pollution so as not to cause nuisance or unacceptable impacts on the environment, people or biodiversity...'.
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7.98 The site falls within the defined Development High Risk Area. The Coal Authority have therefore been consulted and consider that the content and conclusions of the Phase 1 & 2 Contamination and Geotechnical Assessment report to be sufficient for the purposes of the planning system in demonstrating that the application site is, or can be made, safe and stable for the proposed development. The Coal Authority therefore do not object to the proposed development and state further more detailed considerations of ground conditions and foundation design may be required as part of any subsequent building regulations application.

7.99 Public Protection have also been consulted and assessed the Phase 1 & 2 contaminated land risk assessment, in terms of ground gas and contamination. Overall, Public Protection are in agreement with the proposal providing conditions regarding contamination remedial mitigation and ground gas protection are added to the decision which would overcome any concerns. Thus subject to these conditions it is considered that the proposal will be acceptable in terms of impact from contamination and land stability, and its risk to end users is acceptable and in accordance with Local Plan Policies POL1 and POL2.

7.100 The application site also falls within a minerals safeguarding area and as such in accordance with NLP Min5 a Mineral Resource Assessment has been submitted. This sets out the constraints for any mineral extraction on the site which includes the size of it, that nothing beneath ground level that warrants extraction and it would not be economically viable, it is already a brownfield site with buildings on and in close proximity to other residential sites. Overall, the report confirms it would not be viable to extract minerals from the site, in accordance with NLP Policy Min 5.

Archaeology

7.101 The proposed development site has been subject to a number of recent planning applications, notably 14/02750/FUL and 17/01368/VARYCO. These applications were informed by a phased programme of archaeological and historic environment assessment comprising desk-based assessment, historic building assessment and targeted archaeological field evaluation (trial trenching). The results of this assessment process informed targeted mitigation requirements including areas of archaeological excavation and a programme of historic building recording. The programme of historic building recording was secured by Condition 8 of permitted application 14/02750/FUL (superseded by Condition 4 permitted application 17/01368/VARYCO). The applicant has recently submitted a completed Historic Building Recording Report to the LPA (via application 23/03828/DISCON). The submitted report satisfies the requirements of Condition 4 of 17/01368/VARYCO. The present application site was within the area of the previous applications. However, since the former hospital buildings on site were not at that stage proposed for demolition, the present application area (identified as 'phase 1C' on the submitted location plan) was not included in the scope of the archaeological work undertaken across the wider development site. The applicant was therefore advised to undertake an assessment of the archaeological potential of the present application site, having regard to the results of archaeological work in adjacent phases of development, historic development impacts and the nature of development now proposed. An archaeological desk-based assessment has therefore been submitted. The County Archaeologist has assessed this and now has no objections to the proposed development on archaeological grounds subject to a programme of archaeological mitigation being undertaken in association with the development works. This work can be secured by condition. Overall, subject to this

recommended condition and in conclusion it is therefore considered that the proposals impact on archaeological heritage assets is acceptable and in accordance with Local Plan Policy ENV7.

Other

7.102 Whilst not individually identified in the report, all the representations received have been considered in the consideration of the application. For the above reasons however it is considered the application should be granted permission.

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. Recommendation

That this application be GRANTED permission subject to a 106 agreement to secure

- Off site Biodiversity Net Gain
- to fund £23,025 towards the coastal mitigation measures service
- to include a Viability review/ clawback mechanism

and the following conditions:

Conditions/Reason

1.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).

2. 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:

- Ecological Impact Assessment, Phase 1C St Georges Morpeth (v.3 Ecosurv, October 2023)

- Biodiversity Net Gain Statement, St Georges Morpeth Phase 1C (v.3 Ecosurv, October 2023)

- Completed version of the Biodiversity Net Gain metric version 4.0

- St George's Phase 1c Morpeth Arboricultural Impact Assessment (The Environment Partnership, V.4, September 2023)

- Ecological Construction Environmental Management Plan St Georges Morpeth Phase 1C (Ecosurv v1, October 2023).

- Transport Statement & Framework Travel Plan July 2023 Rev A

- Noise Assessment - Community Wellbeing Facility Kitchen Extract May 2023

- Ventilation/Extraction details

- Odour Risk Assessment

- Phase 1 & 2 Land Contamination and Geotechnical Assessment- Rev 2

Accommodation Schedule - Community Wellbeing Facility- DR-A-0001 Rev. P05

Design and Access Statement - Community Wellbeing Facility Rev P5

Design and Access Statement - Whole Site

Remediation Strategy Sirius SR4699

Arboricultural Impact Assessment TEP 9913.001 V4 Up-to-date

Arboricultural Method Statement TEP D9913.01.002 - 007 v1 Up-to-date

Affordable Housing statement

Site Location Plan (SGM-CW-ZZ-XX-DR-A- 0200 P03)

