



Northumberland County Council

Strategic Planning Committee

5th March 2024

ADDENDUM REPORT

Application No: 23/02116/REM

Proposal: Reserved matters application for appearance, landscaping, layout, and scale for 480 dwellings pursuant to planning permission 16/04305/OUT

Site Address: Land South And South East Of James Calvert Spence College, Acklington Road, Amble, Northumberland

Applicant: Mr Craig McClen, Unit 18 Berry Moor Court, Northumberland Business Park, Cramlington

RECOMMENDATION:

That this application be APPROVED subject to a legal agreement for the contribution of £295,200 towards the Coastal Mitigation Service (CMS).

1. Introduction

1.1 The purpose of this report is to update Members on matters arising since the publication of the committee report for the above planning application.

1.2 Since publication of that report an updated consultation response has been received from the Lead Local Flood Authority (LLFA). It is confirmed that they do not object to the proposals, subject to conditions as set out below.

1.3 At the time of publication of the committee report a final consultation response from Highways Development Management (HDM) was also outstanding. Whilst this is still outstanding, the concerns raised are addressed below to the satisfaction of the case officer.

1.4 Section 4 of the published committee report states that consultee comments were not received from the Town Council. Comments were in fact received (see below) but were accidentally omitted from the report.

1.5 Section 7.26 of the report makes reference to a lack of detail regarding the requirements of Policy HOU 11. An update is provided below.

1.6 Since publication of the report the applicant has requested an amendment to the trigger on one of the conditions as detailed below.

2. Details

2.1 The LLFA has raised no objection to 23/02116/REM subject to conditions. Conditions 39, 40, 41 and 42 of approved application 16/04305/OUT will still need to be discharged at the appropriate time. It is noted that the use of pumps is reviewed on a site-by-site basis and that they should only be used as a last resort where there are no alternative options.

2.2 Concerns raised by HDM with respect to the future management of streets within the proposed development, however it should be noted that there is no requirement in the outline planning permission specifying that the streets must be either publicly or privately managed. It is open to the applicant to either manage the streets themselves, or to apply to the Local Highway Authority for adoption. The applicant has confirmed that the streets will be built to an adoptable standard but will be managed by Tantallon Homes. From a technical point of view no concerns have been raised by HDM and the proposals satisfy requirements from a safety perspective. Should the applicant seek to have the roads adopted, this would be separate process. It is not therefore a material consideration in the determination of this application.

2.3 Comments received from Amble Town Council raised concerns over traffic impacts, particularly on Acklington Road, but are strongly in favour of the active travel measures included in the proposals. The number of smaller properties included is also welcomed. Concerns regarding layout, pedestrian safety, energy saving measures and the construction phase are noted. These matters are addressed in the original committee report.

2.4 Paragraph 7.26 of the committee report notes that there is no reference to the requirements of Policy HOU 11 having been considered in the submitted detailed application proposals. With regards to M4(2) compliant dwellings, the outline permission was granted prior to this requirement coming into force and, as such, no conditions were included in this respect. It is not possible to take this into consideration at this stage, as it was not a requirement of the outline approval. Nevertheless, the applicant has confirmed that a proportion of M4(2) compliant dwellings are included within the development, in accordance with Policy HOU 11. The following dwelling types are M4(2) compliant:

- Market Dwellings HT05 & HT20 – 97 of 408 dwellings = 23.8%
- Affordable Dwellings HT17, HT18 and HT22 – 39 of 72 dwellings = 54.2%

2.5 Finally, following publication of the officer report the applicant has requested that the trigger set out in Condition 6 (Landscaping) be amended to allow works to commence on site before the requested information is submitted. This is acceptable and the trigger is amended to “works above base course level” as updated below.

3. Comment

3.1 Officers are supportive of the updates to the application set out above and, in particular, agree with the comments made by the LLFA regarding the use of a partially pumped drainage solution. The application is recommended for approval, as per the original report, but subject to additional conditions as listed below.

