



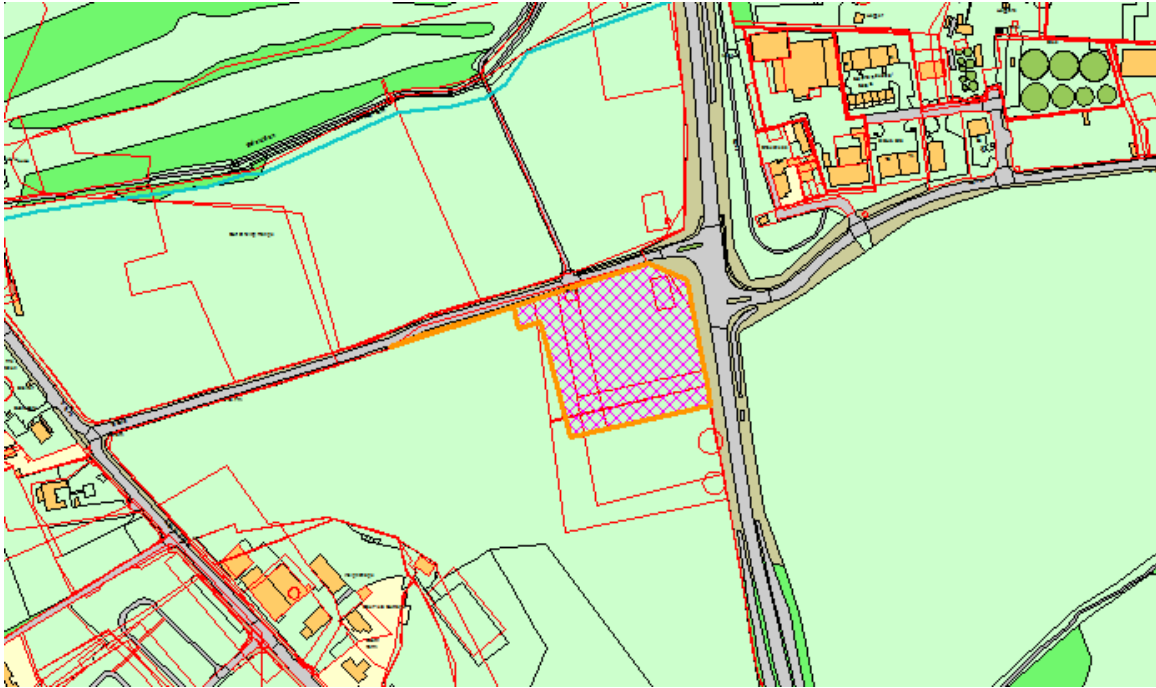
Northumberland County Council

STRATEGIC PLANNING COMMITTEE 8TH JUNE 2021

Application No:	18/03606/FUL		
Proposal:	Full application for change of use from agricultural land to industrial site for the erection of manufacturing building with offices, show room, parking, for the re-location of existing business premises to a purpose-built new facility (revised description 17 05 2021		
Site Address	Land South West Of Bricksheds Junction B1342 Belford Station To Belford, Belford		
Applicant	Mr Mark & Jonathan Nesbitt Treelocate (UK) Ltd Station Road Belford Northumberland NE70 7D		
Agent	Jonathan Wallace Lichfields The St Nicholas Building St Nicholas Street Newcastle Upon Tyne NE1 1RF		
Ward	Bamburgh	Parish	Belford
Valid Date	30 July 2018	Expiry Date	31 October 2020
Case Officer Details	Name:	Mrs H Marron	
	Job Title:	Principal Planning Officer	
	Tel No:	01670 625547	
	Email:	Haley.marron@northumberland.gov.uk	

Recommendation: That this application be GRANTED permission subject to conditions and a Unilateral Undertaking (pursuant of S106 of the Town and Country Planning Act) to secure the following legal obligation:

- Treelocate Limited will cease all operations within the current site once they have taken occupancy of the new site.



1. Introduction

1.1 Given the strategic nature of the proposals, it has been decided that the application should be brought before the Strategic Planning Committee for determination.

2. Description of the site and the proposals

2.1 The application site is located to the south-east of Belford. The site is flat, approximately 0.8 hectares in size, and is located on the corner of the B6349 and the A1. The site is currently in agricultural use. The area around the site is largely rural, characterised by agricultural buildings and open fields. Belford Industrial Estate is located immediately to the north-east of the site on the other side of the A1.

2.2 The site is bound to the north by the B6349, with pastureland, Belford Hall (Grade I) and Belford Hall's Registered Park and Garden (Grade II). To the east the site is bound by the A1, with pastureland and Belford Industrial Estate. To the south the site is bound by agricultural land and to the west by pastureland and farm buildings, with Belford beyond.

2.3 The applicant seeks full planning permission for the change of use of the site from agricultural land to an industrial site for the erection of manufacturing building with offices, show room, parking, for the re-location of existing business premises to a purpose-built new facility (B1, B2 and B8 Use - total 3942sqm floor space). Access to the site is proposed from the B6349.

2.4 The proposals are to facilitate the relocation and expansion of "Treelocate Limited" business premises currently operational within Belford Industrial Estate (3205sqm).

Treelocate specialise in the manufacturing of artificial plants and foliage for distribution worldwide. Their Head Quarters are in Belford, with a secondary site in Dubai.

3. Supporting Information

The following information has been submitted in support of the application:-

- Planning Statement
- Design and Access Statement
- Economic Case
- Transport Statement
- Ecological Impact Assessment
- Heritage Impact Assessment

4. Planning History

N/90/B/0704/P Petrol Filling Station Phase 1 Permitted 15th November 1990

5. Planning Policy

5.1 Development Plan Policy

Berwick upon Tweed Local Plan (1999)

F1 Environmental Wealth
F4 Intermediate Areas of Landscape Value
F31 Social and Economic Welfare
M14 Car Parking Standards
W6 Bad Neighbour Uses
W25 Belford Industrial Estate

5.2 Emerging Development Plan Policy

Northumberland Local Plan - Publication Draft Plan (Reg 19) and Proposed Minor Modifications, submitted for examination 29th May 2020

STP 1 Spatial strategy (Strategic Policy)
EN5 Large-scale windfall employment development
QOP 1 Design Principles (Strategic Policy)
TRA 1 Promoting Sustainable Connections (Strategic Policy)
TRA 2 Effects of Development on the Transport Network
TRA 4 Parking Provision in New Development
ENV 1 The natural, historic and built environment (Strategic Policy)
ENV 2 Biodiversity and geodiversity
ENV 3 Landscape
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

Belford Neighbourhood Plan

Belford Parish Council applied to Northumberland County Council to designate the civil parishes of Belford and Middleton as a neighbourhood area, with the express purpose of preparing a neighbourhood development plan. The application was approved by Northumberland County Council on 22 September 2015 following a period of publicity between 10 August 2015 and 7 September 2015. There is no made Neighbourhood Plan at this stage.