Demolition Plan (SGM-CW-ZZ-XX-DR-A- 0207 P03)

External Works Sheet 1 (DR-C-5201 Rev. P8)

External Works Sheet 2 (DR-C-5202 Rev. P7)

Engineering Arrangement Sheet 1 (DR-C-5210 Rev. P9)
Engineering Arrangement Sheet 2 (DR-C-5211 Rev. P9)
SuDS Component Plan (DR-C-5220 Rev. P4)
SuDS Basin Details (DR-C-5230 Rev. P2)

Phase 1B Engineering Layout Sheet 1 CK21 PCOM102-19032- CK-XX-XX-DR-C52-001 Rev. C17
Phase 1B Engineering Layout Sheet 2 CK21 PCOM102-19032- CK-XX-XX-DR-C52-002 Rev. C15
Phase 1B Engineering Layout Sheet 2 CK21 PCOM102-19032- CK-XX-XX-DR-C52-005 Rev. C1

Landscape Masterplan (N1326-ONE-ZZ-XX-DL-L-0201 Rev. P10)
Planting Strategy (N1326-ONE-ZZ-XX-DL-L-0201 Rev. P09)
Landscape Whole Site (N1326-ONE-ZZ-XX-DL-L-0001 Rev. P03)

Site Plan - Whole Site (SGM-CW-ZZ-XX-DR-A- 0301 P26)
Boundary Treatment Plan - Whole Site (SGM-CW-ZZ-XX-DR-A- 0302 P16)
Boundary Treatment Plan – Details (SGM-CW-ZZ-XX-DR-A- 0303 P03)
Proposed External Surface Materials (SGM-CW-ZZ-XX-DR-A- 0304 P06)
Proposed External Materials (SGM-CW-ZZ-XX-DR-A- 0305 P06)
Site Layout – Proposed Bat Mitigation Plan (SGM-CW-ZZ-XX-DR-A- 0306 P04)

Proposed Site Sections Sheet 1 (SGM-CW-ZZ-XX-DR-A- 0310 P03)
Proposed Site Sections Sheet 2 (SGM-CW-ZZ-XX-DR-A- 0311 P03)

Water Tower Sheet 1 (SGM-CW-ZZ-XX-DR-A- 0321 P05)
Water Tower Sheet 2 (SGM-CW-ZZ-XX-DR-A- 0322 P03)

Block A - Proposed GA Plans (SGM-CW-ZZ-XX-DR-A- 0330 P03)
Block A - Proposed GA Elevations (SGM-CW-ZZ-XX-DR-A- 0331 P03)
Block B - Proposed GA Plans (SGM-CW-ZZ-XX-DR-A- 0340 P04)
Block B - Proposed GA Elevations (SGM-CW-ZZ-XX-DR-A- 0341 P05)
Block C - Proposed GA Plans (SGM-CW-ZZ-XX-DR-A- 0350 P03)
Block C - Proposed GA Elevations (SGM-CW-ZZ-XX-DR-A- 0351 P04)

Daisy - Proposed House Type (SGM-CW-ZZ-XX-DR-A- 0380 P03)
Daisy CP - Proposed House Type (SGM-CW-ZZ-XX-DR-A- 0381 P03)
Bluebell - Proposed House Type (SGM-CW-ZZ-XX-DR-A- 0382 P03)
Sunflower - Proposed House Type (SGM-CW-ZZ-XX-DR-A- 0383 P03)
Tulip - Proposed House Type (SGM-CW-ZZ-XX-DR-A- 0384 P03)
Tulip CP - Proposed House Type (SGM-CW-ZZ-XX-DR-A- 0385 P03)
Lily - Proposed House Type (SGM-CW-ZZ-XX-DR-A- 0386 P04)
Lavender - Proposed House Type (SGM-CW-ZZ-XX-DR-A- 0387 P03)
Lavender CP - Proposed House Type (SGM-CW-ZZ-XX-DR-A- 0388 P03)
Lupin CP - Proposed House Type (SGM-CW-ZZ-XX-DR-A- 0389 P03)
Haycinth - Proposed House Type (SGM-CW-ZZ-XX-DR-A- 0390 P03)
Larkspur - Proposed House Type (SGM-CW-ZZ-XX-DR-A- 0391 P03)
Larkspur CP - Proposed House Type (SGM-CW-ZZ-XX-DR-A- 0392 P03)

Proposed Single Garage (SGM-CW-ZZ-XX-DR-A- 0393 P02)
Proposed Double Garage (SGM-CW-ZZ-XX-DR-A- 0394 P02)
Proposed Triple Garage (SGM-CW-ZZ-XX-DR-A- 0395 P02)

Site Plan - Community Wellbeing Facility (DR-A-0101 Rev. P20)