4. Recommendation

4.1 That this application be APPROVED subject to conditions as listed and a S106 legal agreement to secure a financial contribution of £295,200 towards the Council's Coastal Mitigation Service (CMS).

Conditions

1. Approved Plans and Documents

The development hereby permitted shall be carried out in complete accordance with the following approved plans and documents.

House Types:

- 25700-NNA-02-AS-EL-3000-HT02_Elevations-P04
- 25700-NNA-02-AS-GA-1000-HT02_Plans-P04
- 25700-NNA-03-AS-EL-3000-HT03_Elevations-P04
- 25700-NNA-03-AS-GA-1000-HT03_Plans-P04
- 25700-NNA-05-AS-EL-3000-HT05_Elevations-P04
- 25700-NNA-05-AS-GA-1000-HT05_Plans-P04
- 25700-NNA-06-AS-EL-3000-HT06_Elevations-P05
- 25700-NNA-06-AS-GA-1000-HT06_Plans-P04
- 25700-NNA-08-AS-EL-3000-HT08_Elevations-P05
- 25700-NNA-08-AS-GA-1000-HT08_Plans-P04
- 25700-NNA-09-AS-EL-3000-HT09_Elevations-P06
- 25700-NNA-09-AS-GA-1000-HT09_Plans-P04
- 25700-NNA-10-AS-EL-3000-HT10_Elevations-P04
- 25700-NNA-10-AS-GA-1000-HT10_Plans-P04
- 25700-NNA-11-AS-EL-3000-HT11_Elevations-P05
- 25700-NNA-11-AS-GA-1000-HT11_Plans-P04
- 25700-NNA-12-AS-EL-3000-HT12_Elevations-P05
- 25700-NNA-12-AS-GA-1000-HT12_Plans-P04
- 25700-NNA-13-AS-EL-3000-HT13_Elevations-P05
- 25700-NNA-13-AS-GA-1000-HT13_Plans-P04
- 25700-NNA-14-AS-EL-3000-HT14_Elevations-P05
- 25700-NNA-14-AS-GA-1000-HT14_Plans-P04
- 25700-NNA-15-AS-EL-3000-HT15_Elevations_01-P05
- 25700-NNA-15-AS-EL-3010-HT15_Elevations_02-P04
- 25700-NNA-15-AS-GA-1000-HT15_Plans-P05
- 25700-NNA-16-AS-EL-3000-HT16_Elevations-P05
- 25700-NNA-16-AS-GA-1000-HT16_Plans_01-P04
- 25700-NNA-16-AS-GA-1010-HT16_Plans_02-P04
- 25700-NNA-17-AS-EL-3000-HT17_Elevations-P05
- 25700-NNA-17-AS-GA-1000-HT17_Plans-P04
- 25700-NNA-18-AS-EL-3000-HT18_Elevations-P04

- 25700-NNA-18-AS-GA-1000-HT18_Plans-P04
- 25700-NNA-19-AS-EL-3000-HT19_Elevations-P04
- 25700-NNA-19-AS-GA-1000-HT19_Plans-P04
- 25700-NNA-20-AS-EL-3010-HT20_Elevations_01-P05
- 25700-NNA-20-AS-EL-3010-HT20_Elevations_02-P04
- 25700-NNA-20-AS-GA-1000-HT20_Plans_01-P04
- 25700-NNA-20-AS-GA-1010-HT20_Plans_02-P04
- 25700-NNA-22-AS-EL-3000-HT22_Elevations-P05
- 25700-NNA-22-AS-GA-1000-HT22_Plans-P05
- 25700-NNA-23-AS-EL-3000-HT23_Elevations-P05
- 25700-NNA-23-AS-GA-1000-HT23_Plans-P05
- 25700-NNA-24-AS-EL-3000-HT24_Elevations-P04
- 25700-NNA-24-AS-GA-1000-HT24_Plans-P04
- 25700-NNA-G1-AS-GA-1000-G1_Plans_and_Elevations-P01
- 25700-NNA-G2-AS-GA-1000-G2_Plans_and_Elevations-P02

