

Land at Springville/ Brock Lane – East Sleekburn

Planning Statement

Amethyst Homes

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Executive Summary

This Planning Statement has been prepared by Cundall ('the Agent') on behalf of Amethyst Homes ('the Applicant'), in support of a Full Planning Application for the erection of 48no. residential units with associated access and an area of public open space on Land at Spring Ville/ Brock Lane, East Sleekburn, Bedlington, Northumberland, NE22 7AZ. The scheme comprises of a mix of detached, semi-detached and terraced 2, 3 and 4-bedroomed properties.

This statement identifies National and Local planning policies applicable to the Proposed Development, assess the following key planning issues in relation to them; and justifies why planning permission should be granted:

- Principle of Development
- Sustainability
- Design, Character and Appearance
- Highways, Access and Parking
- Ecological Impacts and Mitigation Strategy
- Flood Risk and Drainage
- Trees, Landscape and Open Space
- Land Contamination and Stability
- Noise and Residential Amenity
- Archaeology
- Housing Delivery

This statement also forms part of a comprehensive planning pack submitted to Northumberland County Council ('NCC') and therefore should be read in conjunction with the accompanying documentation for the determination of this proposal.

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Planning Statement

1.0 Introduction

1.1 Introduction

This Planning Statement has been produced by Cundall ('the Agent') on behalf of Amethyst Homes ('the Applicant') as part of a package of supporting documents which accompany a planning application to Northumberland County Council ('NCC') for the development of 48 no. residential units with associated access and area of public open space at Land to the North of Spring Ville, East Sleekburn, Bedlington, Northumberland, NE22 7AZ.

The Planning Statement will assess key development issues associated with the site and the proposed development, such as affordable housing, highways and access, design and sustainability; and demonstrate how potential issues have been addressed. Additionally, the Statement will summarise the key findings of specific site assessments such as those relating to ecology, transport, access, landscape, ground conditions, flood risk/ drainage and acoustics.

The Northumberland Local Plan ('NLP') is at an advanced stage of its preparation. The emerging NLP was submitted for independent examination in May 2019 and tested at public examination hearing sessions held during 2019 and 2020; with the Inspector concluding in the post hearings letter issued in February 2021 that, while the draft plan as submitted was not sound, it was likely that it could be made sound by modifications.

At the time of preparing this Planning Statement, the public consultation on the proposed Main Modification to the NLP was in progress. Based on the current timetable it is anticipated that adoption of the new Local Plan will be in Autumn 2021.

Given the age and suitability of currently adopted Wansbeck District Plan (2007) in combination with the advanced stage of the emerging NLP, it is anticipated that the development proposal this planning statement supports will be determined in accordance with the new local plan policies.

Having regard to the provisions of the development plan and National Planning Policy ('the Framework'), this Planning Statement has been prepared to address the material planning considerations associated with the development proposal, and to show that planning permission should be granted.

This Planning Statement should be read in conjunction with the following supporting information:

- Application Plans (including landscape proposals)
- Arboricultural Impact Assessment and Tree Survey;
- Archaeological Geophysical Assessment;
- Completed Application Forms and Certificates
- Design and Access Statement
- Flood Risk and Drainage Strategy;
- Habitat Regulation Assessment (Screening Report);
- Noise Assessment;
- Phase 1 Geotechnical/ Geo-environmental Assessment;
- Phase 2 Site Investigation Report;
- Phase 1 Habitat Survey
- Biodiversity Net Gains Assessment/ Report
- Preliminary Risk Assessment (contaminated land)
- Sustainability and Energy Statement; and
- Transport Statement;

2.0 Site Context

2.1 Site Description

The site is approximately 1.4 ha of grassland/ pasture used for grazing horses and is located in the administrative boundary of Northumberland County Council ('NCC'), which was formally within the Wansbeck District Council authority area. It lies to the north-west of the village of East Sleekburn and is accessed via Brock Lane to the east.