Wider Site Plan (DR-A-0104 Rev. P01)

Proposed Elevations - Community Wellbeing Facility Sheet 1 (DR-A-0301 Rev. P17)

Proposed Elevations - Community Wellbeing Facility Sheet 2 (DR-A-0302 Rev. P13)

Proposed Floorplans - Community Wellbeing Facility (Ground Floor) (DR-A-0201 Rev. P15)

Proposed Floorplans - Community Wellbeing Facility (First Floor) (DR-A-0211 Rev. P12)

Proposed Floorplans - Community Wellbeing Facility (Second Floor) (DR-A-0221 Rev. P12)

Proposed Floorplans - Community Wellbeing Facility (Third Floor) (DR-A-0231 Rev. P11)

Proposed Roofplans - Community Wellbeing Facility (DR-A-2710 Rev P10)

Boundary Treatment Plan - Community Wellbeing Facility (DR-A-0103 Rev. P07)

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

3. The retained woodland shall be protected during construction in accordance with the details contained in the Arboricultural Impact Assessment and associated Tree Protection Plan (The Environment Partnership, v.4 September 2023) and in the CEMP Ecological Construction Environmental Management Plan St Georges Morpeth Phase 1C (Ecosurv v1, October 2023).

Reason: In the interests of protecting biodiversity and the visual amenity of the site in accordance with Northumberland Local Plan Policies ENV2 and QOP2.

4. Works to the buildings likely to affect known roosts shall not in any circumstances commence unless the local planning authority has been provided with either:

a. licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorising the specified activity/development to go ahead; or

b. confirmation that the site is registered on a Bat Mitigation Class Licence issued by Natural England; or

c. written justification by a suitably qualified ecologist confirming why a licence is no longer required

The applicant should note that Natural England require that licence applications are accompanied by survey data from the previous survey season or within twelve months of the application being made.

The applicant is required to provide details of how ecological functionality for bats will be maintained during construction with mitigation features installed in buildings on site prior to demolition, unless otherwise directed by Natural England.

The development shall only be carried out in accordance with all of the recommendations for mitigation and compensation set out in the report Ecological Impact Assessment, Phase 1C St Georges Morpeth (v.3 Ecosurv, October 2023) and shown on the Site Layout – Bat Mitigation DWG No. SGM-CW-ZZ-XX-DR-A-0306 Rev P-04 (The Environment Partnership dated 11.05.20230) which details the methods for maintaining the conservation status of bats, unless otherwise approved in writing by the local planning authority or varied by a European Protected Species licence subsequently issued by Natural England.

The measures specified include:

- The following will not be completed during the hibernation period (November to March inclusive): Demolition of stonework, demolition of brickwork, re-structuring/re-pointing of existing stone/brickwork, keying in of new build to existing stone/brickwork, removal of ridge tiles or slates, exposing of the wall tops via roof stripping works.
- Prior to works commencing a site induction meeting will be held, attended by the project ecologist and lead contractors. A copy of the relevant Natural England licence method statement will be provided to contractors as part of the induction process at the start of works. The project ecologist will review all key points with contractors during the induction and provide all necessary training. A copy of this license will be retained on site for reference at all times during the construction period.
- A toolbox talk will be given to all contractors on site involved in works impacting the buildings in as part of the induction process and prior to works commencing.
- Prior to works commencing at least 3 concrete-type bat boxes should be installed to the retained trees on site. The boxes will act as interim roosting habitat during construction and will be retained in situ following completion of the development.
- The project ecologist will carry out a detailed inspection of the structures and mark up crevice roost sites and access points to be lost as part of the building demolition works.
- Where evidence of current use is recorded, the project ecologist will install standard one-way exclusion valves. These will be fitted by, or under supervision of, the ecologist and will remain in place for a minimum of five consecutive nights of suitable weather.
- No exclusion will take place during the hibernation period (November to end of February inclusive).
 - Old slates, coping stones, ridge tiles, barge boards, window boarding and roof timbers will be removed carefully by hand. The underside of slates and other materials removed, should be checked over prior to being discarded. These works are to be undertaken under the direct supervision of a licensed ecologist and accredited agent operating under the EPS license.
- In the event of a bat being uncovered during the soft strip this will be carried out by the ecologist.
- If bats cannot be safely captured, they will be excluded from the roost using standard exclusion devices
- Once timberwork and roof coverings are removed with the wall tops and cavities exposed the building should be allowed to weather for a period of >48hours to encourage the dispersal of any remaining bats within the building. Following the weathering period and in advance of further demolition works commencing, the project ecologist will inspect the remaining walls for evidence of bat use, including inspection with an endoscope.