Materials:

- 25700-NNA-XX-AS-EL-3000-Boundary_Treatment_Types-P02
- 25700-NNA-XX-XX-SH-9000-HT_Material_Key-P03
- 25700-NNA-XX-XX-SI-0010-Materials_Plan_Sh_01-P06
- 25700-NNA-XX-XX-SI-0020-Materials_Plan_Sh_02-P06
- 25700-NNA-XX-XX-SI-0030-Materials_Plan_Sh_03-P06

Pegasus Drawings:

- P20-1607 Amble SOA Proposed Layout – 20.10.23
- P20-1607.001 Amble - Site Location Plan
- P20-1607.002 Amble - Existing Site Plan
- P20-1607.102T Amble - Proposed Layout 02.11.23
- P20-1607.103B Amble - Rendered Proposed Layout A1 @1-1500
- P20-1607.105.B Amble Open Space Plan
- P20-1607.106B Amble Boundary Treatment Plan
- P20-1607.107B Parking Strategy Plan
- P20-1607.108B Amble - Proposed Street Scenes
- P20-1607.109A Amble - Refuse Plan
- P20-1607.110A Amble - EV Charging Plan
- P20-1607_EN_200_B - LMP_compressed
- P20-1607_EN_201_A - Play Area Strategy

Drainage/Engineering:

- 22-013 Surface Water Network 1
- 22-013 Surface Water Network 2
- 22-013 Surface Water Network 3
- 22-013-200-P5 Engineering Layout Sheet 1
- 22-013-201-P5 Engineering Layout Sheet 2
- 22-013-202-P5 Engineering Layout Sheet 3
- 22-013-203-P5 Engineering Layout Sheet 4
- 22-013-204-P5 Engineering Layout Sheet 5
- 22-013-205-P5 Engineering Layout Sheet 6
- 22-013-206-P6 Engineering Layout Sheet 7
- 22-013-207-P6 Engineering Layout Sheet 8
- 22-013-208-P3 Engineering Layout- Overall Site
- 22-013-210-P4 Surface Finishes and Kerbs SHEET 1
- 22-013-211-P4 Surface Finishes and Kerbs SHEET 2

- 22-013-212-P4 Surface Finishes and Kerbs SHEET 3
- 22-013-213-P4 Surface Finishes and Kerbs SHEET 4
- 22-013-214-P4 Surface Finishes and Kerbs SHEET 5
- 22-013-215-P5 Surface Finishes and Kerbs SHEET 6
- 22-013-216-P4 Surface Finishes and Kerbs SHEET 7
- 22-013-217-P4 Surface Finishes and Kerbs SHEET 8
- 22-013-218-P3 MH Schedule
- 22-013-219-P3 Hardstanding Areas SHEET 1
- 22-013-220-P3 Hardstanding Areas SHEET 2
- 22-013-221-P3 Hardstanding Areas SHEET 3
- 22-013-222-P3 Hardstanding Areas SHEET 4
- 22-013-223-P3 Hardstanding Areas SHEET 5
- 22-013-224-P3 Hardstanding Areas SHEET 6
- 22-013-225-P3 Hardstanding Areas SHEET 7
- 22-013-226-P3 Hardstanding Areas SHEET 8
- 22-013-230-P1 Drainage Details Sheet 1
- 22-013-231-P2 Drainage Details Sheet 2
- 22-013-235-P3 Orifice Plate Details
- 22-013-236-P3 SUDS Sheet 1
- 22-013-237-P3 SUDS Sheet 2
- 22-013-240-P3 Rd and Sewer Long Sections SHEET 1
- 22-013-241-P3 Rd and Sewer Long Sections SHEET 2
- 22-013-242-P3 Rd and Sewer Long Sections SHEET 3
- 22-013-243-P3 Rd and Sewer Long Sections SHEET 4
- 22-013-244-P3 Rd and Sewer Long Sections SHEET 5
- 22-013-245-P2 Rd and Sewer Long Sections SHEET 6
- 22-013-246-P3 Rd and Sewer Long Sections SHEET 7
- 22-013-247-P3 Rd and Sewer Long Sections SHEET 8
- 22-013-248-P2 Rd and Sewer Long Sections SHEET 9
- 22-013-260-P2 Highway Details
- 22-013-290-P1 Overland Flows - Predevelopment-pdf
- 22-013-291-P2 Overland Flows-Post Dev
- 22-013-292-P2 Overland Flows-Post Dev Sht 1
- 22-013-293-P2 Overland Flows-Post Dev Sht 2
- 22-013-294-P2 Overland Flows-Post Dev Sht 3
- 22-013-296-P1 Overland Flow east ditch
- 22-013-297-P1 Northern Ditch
- 22-013-298-P1 Survey with falls
- 23_02116_REM-CONSULTEE_COMMENTS-Developer Response 071223
- 22-013-295-P1 Overall Cut & Fill
- 22-013-910-P3 Flood Routing Plan 1in200
- 22-013-911-P3 Flood Routing Plan 1in500
- 22-013-912-P4 Flood Routing Plan 1in1000
- P20-1067 - Surface Water Pumps – Specification and Maintenance Plan
- 22-013 Network 1 Large Basin 290124
- 22-013 Network 1 Large basin-zero flow
- 22-013 Network 2 small basin 290124
- 22-013 Network 2 Small basin-zero flow