To the north, the site is bounded by Brock Land and dense tree line which contains a mixture of mature trees and are beyond the site boundary. To the west, the site runs parallel with the A189 (Spine Road), with a further dense tree line bounding the site. To the east of the site is Brock Lane and a dense tree plantation beyond it. To the south is the main residential area of East Sleekburn with residential properties and an area of allotments immediately adjacent to the site. The application site is therefore bounded on all four sides with mature landscape features providing a buffer with regards potential visual impacts from the west and north and noise/ vibrations from traffic on the A189 and Brock Lane (northern boundary).

The application site itself is relatively level although the land beyond the western site boundary is slightly raised as a result of the proximity of the A189 slip road.

Figure 1 below locates the site in relation to existing surrounding development and **Figure 2** provides a more detailed aerial view of the site:



Figure 1: Google Earth Pro Image of Application Site



Figure 2: Google Earth Pro Image of Application Site and Surrounding Development

The site is not subject to any site-specific allocations or designations in the Wansbeck Local Plan or the emerging NLP. It is recognised that the currently adopted development framework situates the application site outwith the identified settlement limits of East Sleekburn (**Figure 3**). Nevertheless, it is noted that the emerging NLP proposes revision to this settlement boundary which includes the site within the defined settlement boundary (**Figure 4**). The application site is denoted by a red star in both Policy Proposals Map extracts below.

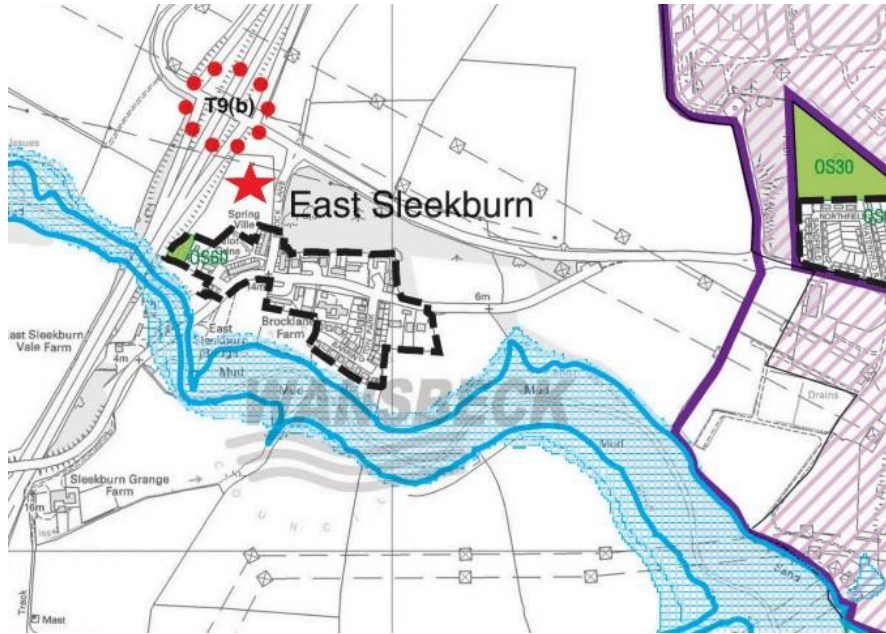


Figure 3: Extract from the Policies Proposal Map (Wansbeck Local Plan 2007)