- The demolition of the remaining structure will only be carried out once the project ecologist has confirmed no bats are present.
- If bats are found at any point during subsequent works following initial soft strip, works will stop in that area and the ecological consultant will be contacted immediately. If it is necessary to move the bats for their safety, this will be undertaken by a licensed bat handler.
- All tree felling works will be undertaken to a method statement to further minimise the risk of causing harm to roosting bats.

Reason: To maintain the favourable conservation status of a priority species in accordance with Policy ENV2 of the Northumberland Local Plan.

5. No development shall take place (including demolition, ground works, vegetation clearance) unless in strict accordance with the Construction Environmental Management Plan Ecological Construction Environmental Management Plan St Georges Morpeth Phase 1C (Ecosurv v1, October 2023) St George's Phase 1c Morpeth Arboricultural Impact Assessment (The Environment Partnership, V.4, September 2023)

This includes any required checking surveys for protected species and the involvement of an Ecological Clerk of Works (ECOW).

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

The applicant will, at regular intervals report the progress with ecological mitigation detailed in the CEMP to the LPA in writing. This will include:

- Pre-start report detailing the protective measures and updating ecological surveys which have taken place. This element will be required to be submitted to the LPA for approval in writing, with this being required prior to the rest of the site works commencing.
- Regular (quarterly) reports on progress to be submitted to the LPA in writing.
- Completion report.

Reason: To maintain the biodiversity value of the site to protected species and habitats in accordance with Policy ENV2 of the Northumberland Local Plan and the NPPF.

6. A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to the commencement of the development.

The content of the LEMP shall demonstrate the means of delivery of the mitigation and enhancement recommendations of the reports Ecological Impact Assessment, Phase 1C St Georges Morpeth (v.3 Ecosurv, October 2023), Biodiversity Net Gain Statement, St Georges Morpeth Phase 1C (v.3 Ecosurv, October 2023), St George's Phase 1c Morpeth Arboricultural Impact Assessment (The Environment Partnership, V.4, September 2023), Whole Site Plan (Landscaping Plan) DWG no. N1326-ONE-ZZ-XX-DL-L-0001 Rev PO3 (One-Environments, August 2023) and 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 longterm 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.

The LEMP shall also include details of integrated bat and bird boxes at a ratio of 1 per dwelling and hedgehog gaps between garden boundary fences and site boundary fences. The details will thereafter be fully implemented as approved.

Reason: To maintain the biodiversity value of the site to protected species and habitats in accordance with Policy ENV2 of the Northumberland Local Plan and the NPPF.

7. No development shall commence unless and until a scheme for biodiversity net gain has been submitted to and approved by the local planning authority. This will include on and off site habitat creation and enhancement, as detailed in Ecological Impact Assessment, Phase 1C St Georges Morpeth (v.3 Ecosurv, October 2023), Biodiversity Net Gain Statement, St Georges Morpeth Phase 1C (v.3 Ecosurv, October 2023) and the completed version of the Biodiversity Net Gain metric version 4.0 for the sites.

The scheme shall include:

- At final design stage: updated details of the biodiversity net gain requirements of the development (in accordance with the recognised offsetting metrics standard outlined in the Defra Metrics Guidance using the most up-to-date version of the metric and the 10 CIEEM, CIRIA, IEMA (2019) Biodiversity net gain: Good practice principles for development
- The provision of arrangements to secure the delivery of the biodiversity net gain measures on and off site (including a timetable for their delivery); and
- A habitat creation, management and monitoring plan (to include for the provision and maintenance of any offsetting measures for a minimum of 30 years) for the development and offset sites.

- Ecological Impact Assessment of the offset site and all appropriate avoidance and mitigation measures for protected species and habitats.

The offsite Habitat Creation site will be subject to a Section 106 agreement securing the creation and management of that site.

Reason: To provide net gains for biodiversity in accordance with the NPPF and Northumberland Local Plan policy ENV2.

8. Prior to first use, a sensitive lighting scheme for all areas of the site shall be submitted to and approved in writing by the local planning authority. The lighting scheme shall:

- Be designed in consultation with the project ecologist and follow guidance set out the Institution of Lighting Professionals Guidance Note 8: Bats and artificial lighting (08/18) (<https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>)
- Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent nocturnal animals from using their territories or being able to move freely across the site.
- Show that lighting to woodland and treelines will not be above 1lux.

All external lighting shall be installed in accordance with the specifications agreed. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: to avoid impacts on biodiversity from lighting in accordance with Policies ENV2 and ENV4 of the Northumberland Local Plan.

9. Notwithstanding the details submitted, development shall not commence until a Demolition and Construction Method Statement, together with a supporting plan and Temporary Hospital and Construction Access Strategy document, have been submitted to and approved in writing by the Local Planning Authority. The approved documentation shall be adhered to throughout the demolition/construction periods. The Demolition and Construction Method Statement, plan and Construction Access Strategy shall, where applicable, provide for: i. details of temporary traffic management measures, temporary access, routes and vehicles, and measures to maintain pedestrian access; 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. timescales all phases of works;

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.