5.3 Other Documents/Strategies

National Planning Policy Framework (2019)

National Planning Practice Guidance (2014, as updated)

National Design Guide (2020)

6. Consultee Responses

Belford & Middleton Parish Council	<p>Belford Parish Councillors have agreed to support the above planning application on the grounds of economic benefit to the Parish. However, Parish Councillors would like to raise comments which they would like Planning Officers to take into consideration when determining the application.</p> <p>The proposed site is in a sensitive area in view of the Grade I listed Belford Hall and the associated parks and gardens. The site will also be clearly visible from the A1 and Councillors agreed that it would not present a good gateway to a village. Therefore, the Parish Council suggest appropriate screening would need to be very large and very fast growing.</p> <p>If the new site on the west side of the A1 is to be approved this must be classed as an exception and no further development should be allowed in this area in the future.</p> <p>If Tree Locate are granted permission to allow the business to be relocated to the west side of the A1, the current site on the east side of the A1 must be closed before the new site is open for business.</p> <p>Parish Councillors applauded the success of this business and congratulated Tree Locate. They would like to support local businesses to maintain and expand the availability of employment locally.</p>
Highways	No objections subject to conditions including works to the adopted highway to facilitate the new access off the B6349.

Public Protection	No objections subject to control hours of construction, deliveries, dust, lighting and contamination amongst other matters.
Ecologist	No objections subject to a condition to ensure compliance with the mitigation measures set out in the Ecological Assessment submitted with the application.
Building Conservation Officer	<p>We consider the proposal would have a detrimental impact on the setting of the designated heritage assets by virtue of the spread of industrial activity to a key entry point into Belford.</p> <p>A building on this scale would be readily visible on approaches into the conservation area, from the Registered Park and Garden and from Belford Hall listed building. We note the presence of industrial buildings on Belford Industrial Estate but these are on a clearly demarcated site.</p> <p>Building Conservation considers the proposal would fall to paragraph 196 of the NPPF. That is, less than substantial harm.</p>
Health and Safety Executive	No response received
Highways England	<p>Highways England currently have a formal holding objection on the application.</p> <p>They recommend non determination of the application until the obligation is secured to ensure that Treelocate will cease all operations within the current site once they have taken occupation of the new site.</p> <p>Highway England have advised they could offer no objections to the application upon the satisfactory completion of an obligation above. In addition, they require confirmation of traffic movements during the construction period.</p> <p>It should be noted that the LPA are currently in discussion with Highways England in order to resolve these matters.</p>

6. Public Responses

Neighbour Notification

Number of Neighbours Notified	7
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Number of Objections	3
Number of Support	3
Number of General Comments	0

Notices

Site notice, posted 16th October 2018

Press Notice published 25th October 2018

Summary of Responses:

Six letters of representation have been received in total.

Objections

Three letters of objection have been received and can be summarised as follows:

- The application shows no regard for the residential community
- There is no justification for extension to the existing business premises
- There are residential properties at Bricksheds Farm
- Residents will be swamped by industry
- The development does not meet the exceptional circumstances required by Green Belt Policy
- Belfords Village entrance will be blighted
- There are hectares of brownfield land within existing industrial estates within Northumberland
- Why spoil a greenfield site and the gateway to the village
- Residents live with intolerable noise
- The noise levels were not carried out an appropriate time
- Major concerns regarding the A1 junction
- Objection from South Meadows Caravan Park expressing an objection that the development will harm the perception of Belford and therefore their business operations
- The development being in an exposed countryside location will harm the character of the landscape, rural setting and historical assets

Support

Three letters of support have been received in response to the application. These can be summarised as follows:

- This would be excellent news for Belford an innovative forward thinking business that wishes to expand locally. Utilising possibly more of the local workforce on top of the forty local residents that already work within the business, not to mention many local suppliers who supply the business already.
- The new location for Tree Locate is ideal within the village boundary next to a established business.
- I would hope a forward thinking council would back the plans to the full. As the effects of this business moving away from the Belford area would be a huge

loss for the local workforce within a village that has already had local facilities cut

The above commentary is only a summary of representations received. The representations can be viewed in full via this link:-

<https://publicaccess.northumberland.gov.uk/onlineapplications/applicationDetails.do?activeTab=documents&keyVal=PGDT4CQS0L100>

7. Appraisal

7.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) states that development proposals that accord with the development plan should be approved without delay, unless material considerations indicate otherwise. This forms the basis of the NPPF's presumption in favour of sustainable development. Applications for new development should be considered in the context of this presumption in favour of sustainable development unless policies indicate otherwise or, the adverse impacts significantly and demonstrably outweigh the benefits. However, identified in paragraph 177 where a proposal requires an Appropriate Assessment to be undertaken this presumption does not apply.

7.2 The Adopted Development Plan where the site is located, comprises the saved policies of the Berwick upon Tweed Local Plan (1999).

7.3 Northumberland Local Plan - Publication Draft Plan (Regulation 19) and proposed minor modifications, was submitted for examination on 29 May 2019 (NLP). In accordance with Paragraph 48 of the NPPF, the policies contained within the document at this stage will carry some weight, with strategic policies carrying a greater weight. The background studies/ documents, which form the evidence base for the NLP, constitute a material consideration.

The main issues for consideration include:

- Principle of development
- Impact on landscape character
- Ecology and biodiversity
- Residential amenity
- Heritage impacts
- Highways
- Ground conditions
- Flood Risk and Drainage

Principle of Development

Applicants case for development

7.4 To support their application the applicant has submitted a Planning and Economic case to justify the case for a new purpose-built development in this location. The full statement is available to review on the Council's website, however a summary is below:-

7.5 The applicants' headquarters, main showroom and production facilities are currently based on a 1.75 acre (0.71ha) site on Belford Industrial Estate. In total, the business occupies approximately 34,500sq.ft (3,205sq.m) of employment space. The site employs 43FT staff; 2PT staff and 20 seasonal staff per year.