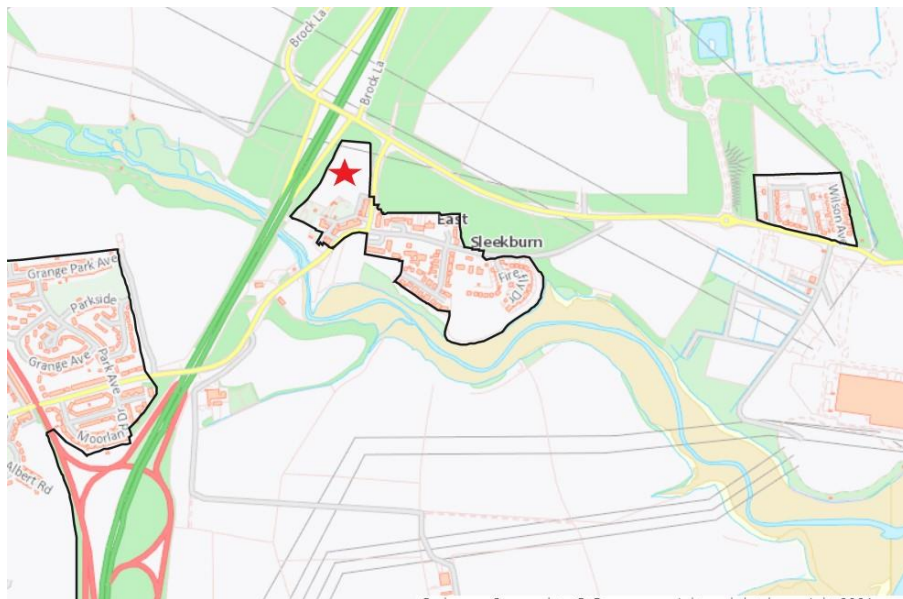


Figure 4: Extract from the Policies Proposals Map (Emerging Northumberland Local Plan)

2.2 Planning History

When considering proposals for new development, the planning history of a site is a material consideration. The planning history of the site is highlighted by the cases below as follows:

Table 1: Planning History

Application Reference	Description of Development	Decision
03/00493/OUT	Outline residential development (1.36 ha) and construction of new access to highway	Refused October 2003
13/03937/FUL	Residential development for 48 dwellings with associated access and area of public open space	Refused September 2014. Appeal allowed May 2015 (Ref: APP/P29353W/14/3001679)
16/04471/ELEGDO	Proposed two new terminal H pole and associated stay wires	No Objection December 2016
18/0147/DISCON	Discharge of conditions 2 (Materials), 4 (construction Method Statement), 6 (Landscaping), 7 (Foul Drainage), 8 (Surface Water Drainage), 9 (Refuse/ Recycling), 10 (Ecology), and 12 (Highways) relating to planning permission 13/3937/FUL allowed under appeal reference APP/P2935/W/14/3001679	Partial consent/ refusal September 2018

2.3 Flood Risk

The site falls outside of any Flood Risk Zone (Flood Risk Zone 1) as defined on the flood maps by the Environment Agency and is therefore not at risk from flooding. **Figure 5** is an extract from the Government’s Flood Map for Planning which highlights that the site does not lie within Flood Zones 2 or 3. In terms of tidal and fluvial flood risk therefore, the site is capable of being development without the need for any flood mitigation measures.