10. Development shall not commence until the Full Signalisation Junction arrangement works with the B1337 / Dark Lane / St George's Access Road, as approved by the Local Planning Authority as part of Phase 1b (19/00904/FUL) of the wider development have been constructed. The development hereby permitted shall

not commence until the highway works have been constructed in accordance with the approved plans.

Reasons: In the interests of pedestrian and highways safety, amenity and encouraging sustainable travel modes, in accordance with the National Planning Policy Framework and Policy TRA2 of the Northumberland Local Plan.

11. For residential area: No dwelling shall be occupied until the car parking areas indicated on the approved plans have been implemented in accordance with the approved plans, together with Electric Vehicle Charging points shown on 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.

12. For residential area: No dwelling shall be occupied until the cycle parking shown on the approved plans has been implemented. Thereafter, the cycle parking shall be retained in accordance with the approved plans and shall be 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.

13. For residential area: 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. For residential area: Twelve months after first occupation of the development details of a Full Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. At all times thereafter the approved Full Travel Plan shall be implemented in accordance with the approved details. This Full Travel Plan must include:

- i details of and results from an initial staff travel to work survey;
- ii clearly specified ongoing targets for residential travel mode shares;
- iii a plan for monitoring and reviewing the effectiveness of the Full Travel Plan; and
- iv a scheme providing for a biennial monitoring report to be submitted to the Local Planning Authority regarding the implementation of the Full Travel Plan.

Reason: In the interests of Sustainable Development, in accordance with the National Planning Policy Framework and Policies TRA1 and TRA2 of the Northumberland Local Plan.

15. For Extra Care Development: The development shall not be brought into use until the car parking area indicated on the approved plans, including any disabled car parking spaces and Electric Vehicle Charging points contained therein, has been hard surfaced, sealed and marked out in parking bays 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.

16. For Extra Care Development: The development shall not be brought into first use until a Car Parking Management Strategy has been submitted to and approved in writing by the Local Planning Authority. The approved Car Parking Management Strategy shall be adhered to in perpetuity. The Car Parking Strategy shall include:

- Details of the provision, and management of EV parking and infrastructure;
- Details of management and mitigation measures to ensure no overspill car parking associated with the development occurs;
- A plan for monitoring and reviewing the effectiveness of the Car Parking Management Strategy; and
- A scheme for providing a biennial monitoring report to be submitted to the Local Planning Authority

Reason: In the interest of highway safety, in accordance with the National Planning Policy Framework and Policy TRA 4 of the Northumberland Local Plan.

17. For Extra Care Development: The development shall not be occupied until cycle parking shown on the approved plans has been implemented. Thereafter, the cycle parking shall be retained in accordance with the approved plans and shall be 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.

18. For Extra Care Development: 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.

19. For Extra Care Development: Twelve months after first occupation of the development details of a Full Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. At all times thereafter the approved Full Travel Plan shall be implemented in accordance with the approved details. This Full Travel Plan must include:

- i details of and results from an initial staff travel to work survey;
- ii clearly specified ongoing targets for staff travel mode shares;
- iii a plan for monitoring and reviewing the effectiveness of the Full Travel Plan; and
- iv a scheme providing for a biennial monitoring report to be submitted to the Local Planning Authority regarding the implementation of the Full Travel Plan.

Reason: In the interests of Sustainable Development, in accordance with the National Planning Policy Framework and Policies TRA1 and TRA2 of the Northumberland Local Plan.

20: No development with the exception of earthworks 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 highway safety, in accordance with the National Planning Policy Framework and Policies TRA1 and TRA2 of the Northumberland Local Plan.

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

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

22. No works to the streets proposed for adoption (including residential streets and footpaths, and works to Dark Lane/St George's Access Road) shall commence until full engineering, drainage, street lighting, pedestrian crossing, bus stop 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.

23. Prior to first occupation details of the adoption and maintenance of all SuDS features, and the watercourse between the site and the How Burn shall be submitted to and agreed by the Local Planning Authority. A maintenance schedule and log, which includes details for all SuDS features and the watercourse downstream of the site for the lifetime of the development shall be composed within and be implemented forthwith in perpetuity.

Reason: To ensure that the scheme to dispose of surface water operates at its full potential throughout the development's lifetime. In accordance with Northumberland Local Plan Local Plan Policies WAT3 and 4.

24. Prior to the commencement of development, details of root protection barriers used to protect the pipes in wooded areas shall be submitted to and agreed with the Local Planning Authority.

Reason: To ensure that the scheme to dispose of surface water operates at its full potential throughout the development's lifetime. In accordance with Northumberland Local Plan Local Plan Policies WAT3 and 4.