7.6 The business has been based on the site since 2005/06 and has expanded and diversified over time. Originally established (in 1995) as an importer and distributor of artificial trees and flowers, Treelocate subsequently moved into the manufacture of such products. The expansion of the business' Belford premises has occurred as a result of the piecemeal delivery of additional floorspace.

7.7 The implications of this piecemeal development are summarised below:

- Manufacturing/production premises are not well connected the other buildings on-site, which results in a degree of operational inefficiency; and
- The internal layout of the buildings to the north is sub-optimal, as it fails to fully reflect the logical sequencing of processes and the relationship between individual business functions.

7.8 These issues, alongside a pressing need for more space – particularly in relation to manufacturing/processing – are the key drivers underpinning the applicants need to relocate to new, purpose-built premises. The business regularly rents additional storage space to enable it to fulfil larger orders. This represents an additional revenue cost to the business,

7.9 In 2017 Treelocate set out a 5 year plan for the business, with the aim of growing revenue from £5million to £10million per annum. This strategy is progressing well, with revenue currently at almost £8million per annum 2 years into the 5 year period. The delivery of the strategy is underpinned by a greater focus on the delivery of larger, more complex projects (including current work for Europa Park – Europe's second largest theme park). This creates a need for additional space.

7.10 The need for additional manufacturing/production space is particularly acute. This has been a key driver of revenue growth in recent years and this is anticipated to continue. Treelocate's current premises include a 557sq.m manufacturing/production

unit. In order to support the firm's growth aspirations, however, Treelocate is looking to increase the scale of its manufacturing operation in particular, with a facility of between 1,858 to 2,787sq.m as part of the proposed new development.

7.11 In their case, the applicant has set out why they have chosen the application site. They have had regard to the following factors:-

- Size: whilst there are a small number of allocated employment sites in Belford, none of these are large enough to accommodate the quantum of development proposed;
- Location: Treelocate needs to remain located within, or close to, Belford. This is critically important to ensure that the business can retain its skilled workforce (many of whom live in the town) and maintain the ability to service short notice orders; and
- Availability/cost of the site: Treelocate has held exploratory discussions with landowners in the Belford area with a view to acquiring land elsewhere.

7.12 The applicants case set out alternative sites on allocated employment land. A range of sites have been considered in Alnwick, Berwick Rennington and Wooler. The applicant concludes there are no sites of the scale required.

7.13 Furthermore, the applicant submits that relocating to any of the alternative sites considered would risk losing key members of staff. A significant proportion of the applicant's workforce are based in the Belford area at present (51%). Half of all permanent staff – as well as all seasonal workers – live within Belford and the neighbouring settlement of Middleton. This includes many of the skilled and semi-skilled employees critical to the manufacturing/production aspect of the business.

7.14 The applicant submits that the risk of losing key members of staff is significant. On the manufacturing side in particular the workforce is made up of skilled individuals including specialist sprayers and painters, as well as those involved in moulding and sculpture work. Many of these workers have been with the firm for a number of years and have acquired and developed their skills over time. These specialist skills are likely to be difficult to replace in the short term through recruitment and retraining – particularly in relatively small labour markets such as Berwick-upon-Tweed and Alnwick.

7.15 Furthermore, the applicant submits that there will be economic benefits during construction through job creation.

7.16 The development proposals are critical to supporting the continued growth of Treelocate in Northumberland. The business is aiming to grow revenue from £5million to £10million between 2017 and 2022. It is anticipated that this additional revenue growth will drive the creation of new employment opportunities. However, at present, Treelocate is not able to quantify the uplift in employment that could be generated through the successful implementation of the business' growth strategy. Given the recent drivers of growth, however, it is anticipated that any new employment opportunities would be focussed on the firm's manufacturing/production activities. These jobs are generally higher skilled and higher paid.

The National Planning Policy Framework (NPPF)

7.17 The NPPF seeks to promote sustainable development with paragraph 11 providing the starting point against which the sustainability of a development proposal should be assessed. NPPF paragraph 8 identifies three objectives to sustainable development - an economic element, a social element and an environmental element.

7.18 The NPPF Paragraphs 83 and 84 relate to the rural economy. Paragraph 83 (part a) requires that planning decisions should enable the sustainable growth of all types of business in rural areas, both through existing conversions and well-designed new buildings. Paragraph 84 states planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling and by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

Existing Planning Policy - Berwick upon Tweed Local Plan (1999)

7.19 Berwick upon Tweed Local Plan (1999) Policy F3 states that special policies to protect the countryside will apply in Areas of High Landscape Value. Development will be permitted where it is compatible with the principal objective of conserving or enhancing the natural beauty of these areas, and, in particular:

- i)(a) it is located within or immediately adjoining an existing settlement; and/or,
- i)(b) it will expand the Borough's infrastructure for tourism, compatible with the area's existing tourism role and its primary attractions of the natural and built environments;
- i)(c) it relates to and accords with Policies C12, C14, C23, C24, C26 or C27 and provided that the developer can satisfy the Borough Council of the need for such a development to be located outwith an existing settlement,
- ii) it accords with its surroundings by virtue of its scale, density, height, massing, layout, materials, hard and soft landscaping including indigenous species, means of enclosure and access;
- iii) it relates to and accords with Policies S4, W2, W4, W8 or C5, associated with agricultural developments, or Policies R7 or R9; and
- iv) it accords with Policies elsewhere in the Plan.

7.20 Policy F3 does not support the proposal in this location. The proposal is not located within or immediately adjoining Belford; it will not expand the area's infrastructure and does not relate to the saved policies listed in i)c). Therefore, does not meet any of the criteria in F3 part i. The policies referenced in part iii have either not been saved or are not relevant to the proposal.

7.21 However, Berwick upon Tweed saved Policy W5 is relevant to this proposal. The development of new-build accommodation for uses within Classes B1 (Business) or B8 (Storage and Distribution) of the Town and Country Planning (Use Classes) Order 1987, on any site not identified in the Plan for such uses will be permitted provided that:

- i) regard is had to the availability of suitable buildings or sites, including sites released under Policy W3 and Policy W4;
- ii) it will not materially adversely affect the character, appearance or amenity of surrounding land uses, or the environment;
- iii) a satisfactory means of vehicular access, parking and service utilities can be obtained; and
- iv) it accords with Policies elsewhere in the Plan.