Other:

- Cycle Store Specification

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

2. Materials

Prior to commencement of development above base course level details of the materials to be used in the construction of the external surfaces of the houses, roads and all boundary walls shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity, in accordance with the National Planning Policy Framework and policies QOP 1 and QOP 2 and of the Local Plan.

3. Broadband

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

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

4. Sustainability

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

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

5. Landscape Species Mix

Prior to any seeding works on communal landscape areas, including SuDS features, the applicant shall submit a species mix. Once approved by the planning authority the development shall be completed as per these details.

Reason: To ensure an appropriate species mix throughout the development and in accordance with policy ENV 2 of the Local Plan.

6. Landscape Planting Plan

Prior to the commencement of development above base course level, a plan for the landscape planting of the site shall be submitted to, and agreed in writing with, the LPA. The plan shall detail the species to be used, numbers of plants, density of planting, rates of sowing and means of protection and use only species native to Northumberland with implementation in full during the first planting season (November - March inclusive) following the commencement of development.

Reason: To maintain and protect the landscape value of the area and to enhance the biodiversity value of the site in line with Local Plan Policy ENV2 and QOP4.

7. SuDS Verification

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

- * As built drawings for all SuDS components - including dimensions (base levels, inlet/outlet elevations, areas, depths, lengths, diameters, gradients etc);
- * Construction details (component drawings, materials, vegetation);
- * Photographs of the surface water system being installed as per the agreed scheme including flow controls, storage structures and any other SuDS components.
- * Health and Safety file that includes detail on the basin; and
- * Details of ownership organisation/adoption and maintenance details that include detail on procedures for pump failure.

Reason: To ensure that all sustainable drainage systems are designed to the DEFRA non statutory -technical standards.

8. SuDS Alternatives Report

Prior to construction a detailed plan with a supporting statement shall be submitted to and approved by the Local Planning Authority, to demonstrate that there are no other alternatives for pumping.

Reason: To ensure that the that the scheme is designed in accordance with the DEFRA non statutory technical standards.

Informative

Landscape Planting Plan:

A landscape planting plan is normally presented as a drawing, produced by a landscape architect, which shows the precise location of new planting with specification covering species, numbers/densities and for areas of grass the mix and sowing rates. If not provided elsewhere it should also outline of methods for plant establishment and give an implementation timetable

Date of Report: 1st March 2024

Background Papers: Planning application file(s) 23/02116/REM