25. Prior to the commencement of development, details of the management and disposal of surface water from the development through the construction phase shall be submitted to and agreed with the Local Planning Authority.

Reason: To ensure the risk of flooding does not increase during this phase and to limit the siltation of any surface water features or other receptors on, or downstream of the site. In accordance with Northumberland Local Plan Local Plan Policies WAT3 and 4.

26. Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority, to demonstrate that all sustainable drainage systems have been constructed as per the agreed scheme. This verification report shall include:

- As built drawings for all SuDS components - including dimensions and levels (base levels, inlet/outlet levels, levels around the edges of basins, depths, lengths, diameters etc)
- Photographs of the surface water system being installed as per the agreed scheme including flow controls, storage structures, root protection barriers and any other SuDS components.
- Construction details (component drawings, materials, vegetation etc);
- Health and Safety file;
- Details of ownership organisation/adoption details.

Reason: To ensure that all sustainable drainage systems are designed to the DEFRA non statutory technical standards and are built accordingly. In accordance with Northumberland Local Plan Local Plan Policies WAT3 and 4.

27. Prior to first occupation, a detailed assessment of the structural integrity of the proposed SuDS basins and associated earthworks shall be undertaken. This assessment shall ensure the structural integrity of the basin and any adjacent structures or infrastructure under anticipated loading conditions over the design life of the development taking into account the requirement for reasonable levels of maintenance.

Reason: To ensure the basins are structurally sound, limiting the possibility of any breaching. In accordance with Northumberland Local Plan Local Plan Policies WAT3 and 4.

28: The development hereby permitted shall be carried out in accordance with the approved Remediation Strategy (Report SR4699). 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 are minimised. In accordance with Northumberland Local Plan Local Plan Policy Pol 1.

29. Prior to any part of the development being brought into use or continuing in use the applicant shall submit a verification report for that part of the development to the Local Planning Authority for its written approval. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved remediation strategy. Post remediation sampling and monitoring results shall be included in the closure report to demonstrate that the required remediation has been fully met

[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 are minimised. In accordance with Northumberland Local Plan Local Plan Policy Pol 1.

30. If during development contamination not previously considered is identified, then an additional written remediation strategy regarding this material (prepared by a competent person) shall be submitted to and approved in writing by the Local Planning Authority.

The affected part of the development shall not be occupied until a remediation strategy has been submitted to and approved in writing by the Local Planning Authority, and measures proposed to deal with the contamination have been carried out. [Should no contamination be found during development then the applicant shall submit a signed statement indicating this to discharge this condition].

* "Competent Person" has the same definition as defined within the National Planning Policy Framework (NPPF) ISBN 978-1-5286-1033-9.

Reason: To ensure that risks from land contamination are minimised. In accordance with Northumberland Local Plan Local Plan Policy Pol 1.

31. No foundation works shall be commenced for any part of the development until a report detailing the proposed protective measures to prevent the ingress of ground gases, including depleted Oxygen (<19%), to the standard required in BS8485:2015+A1:2019 (Code of Practice for the design of protective measures for Methane and Carbon Dioxide ground gases for new buildings), or to a minimum of Characteristic Situation 2 level of protection for that part of the development, has been submitted to and approved in writing by the Local Planning Authority.

The report shall specify to the Local Planning Authority's satisfaction how the annulus of service ducts will be sealed to prevent gas ingress into the living space of the dwelling.

The report shall contain full details of the validation and verification assessment to be undertaken on the installed ground gas protection, as detailed in CIRIA C735 (Good practice on the testing and verification of protection systems for buildings against hazardous ground gases)

Reason: In order to prevent any accumulation of ground gas, which may be prejudicial to the health & amenity. In accordance with Northumberland Local Plan Local Plan Policy Pol 1.

32. No building shall be brought into use or occupied until the applicant has submitted to the local planning authority a verification report to the approved methodology in Condition 31 for gas protection, for that building. The verification report shall then be approved in writing by the local planning authority prior to the building being brought into use.

Reason: In order to prevent any accumulation of ground gas, which may potentially be prejudicial to the health & amenity. In accordance with Northumberland Local Plan Local Plan Policy Pol 1.

33. The rating level of sound emitted from fixed plant and/or machinery associated with the development shall not exceed:

- 37dB LAeq(1 hour) between 0700 - 2300 hours, and
- 31 dB LAeq (15 mins) between 2300-0700 hours at the boundary of the site. All measurements shall be made in accordance with the methodology of BS4142 (2014 + A1:2019) (Methods for rating and assessing industrial and commercial sound).

On written request by the planning authority the operator shall, within 28 days, produce a report to demonstrate adherence with the above rating level.