7.22 There is some support for the proposal from Saved Policy W5, providing it can be demonstrated that there are no alternative viable sites amongst existing industrial land allocations or existing buildings or farmsteads. This point will be discussed in a moment. (Saved Policy W3 protects employment land from change of use, whilst Saved Policy W4 supports the use of existing buildings or farm steadings for activities within Classes B1 or B8).

Emerging Plan - The Northumberland Local Plan (Regulation 19)

7.23 Policy ECN 1, a strategic policy, states that the Plan will deliver economic growth, while safeguarding the environment and community well-being, so helping to deliver the objectives of the Council's economic strategy. The policy makes clear that it will favour development proposals that [inter alia] deliver sufficient employment land and premises of the necessary range and quality and in the right locations to meet requirements and that support rural enterprise.

7.24 Policy ECN 5 Large-scale windfall employment development (Strategic Policy) 1. Development proposals for large-scale major business development within the B use classes, either as a standalone proposal or an extension of an existing business, will be supported on land, which is not designated as employment land, provided that it can be robustly demonstrated that:

- a. The development represents a major inward investment and would provide a significant number of new, permanent jobs; and
- b. The needs of the business cannot be reasonably met on allocated employment land within the North East Local Enterprise Partnership area; and
- c. The proposal would not compromise the viability or deliverability of sites allocated for development that are demonstrably deliverable within the Plan period; and
- d. The development can be satisfactorily accommodated through proposed mitigation measures in relation to the capacities of critical infrastructure, and timescales associated with investment works.

7.25 Furthermore, Policy STP1, which identifies the Main Towns as "the main focus for employment" and service centres, including Belford as accommodating employment to the extent that "maintains and strengthens their roles".

7.26 Taking the emerging policies together, it is considered there is policy support for the through the emerging plan. Belford continues to be the focus for employment; the

policy seeks to support existing business and windfall sites will be considered subject a) - d) above. However, it should be noted that the emerging plan does not carry full weight at this time.

7.27 Furthermore, the applicant's case for development has been reviewed in detail by the Council's Planning Policy Team who advise there is policy support for the proposal.

7.28 They advise that the emerging Local Plan does not propose to allocate any more land in Belford for employment purposes. The emerging Local Plan has been informed in part by the Employment Land and Premises Demand Study (2015) which concludes "the amount of available land on allocated sites [in Belford] appears more than is required for the plan period." For this reason, it is accepted here is no suitable way that the company could expand and/or relocate within the current allocations in Belford.

7.29 The consideration of alternative sites both near the site and further afield is also noted. There are no grounds on which to disagree that reasonable efforts have been made to find a way of expanding or rebuilding in or close to the existing location - i.e. east of the A1.

7.30 It is considered the applicant puts forward persuasive economic and practical arguments for Treelocate's expansion within Belford. It is accepted that any redevelopment within the existing site would be very difficult due to the piecemeal nature of the existing premises and the tightness of the site, although we note also that the premises could be retained as a distribution centre in the event of no local relocation being achievable.

7.31 Officers are advised that there is a convincing case, in terms of the economic strategy and the emerging spatial strategy, for the Treelocate factory to relocate and expand within Belford; and that a windfall site such as the one proposed is likely to be the only way to keep the company, not just in Belford but in Northumberland and, indeed, in the NE region.

7.28 Furthermore, the application has been independently verified by Advance Northumberland who advise that the proposal is an investment-led expansion that will protect localised employment in Northumberland in the post-Brexit rural economic landscape, and so from a strategic economic perspective there is a strong case for the project to proceed.

7.29 The project will also provide resilient employment opportunities which will be crucial to the local and national economies as the nation emerges from the COVID-19 pandemic and its profound negative economic impact. This project will accordingly support economic recovery.

7.30 Advance Northumberland accepts both the economic and strategic policy arguments that have been presented in support of this planning application.

7.31 To conclude, both existing and emerging policy do not preclude windfall employment sites. It has been demonstrated that the proposal cannot be accommodated on alternative sites on existing employment allocations. The applicant has put forward practical reasons for site selection having regards to size, locational characteristics, land availability and staff retention in Belford as the business relocates and expands. The applicant has justified the need to be in this location.

7.32 However there is clearly a locational tension in that the site is not within or immediately adjoining the settlement. It is located within the open countryside in an exposed and prominent location. Members will need to carefully consider the weight to be apportioned to the unusual localised economic issues. From a detailed perspective, Members will need to consider all other respects having regards to impact on the landscape character and heritage assets amongst other matters. Consideration needs to be given as to whether the applicants case for development convincingly outweighs other policy conflicts.

Impact on landscape character

7.33 Paragraph 170 of the NPPF sets out that planning decisions should contribute to and enhance, the natural and local environment.

7.34 Berwick upon Tweed Local Plan classifies the site as within the Kyloe Hills and Glendale Area of High Landscape Value.

7.35 Saved Policy F3 states that special policies to protect the countryside will apply in Areas of High Landscape Value. Policy F3 is consistent with the NPPF.

7.36 Development will be permitted where it is compatible with the principal objective of conserving or enhancing the natural beauty of these areas, and, in particular:

- i)(a) it is located within or immediately adjoining an existing settlement; and/or,
- i)(b) it will expand the Borough's infrastructure for tourism, compatible with the area's existing tourism role and its primary attractions of the natural and built environments;
- i)(c) it relates to and accords with Policies C12, C14, C23, C24, C26 or C27 and provided that the developer can satisfy the Borough Council of the need for such a development to be located outwith an existing settlement,
- ii) it accords with its surroundings by virtue of its scale, density, height, massing, layout, materials, hard and soft landscaping including indigenous species, means of enclosure and access;
- iii) it relates to and accords with Policies S4, W2, W4, W8 or C5, associated with agricultural developments, or Policies R7 or R9; and
- iv) it accords with Policies elsewhere in the Plan

7.37 Emerging Policy QOP 1 relates to Design Principles and sets out design criteria when determining planning applications.

7.38 In terms of design, the applicant submits the primary design influence on the proposals are the size and shape required by the applicant to meet operational requirements.

7.39 The proposed appearance of the new unit aims to provide a simple and contemporary design using a modern palette of materials. The west elevation will include a glazed entrance with a timber clad finish. In addition, the walls along the north, south and west elevation will be dove grey Kingspan cladding. The building measures 7m to eaves.