Reason: To protect residential amenity by providing a commensurate level of protection against noise. In accordance with Northumberland Local Plan Local Plan Policy QOP2.

34. No external site machinery or plant shall be operated, no works of demolition or construction carried out and no deliveries received or dispatched from the site, except between the hours of:

- 0800 to 1800 on Monday to Friday and
- 0800 to 1300 on Saturday.
- No development shall take place on Sundays, Public or Bank Holidays

unless agreed in writing with the Local Planning Authority.

Reason: To protect residential amenity and provide a commensurate level of protection against noise. In accordance with Northumberland Local Plan Local Plan Policy QOP2.

35. Prior to the development being brought into use, a scheme containing full details of arrangements for internal air extraction, odour control, and discharge to atmosphere from cooking operations, including any external ducting and flues, shall be submitted to and approved in writing by the local planning authority.

The scheme shall include full details of the odour treatment system to be installed which shall provide a High level of odour control, as defined in the EMAQ document "Control of Odour and Noise from Commercial Kitchen Exhaust Systems". The works detailed in the approved scheme shall be installed in their entirety before the use hereby permitted is commenced.

The equipment shall thereafter be maintained in accordance with the manufacturers instructions and operated at all times when cooking is being carried out unless otherwise agreed beforehand in writing with the local planning authority.

Reason: To protect residential amenity and provide a commensurate level of protection against odour. In accordance with Northumberland Local Plan Local Plan Policy Pol 2.

36. A programme of archaeological work is required in accordance with NCC Conservation Team (NCCCT) Standards for Archaeological Mitigation and Site-Specific Requirements document (dated 11/11/23). The archaeological scheme shall comprise three stages of work. Each stage shall be completed and approved in writing by the Local Planning Authority before it can be discharged. a) No development or archaeological mitigation shall commence on site until a written scheme of investigation based on NCCCT Standards and Site-Specific Requirements documents has been submitted to and approved in writing by the Local Planning Authority. b) The archaeological recording scheme required by NCCCT Standards and Site-Specific Requirements documents must be completed in accordance with the approved written scheme of investigation. c) The programme of analysis, reporting, publication and archiving if required by NCCCT Standards and Site-Specific Requirements documents must be completed in accordance with the approved written scheme of investigation.

Reason The site is of archaeological interest. In accordance with Northumberland Local Plan Local Plan Policy ENV7.

37. Prior to first occupation of any dwellings here by approved (excluding the Community Wellbeing Facility, as indicated on Site Plan (DR-A-0101 Rev. P20)) full details of interpretation boards and their locations shall be submitted and approved in writing by the Local Planning Authority. The boards shall thereafter be installed in accordance with the approved details.

Reason: To advance understanding of the significance of the non-designated heritage asset and the wider site in accordance with Northumberland Local Plan ENV 1 and ENV 7

38. Prior to first occupation of any dwellings here by approved (excluding the Community Wellbeing Facility, as indicated on Site Plan (DR-A-0101 Rev. P20)), a detailed Management Plan for the long-term maintenance of the Water Tower shall be submitted to and approved in writing by the Local Planning Authority. The Water Tower shall thereafter be maintained in full accordance with the Management Plan.

Reason: To conserve and enhance the significance of the heritage asset in accordance with Northumberland Local Plan ENV 1 and ENV 7

39. Prior to first occupation of any dwellings here by approved (excluding the Community Wellbeing Facility, as indicated on Site Plan (DR-A-0101 Rev. P20)), a condition report and detailed scheme of works, including method statements and material specifications, for the repair of the Water Tower shall be submitted and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details.

Reason: To conserve and enhance the significance of the heritage asset in accordance with Northumberland Local Plan ENV 1 and ENV 7.

40. No development shall commence above damp-proof course level (excluding the Community Wellbeing Facility, as indicated on Site Plan (DR-A-0101 Rev. P20)), until a detailed Landscape Plan, including specification details of hard landscaping

and boundary treatments, have been submitted to and approved in writing by the Local Planning Authority. The landscaping shall be carried out in accordance with the approved details.

Reason: To conserve and enhance the significance of the heritage asset in accordance with Northumberland Local Plan ENV 1 and ENV 7.

41. No development shall commence above damp-proof course level (excluding the Extra Care facility) until the following details have been submitted to and approved in writing by the Local Planning Authority.

- colour of and details of artstone to a use, including texture and finish
- specification of roof lights on the apartment blocks
- external materials to be used on apartment blocks

Thereafter, the development shall be constructed in accordance with the approved details.

Reason: To conserve and enhance the significance of the heritage asset in accordance with Northumberland Local Plan ENV 1 and ENV 7.

42. No removal of vegetation or felling of trees shall be undertaken between 1 March and 31 August unless a suitably qualified ecologist has first confirmed that no birds nests that are being built or are in use, eggs or dependent young will be damaged or destroyed.