7.39 The proposed new building is located centrally on the site, with staff parking to the north, visitor parking and entrance to the west and servicing and loading bays to the east. The layout includes SUDs pond towards the entrance of the site with the proposed building positioned behind a soil bund and screen planting to the north.

7.40 In pure design terms the proposal represents an attractive industrial development by way of the proposed layout, materials, and landscaping. It is clear design cues have been taken from Belford Industrial Estate, to ensure that the development is in keeping with those buildings nearby. However, regards must be had to wider impact of the development on the landscape.

7.41 Fundamentally, the development represents development of an exposed site, within the open countryside out with the settlement of Belford. The site is located on a flat site on the west side of the A1 at the junction between the B6349 and the A1. The site is surrounded by open agricultural land and is situated within a rural setting. Opposite the site on the east side of the A1 is designated employment land at Belford Industrial Estate.

7.42 There is a conflict with policy F3 because the site is not within or immediately adjoining the existing settlement of Belford. By its exposed location on a prominent corner site is considered there will be some adverse impact to the character of the area. Key views within the landscape to be considered are from the A1 and from Belford itself.

7.43 From the A1 south it is considered that the development will not have a significant adverse impact on the wider landscape character. Views appear restricted from short range views as one drives to the site. As the A1 rises with the gradient of the land, the site comes to the fore. From this view point the site reads in context with Belford Industrial Estate which is directly opposite the site.

7.44 From the A1 north, it is considered there will an increased impact on the landscape because the development would read as a stand alone development on the corner of the A1 and B6349.

7.45 The development is not visible from Belford village itself. It is visible on approach from the B6349 which forms a gateway to the village. From the B6349 the development would be more readily visible in the rural setting as it would read in context with surrounding open agricultural land. It is considered the proposal would have an adverse impact on landscape character when viewed from the B6349. It is considered the proposal would detract from the views upon approach to and leaving Belford. Resident's concerns in this regard are noted.

7.46 The applicant has sought to address these concerns through the design of the development. Bunding and screen planting are proposed to assist with the partial screening of the development. These mitigation measures would assist to reduce the visual impact of the development.

7.47 To conclude, it is accepted the development will impact on landscape character. However, and having regards to the above and the overriding economic case for the need for the development to be in this location, it is considered that the impact on landscape character is acceptable in this case.

Ecology and biodiversity

7.48 The NPPF states that decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils and recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services - including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.

7.49 Policy F1 of the BLP gives primary importance to development that sustains and enhances environmental wealth, including its landscape and coast, native biodiversity and human heritage.

7.50 The application has been supported by an Ecology Assessment. The Council's Ecologist has been consulted on the application.

7.51 In terms of on-site ecological issues the Council's Ecologist has advised the site is unlikely to support protected species and habitats. In terms of impacts of the development off site, the site is 3.5km from designated sites at the coast including European sites North Northumberland Dunes SAC, Northumbria Coast SPA/Ramsar and Lindisfarne SPA/Ramsar. However, the nature of the development does not trigger the criteria for those likely to have a significant impact on those sites.

7.52 The Council's Ecologist recommends that the mitigation measures set out in the Ecological Assessment are imposed as part of the development. This can be secured by way of planning condition.

7.53 In the context of the above, the development is considered acceptable in ecological terms. The proposal complies with policy F1 and the provisions of the NPPF.

Residential amenity

7.54 The NPPF advocates the creation of places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

7.55 Policy W6 of the BLP seeks to ensure that the development of land or buildings within the B2 Use Class, where it could be reasonably anticipated that the use would,

or could, adversely affect the amenity of surrounding uses, land or the environment, will be permitted provided that it is located on land reserved for such uses in the Local Plan and the adverse effects of the development can be mitigated to a reasonable extent.

7.56 The nearest residents to be affected by this development are located at the entrance of Belford Industrial Estate at Bricksheds - opposite the site on the east side of the A1. Indeed, the objections from local residents are noted.

7.57 The proposal has the potential to affect residents during construction and operational phases. The Council's Public Health Protection Team have therefore been consulted on the application.

7.58 The Council's Public Health Protection Team have sought more information on noise, odours and smoke control in connection with the operation of the business activities e.g. spraying painting and extraction, types of machinery used on site and deliveries. Following the receipt of additional information, the Public Health Protection raise no objection to the application.

7.59 They advise the proposal consists of the re-location of an existing business on the western side of the A1. The proposal would move the business further away from existing housing. It is considered any proposed noise from commercial activity is very likely to be below the existing background levels of the A1. Furthermore, a condition is recommended to prohibit deliveries and collections from the site between the hours 23:00 – 07:00 when the background noise level has lowered as a result of reduced traffic volumes overnight.

7.60 A condition is recommended to require a scheme of lighting. Conditions are also recommended to control construction noise and dust. A dust management plan is required to protect residents from windblown dust and debris being carried by the prevailing wind from the south west (the application site), to the North East (existing residential use).

7.61 Having regards to policy W6, it is noted the development is not proposed on land allocated for employment use, however the development is considered acceptable in terms impact arising during construction and operational phases.

Impact on Heritage Assets

7.62 The NPPF Paragraph 192 of the NPPF states that, in determining applications, Local Planning Authorities should take account of a number of criteria, in particular the desirability of sustaining and enhancing the significance of heritage assets. Paragraphs 193-196 of the NPPF introduce the concept that harm can be caused by development that affects the setting and significance of heritage assets. The degrees of harm are defined as 'total loss', 'substantial harm', or 'less than substantial harm' and introduces the need to balance any harm against the benefits of the development.

7.63 The NPPF Paragraph 197 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.

7.64 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities, as decision makers, in considering whether to grant Planning Permission for development, to pay special attention to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Significance

7.65 The application site has no heritage assets within the site itself however the development has the potential to affect the setting of Belford Conservation Area; Belford Hall Grade I Listed Building and the Registered Park and Garden Grade II - located to the north of the site.

7.66 The applicant has submitted a Heritage Impact Assessment and a separate Planning and Public Benefits Statement. The Council's Building Conservation Officer has been consulted on the application.

7.67 The applicant submits that the development would not harm the designated heritage assets identified above. However, this is not accepted by the Council's Building Conservation Officer.