Reason: To protect nesting birds, all species of which are protected by law. In accordance with Northumberland Local Plan Policy ENV2.

43. No dwelling or the Community Wellbeing Facility hereby approved shall be occupied until a detailed Open Space Management and Maintenance Scheme for the maintenance and management of all areas of open space (excluding private gardens) within the associated area of development has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full upon the substantial completion of the landscaping works approved under Condition 2 in respect of this phase. Details to be submitted shall include;

- i) Details of landscape management and maintenance plans
- ii) Details of planting, grass cutting, weeding and pruning
- iii) Inspection, repair and maintenance of all hard landscaping and structures
- iv) Management, monitoring and operational restrictions
- v) Maintenance and planting replacement programme for the establishment period of landscaping
- vi) Establish a procedure that would be implemented in the event of any tree (or item of soft landscaping) being removed, uprooted/ destroyed or dying which shall ensure that any soft landscaping removed, dying or becoming seriously damaged, defective or diseased within 5 years from the substantial completion of development in that phase shall be replaced within the next planting season with soft landscaping of a similar size and species to that which it is replacing.
- vii) The approved landscaping scheme shall be fully implemented during the first full planting season (November March inclusive) following the commencement of development or within another time scale agreed in writing with the LPA.

The open space areas provided shall be retained for their intended purpose at all times thereafter unless otherwise is approved in writing by the Local Planning Authority.

Reason: To ensure appropriate maintenance and management of open space having regard to the National Planning Policy Framework. In accordance with Local Plan Policy QOP2.

44. The approved landscaping scheme shall be fully implemented during the first full planting season (November March inclusive) following the commencement of development or within another time scale agreed in writing with the LPA.

Reason: To maintain and protect the landscape value of the area and to enhance the biodiversity value of the site. In accordance with Northumberland Local Plan Policies HOU9, QOP4 and ENV2.

45. No development with the exception of earthworks and demolition shall commence until full details of existing and proposed ground levels, including spot heights, within the whole of application site and proposed internal finished ground floor levels, shall be submitted to, and agreed in writing by, the Local Planning Authority, and thereafter the development shall be carried out in complete accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of visual amenity and residential amenity, in accordance with Northumberland Local Plan Policy QOP2.

46. All remaining trees, bushes and hedges within, and to the boundaries of the site and trees which fall outside the site but have roots that fall within the application site, shall be protected throughout the course of development in accordance BS5837:2012 Trees in Relation to Design, Demolition and Development: Recommendations, British Standards Institution, 2012 and the Arboricultural Impact Assessment and associated Tree Protection Plan (The Environment Partnership, v.4 September 2023) and the details in the CEMP Ecological Construction Environmental Management Plan St Georges Morpeth Phase 1C (Ecosurv v1, October 2023)

No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

Reason: To ensure the protection of existing trees and hedges in the interests of visual amenity in accordance with Northumberland Local Plan Policy QOP2.

47. All roofing and / or external facing materials used in the construction of the development shall conform to the details as set out within the approved documents, and as approved under any conditions.

Reason: To retain control over the external appearance of the development in the

interests of amenity and in accordance with the provisions of Northumberland Local Plan Policies QOP1 and 2.

48. Prior to first occupation a tree planting strategy - showing a proposal for the planting of 110 trees, their location and specification of any trees to be planted (at least 20 shall be large mature size and capable of attaining heights of over 20m at maturity), shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in complete accordance with these approved plans, not later than the expiry of the next planting season following commencement of the development, or within such other time as may be approved with the Local Planning Authority.

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

49. Prior to the commencement of development details of screening to be located along the boundaries shall be submitted to and approved in writing with the Local Planning Authority. The screening shall then be erected in accordance with these approved details during any time any works are being carried out, unless otherwise approved in writing by the Local Planning Authority.

Reason: To protect residential amenity and provide a commensurate level of protection against noise in accordance with Northumberland Local Plan Policy QOP 2.

50. 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), garages shall not be converted to living space without the prior grant of planning permission from the Local Planning Authority.

Reason: In order to retain adequate parking on site and in accordance with Northumberland Local Plan Policy Tra 4.

Informatives

1) Public Protection

The granting of planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of part III of the Environmental Protection Act 1990 be received.

2) Highways

INFO 25 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.

INFO28 Section 278 Agreement and works in adopted highway

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

INFO29 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.

INFO31 Contact Traffic Management

You are advised to contact the Council's Traffic Management Section at streetworks@northumberland.gov.uk before and during the construction period.

INFO33 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.

INFO34 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

INFO40 - 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.

INFOXX 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)

3) Coal Authority

Shallow coal seams

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

Date of Report:

Authorised by:

Date:

Background Papers: Planning application file(s) 23/02787/FUL