Impacts

7.68 The Building Conservation Officer considers the proposal would have a detrimental impact on the setting of the designated heritage assets identified above by virtue of the spread of industrial activity to a key entry point into Belford.

7.69 A building on this scale would be readily visible on approaches into Belford Conservation Area, from the Registered Park and Garden and from Belford Hall. The Building Conservation Officer notes the presence of industrial buildings on Belford Industrial Estate, but states these are on a clearly demarcated site.

7.70 Building Conservation considers the proposal would fall to paragraph 196 of the NPPF. That is, the development gives rise to less than substantial harm and must be weighed against the public benefits of the proposal.

Public benefits

7.71 In the context of the above and turning to the issue of the harm identified, the applicant submits that the proposal gives rise to significant public benefits including:-

- Fundamentally, the subject application proposes new facilities to support the expansion of an existing business headquartered at Belford Industrial Estate and would ensure skilled jobs are retained locally;
- The overarching requirement for Treelocate was the need to remain located within, or close to, Belford. 66% of Treelocate's employees are drawn from the

Belford/Middleton Area and the continued viability of the business is therefore integral to the local economy. The proposals are therefore in line with paragraph 84 of the NPPF which states '*planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements*';

- Treelocate currently supports 45 permanent members of staff (including 2 part-time) and, when the seasonal staff members are included, it is estimated Treelocate currently supports 54 FTE jobs.
- The approval of the subject application will secure this employment for Belford's future;
- The proposed development would result in the upscaling of a local business where a significant proportion of its skilled workforce live within walking and cycling distance of the application site;
- The construction cost could be in the order of £1million;
- The construction process would support 18 FTE construction workers annually over an anticipated 6 month build period. Treelocate will seek to use locally-based contractors to deliver the proposed development. There would also be spin off trade in the local area during construction and operational phases; and
- The proposal displays investor confidence in the county through the relocation and expansion of an existing business within the vicinity of its existing headquarters.

7.72 The applicant submits that these public benefits are collectively significant and outweigh the less than substantial harm to the setting of nearby heritage assets arising from the development proposals. Officers accept that the harm is outweighed in this case given the economic benefits of the proposal and because it has been demonstrated that there is a need for the development to be in this location – in Belford.

Highways

7.73 The NPPF seeks to ensure highway safety and states development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

7.74 Berwick Local Plan Policy M10 requires development, where people will be employed, to provide cycle parking facilities for employees and visitors of a capacity equivalent to 20% of the expected number of persons to be accommodated within the proposed development.

7.75 Emerging Policies TRA 1 and TRA 2 require development proposals that will generate significant amounts of movement to be supported by transport assessments and travel plans. Policy TRA 1 promotes sustainable transport connections whilst TRA 2 sets out a number of requirements for all development affecting the transport network.

7.76 The proposed development proposes the change of use from agricultural land to industrial use within Use Classes B1, B2 and B8. The industrial unit will comprise 3,942 sqm gross floorspace including a 731 sqm mezzanine floor. The development would

also include 38 car parking spaces (including 25 staff spaces, 10 visitor and 3 disabled spaces), as well as servicing areas and hard and soft landscaping.

7.77 Public and Staff access is taken from the B6349, with visitor, staff and servicing areas separated across the site. The servicing area would be shielded away from those viewing the site from nearby Belford and the B6349, being perpendicular to the eastern boundary of the site.

7.78 The application has been supported by a Transport Statement. The Council as Highway Authority has been consulted on the application. Highways England have also been consulted given the proximity of the site to the A1 Strategic Network.

7.79 The Highways Development Management (HDM) team have considered all aspects of the application and advise no objections to the proposal, subject to highway conditions.

7.80 In terms impact on the highway network the level of vehicle trips and the impact on the surrounding highways is acceptable subject to offsite highway works to secure the proposed site access, connecting footways and dropped kerb with crossing point. This can be secured by a planning condition in connection with the relevant Highways Legal Agreement.

7.81 With regards to car parking, the proposals are considered acceptable in terms of parking ratios and layout. The development is considered acceptable in all other respects having regards to refuse, servicing and cycling provision.

7.82 In terms of impact on the A1 Trunk Road, Highways England currently object to the application on highway safety grounds. Fundamentally, they have concerns regarding the existing business premises and the proposed application site, operating simultaneously as one business, given the potential for non-motorised user trips to occur between the two sites.

7.83 The applicant has confirmed that the proposals seek to relocate the existing business premises in their entirety and the proposals have been designed to future proof the expansion of the business. The applicant has offered to cease the use of their existing site once they have taken up occupation of the new site.

7.84 Highways England have recommended that this be secured by way of legal obligation via a Unilateral Undertaking, pursuant of S106 of the Town and Country Planning Act. The applicant has submitted a draft Unilateral Undertaking and this is pending consideration between Highways England and the LPA.

7.85 Furthermore, Highways England have requested further information on traffic movements during the relocation of the existing business premises to the new site. Highways England have indicated that this matter could be conditioned by way of a Construction Traffic Management Plan.

7.86 Highways England have indicated they could withdraw their objection to the application upon satisfactory completion of the legal agreement and confirmation of traffic movements during relocation. Officers are currently in discussion with Highways

England in order to resolve these matters. Any update from Highways England will be reported at the Committee meeting.

Ground conditions

7.87 The NPPF states that Local Planning Authorities should take account of ground conditions and land instability, including from natural hazards or former activities such as mining, pollution arising from previous uses and any proposals for mitigation including land remediation if necessary.

7.88 In terms of ground conditions, the Council's Public Health Protection Team advise that the site represents low risk due to the site land-use history. They therefore recommend a planning condition relating to contamination assessment.

7.89 Having regards to the above matters and subject to conditions, the application complies with Part 15 of the NPPF.

Flood risk and drainage

7.90 Paragraph 163 of the NPPF states that when determining planning applications, LPA's should ensure that flood risk is not increased elsewhere and paragraph 165 requires that Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate.

7.91 NLP policies WAT 2, WAT 3 and WAT 4 seek to ensure proposals provide appropriate water supply and sewerage; demonstrate how they will minimise flood risk; and provide water sensitive design including SuDs, respectively.

7.92 The site is located within Flood Zone 1, which is at a lower risk from flooding. Consultation has taken place with the Council as Lead Local Flood Authority (LLFA).

7.93 The LLFA do not object to the proposal subject to condition to secure details full details of the surface water drainage scheme.

7.94 Subject to the proposed conditions the proposal will accord with the provisions and intentions of the NPPF with regards to flood risk and drainage.

9. Conclusion

9.1 While both existing and emerging policy and the NPPF, absolutely does not preclude windfall employment sites, proposals need to be carefully considered on their actual merits rather than accepting spurious arguments to justify speculative opportunism. This application includes a clear demonstration that the proposal cannot be accommodated on alternative sites on existing employment allocations. The applicant has put forward practical reasons for site selection having regards to size, locational characteristics, land availability and staff retention in Belford as the business relocates and expands.

9.2 This proposal is supported from an economic reliance perspective. The applicant has justified the need to be in this location. This assertion appears to resonate with

the *overall* strategic position that elements of employment land releases will be needed in certain parts of Northumberland. It was the position of the Council at the recent Local Plan public examination that further releases of land were justified on the basis of the available evidence and the likely demand impacts of the North of Tyne devolution deal and the growth of interest in the Port of Blyth/renewable energy sectors. At the time of the Plan formulation however, the specific needs of the applicant were not considered as this issue has arisen subsequently.

9.3 It is also clear however the site is not within or immediately adjoining the settlement. It is located within the open countryside in an exposed and prominent location. The proposal will harm designated heritage assets and landscape character.

9.4 Weighing up all issues set out in this report, it is considered that the proposal is acceptable having regards to the applicant's case for the proposals and the public benefits arising.

9.4 The proposal is acceptable in all other respects. The formal objection from Highways England is noted. Highways England require the satisfaction completion of a Unilateral Undertaking and further information of traffic movements during the relocation of the site, before they will formally withdraw their objection. Further update on this point will be given at the committee meeting.

9.5 All representations received in response to the publicity of the application have been considered and taken into account. The support from the Parish Council in respect of the proposal is noted.

9.6 The recommendation is to approve the application.

10. Recommendation

That this application be GRANTED permission subject to the following conditions and a Unilateral Undertaking pursuant of S106 of the Town and Country Planning Act to secure the following legal obligation:

- Treelocate Limited will cease all operations within the current site once they have taken occupancy of the new site.

Conditions/Reason

Mandatory

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

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

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

Existing site layout and location plan (ref. HWAD-279-TLE 103 Rev A)
Proposed site plan and block plan (ref. HWAD-279 TLE 102 Rev A)

Proposed New Factory Unit (ref. HWAD-278 TLE 002 Rev C)

Proposed Elevations and Sections (ref. HWAD-279-TLE 101 Rev A)

Proposed Roof Plan and Floor Plan (ref. HWAD-279-TLE 100 Rev A)

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

Ecology and biodiversity

03. No development will take place unless in accordance with the mitigation detailed in the report *Ecological Impact Assessment Land at Belford, Northumberland September 2020*, OS Ecology.

Including:

- It is recommended that the majority of the existing hedgerow is retained, with the exception of potential widening to the site access.
- Further hedgerow will be planted at the boundaries of the proposed development site.
- External lighting that may affect the site's suitability for bats will be avoided. If required this will be limited to low level, avoiding use of high intensity security lighting and will be directed away from hedgerow and newly created habitats.
- Works will not be undertaken during the nesting bird season (March to August inclusive) unless the site is checked by an appropriately experienced ecologist and nests are confirmed to be absent.
- Any excavations left open overnight will have a means of escape for mammals that may become trapped in the form of a ramp at least 300mm in width and angled no greater than 45°.
- Landscape planting shall include native berry and fruit bearing species to provide increased foraging opportunities in the local area.
- It is recommended that grassland within the car parking area is sown with a species rich wildflower mix and managed for its aesthetic and biodiversity value.
- Two woodcrete sparrow terraces to be installed on the new building, position to face away from the A1.

Reason: to maintain and enhance the biodiversity value of the site in accordance with the NPPF.

Pollution issues

04. During the construction period, there should be no noisy activity, i.e. audible at the site boundary, on Sundays or Bank Holidays or outside the hours:
Monday to Saturday 08:00 – 21:00

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

05. No deliveries or despatches shall be made to or from the site, and no delivery or despatch vehicles shall enter or leave the site (whether laden or unladen) between the hours 23:00 – 07:00
Reason: To protect residential amenity and provide a commensurate level of protection against noise.
06. No development shall commence, including any works of demolition, until a written dust management plan has been submitted and approved in writing by the Local Planning Authority. The agreed plan shall be implemented for the duration of the site works and shall include measures for the control and reduction of dust emissions associated with demolition, earthworks, construction and track out, dealing with complaints of dust and arrangements for monitoring air quality during construction. The development shall be carried out in accordance with the plan so agreed.
Reason: To ensure a commensurate level of protection against windblown dust and debris.
07. If during redevelopment contamination not previously considered is identified, then a written Method Statement regarding this material shall be submitted to and approved in writing by the Local Planning Authority – the written method statement must be written by a competent person. No building shall be occupied until a method statement has been submitted to and approved in writing by the Local Planning Authority, and measures proposed to deal with the contamination have been carried out. [Should no contamination be found during development then the applicant shall submit a signed statement indicating this to discharge this condition].

"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 to the future users of the land and dwellings are minimised and to ensure that the development can be carried out safely without unacceptable risks to any future occupants.

08. Deliveries to and collections from the demolition and/or construction phase of the development shall only be permitted between the hours:
Monday to Saturday - 08:00 to 21:00
With no deliveries or collections on a Sunday or Bank Holiday, unless agreed in writing with the LPA.
Reason: To protect residential amenity and provide a commensurate level of protection against noise.
09. Prior to installation of any floodlighting or any other form of external lighting, a lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. This shall include the following information:
- a statement of frequency of use, and the hours of illumination;
 - a site plan showing the area to be lit relative to the surrounding area, indicating parking or access arrangements where appropriate, and

highlighting any significant existing or proposed landscape or boundary features;

- details of the number, location and height of the proposed lighting columns or other fixtures;
- the type, number, mounting height and alignment of the luminaires;
- the beam angles and upward waste light ratio for each light;
- an isolux diagram showing the predicted illuminance levels at critical locations on the boundary of the site and where the site abuts residential properties or the public highway to ensure compliance with the institute of lighting engineers Guidance Notes for the reduction of obtrusive light 01/20 to prevent light glare and intrusive light for the agreed environmental zone E2 Rural ; and
- where necessary (to be determined by the LPA), the percentage increase in luminance and the predicted illuminance in the vertical plane (in lux) at key points.

The lighting shall be installed and maintained in accordance with the approved scheme.

Reason: To protect residential amenity from obtrusive light.

Highways

10. The development shall not be occupied until details of the external lighting of the building(s) and external area(s) have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the development is occupied and retained as such thereafter.

Reason: In the interests of amenity and highway safety, in accordance with the National Planning Policy Framework.

11. The development shall not be occupied until the car parking area indicated on the approved plans has been implemented in accordance with the approved plans. Thereafter, the car parking area shall be retained in accordance with the approved plans and shall not be used for any purpose other than the parking of vehicles associated with the development.

Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework.

12. The development shall not be occupied until details of the vehicular access including visibility splays, connecting footway from within the site on the radii of the access to the existing footway network, dropped kerb crossing points and tactile paving, have been submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details. Thereafter, the vehicular access shall be retained in accordance with the approved details

Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework.

13. The development shall not be occupied until details of cycle parking have been submitted to and approved in writing by the Local Planning Authority. The approved cycle parking shall be implemented before the development is

occupied. Thereafter, the cycle parking shall be retained in accordance with the approved details and shall be kept available for the parking of cycles at all times.

Reason: In the interests of highway safety and sustainable development, in accordance with the National Planning Policy Framework.

14. The development shall not be occupied until details of a Framework Travel Plan in respect of the occupiers of the building on the application site have been submitted to and approved in writing by the Local Planning Authority. At all times thereafter the approved Framework Travel Plan shall be implemented in accordance with the approved details. This Framework Travel Plan must include:
- i the contact details of a suitably qualified Travel Plan Co-ordinator;
 - ii an implementation programme;
 - iii an on-site assessment including details of transport links to the site, on-site facilities and any transport issues and problems;
 - iv clearly defined aims and objectives in relation to travel modes; and
 - v clearly defined senior management and staff responsibilities and roles in the implementation of the Framework Travel Plan.

Reason: In the interests of Sustainable Development, in accordance with the National Planning Policy Framework.

15. The development shall not be occupied until details of refuse storage facilities and a refuse storage strategy for the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the location and design of the facilities and arrangement for the provision of the bins. The approved refuse storage facilities shall be implemented before the development is brought into use. Thereafter the refuse storage facilities and refuse storage plan shall operate in accordance with approved details. Reason: To ensure sufficient and suitable facilities are provided for the storage and collection of waste in accordance with the National Planning Policy Framework.

16. Development shall not commence until a Construction Method Statement, together with supporting plan has been submitted to and approved in writing by the Local Planning Authority. The approved Construction Method Statement shall be adhered to throughout the construction period. The Construction Method Statement and plan shall, where applicable, provide for: i. details of temporary traffic management measures, temporary access, routes and vehicles; ii. vehicle cleaning facilities; iii. the parking of vehicles of site operatives and visitors; iv. the loading and unloading of plant and materials; v. storage of plant and materials used in constructing the development Reason: To prevent nuisance in the interests of residential amenity and highway safety, in accordance with the National Planning

Policy Framework.

17. Prior to operational use a car and cycle parking management strategy shall be submitted to and approved in writing by the local planning authority. The development shall not be brought into use until the strategy has been approved in writing by the local planning authority. The development shall be carried out and occupied in accordance with the approved details. Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework.

Flood risk and drainage

18. Prior to the construction, a scheme for the disposal of surface water from the development which shall use sustainable drainage techniques wherever possible, restricting flows to the equivalent greenfield runoff rate and providing attenuation for the 1 in 100 year plus climate change event, shall be submitted to and approved by the Local Planning Authority. The development shall thereafter be carried out in accordance with the agreed details.

Reason: To ensure the effective disposal of surface water from the development.

Other matters

19. The facing materials and finishes to be used in the construction of the development shall be in accordance with details contained in the application. The development shall not be constructed other than with these approved materials.

Reason: In the interests of the satisfactory appearance of the development upon completion and in accordance with the provisions of Berwick Local Plan Policy F4.

20. The development shall not be brought into use until details of the proposed boundary treatment have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the development is occupied.

Reason: In the interests of visual amenity and highway safety, in accordance with the National Planning Policy Framework.

21. No development above damp proof course level of the buildings, shall commence until a plan for the landscape planting of the site has been submitted to and approved in writing by the Local Planning Authority. The plan shall detail the species and number of trees, hedgerows, shrubs and use only Northumberland native species.

Once approved the plan shall be implemented in full during the first planting season (November - March inclusive) following the commencement of development.

Thereafter the development shall be landscaped in accordance with the approved details.

Reason: In the interests of visual amenity and to enhance the biodiversity value of the site.

22. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any other re-enacting or revoking Order with or without modification), the premises shall only be used for the purposes of B2, B8 and E(g) and for no other purpose.

Reason: The proposal is contrary to policy and gives rises to harm to designated heritage assets and landscape character. The use is therefore restricted to the purposes applied for.

Informatives

Informative 1: Work Equipment

Prior to the Spray bay being put into service for the first time, the business should ensure that the System is inspected by a competent person to ensure that it is installed correctly and is safe to operate (Regulation 6 of The Provision and Use of Work Equipment Regulations, 1998)

Informative 2: Biomass Boiler

Dependent upon the size of the biomass boiler which may be installed onsite – the business may require an Environmental Permit from the Environmental Protection team of Northumberland County Council. If the applicant determines that a biomass boiler will be installed they must contact the Environmental Protection team to discuss the potential requirement to apply for a Permit:

Public.Protection@northumberland.gov.uk

Informative 3: Reminder to obtain advertisement consent

This permission does not give consent to any advertisement(s) intended to be displayed on the site for which separate Express Consent may be necessary under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as Amended/Revoked).

Informative 4: INFO23 New vehicle crossing point – Type Access C (S184)

You should note that under the Highways Act 1980 a vehicle crossing point is required. These works should be carried out before first use of the development. To arrange the installation of a vehicle crossing point (and to make good any damage or other works to the existing footpath or verge) you should contact the Highways Area Office at: northernareahighways@northumberland.gov.uk

Informative 5: 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.

Informative 6: 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.

Date of Report: 17.05.2021

Background Papers: Planning application file(s) 18/03606/FUL