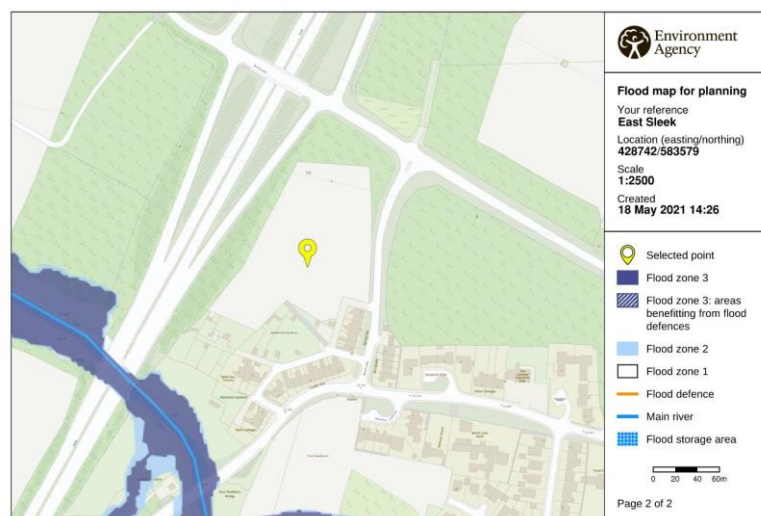


Figure 5: Extract from Flood Map for Planning

The Pre-Application response from NCC (**Appendix 2**) nevertheless notes that the Lead Local Flood Risk Authority ('LLFA') were consulted and it requires the applicant to undertake a flood risk assessment and provide a drainage strategy for the disposal of surface water from the development. These supporting documents have been provided as part of the pack of information submitted in support of this planning application.

2.4 The Proposed Development

The proposed development will comprise of the erection of 48 no. residential dwellings with associated access, landscaping and open space.

A proposed site layout submitted with the application (**Figure 6**) demonstrates how the quantum of residential development can be accommodated on site along with public open space. A detailed assessment of the site's integration with the surrounding area is provided within the separate Design and Access Statement submitted in support of this application.



Figure 6: Site Layout

The proposed development comprises a range of detached and semi-detached properties broken down as follows:

Table 2: Proposed House Types

House Type Name	Property Type	Property Size	Quantity on Site
A	Semi-detached	2-bed	7
B	Semi/ Terrace	3-bed	18
C	Semi-Detached	3-bed	3
D	Detached	3-bed	6
E	Detached	4-bed	8
G	Detached	4-bed	4
N	Detached	3-bed	2

Within the site is proposed to deliver a series of terraced properties along the eastern boundary with active frontage to Brock Lane. The character of these properties is consistent with the existing dwellings on Brock Lane, to the south of the application site. Moving through the site the character becomes a mixture of lower density detached and semi-detached properties, moving through to shared surface road treatment in the northern area of the site, and a short section in the southern area. The layout also includes a 'courtyard' area centrally within the site. Overall, the appropriate gross site area is 1.41 hectares with approximate net site area of 1.35 hectares (excluding the proposed public open space). This results in a development density of approximately 34 units per hectare.

The site layout illustrates there will be a provision of public open space to the south of the development which is comprised of an area approximately 0.7 ha. The open space has been sited in this location to ensure natural surveillance by adjacent properties and to provide visual separation of the proposed new development and existing dwellings on Brock Lane.

Access to the development will be taken from a single vehicular access from Brock Lane to the east of the site. In relation to pedestrian access, this will be taken from the same location as the vehicular access as well as another pedestrian only access to the north of Brock Lane.

With regards landscaping several trees will be planted within the site, alongside the inclusion of shrub planting and hedges. Within the proposed area of public open space, wildflower planting with mounding will create an attractive public area.

The former overhead powerlines have been diverted underground and there is a pole to the north-west corner of the site which the proposed layout has been designed around.

In terms of surface water outfall from the site, it is the intention to include source control measures such as permeable paving on all driveways to residential properties and areas of private hardstanding. There is also the intention to include water butts to the rear gardens of each property.

The supporting Sustainability and Energy Strategy accompanying this application details the approach to energy efficiency and the applicant's commitment to reducing carbon emissions from the proposed development.

3.0 Planning Policy

This section of the Statement will consider relevant planning policy in the consideration of the acceptability of the proposed development.

3.1 National Planning Policy

In July 2021, the Government published the revised National Planning Policy Framework ('the Framework') a document which sets out the Government's planning policies for England, and details how they should be applied. It places a clear emphasis on the presumption in favour of sustainable development, something which the Government see as being at the heart of the planning system.

The aim of the Framework is to create a streamlined, clear and concise planning document that promotes sustainable development and provides a link to allow the community to have their say on development that takes place within their neighbourhood. This is a clear emphasis on a presumption in favour of sustainable development (paragraph 14), something which the Government see as the heart of the planning system, with sustainable development itself being the golden thread which should run through the plan making and decision-making process.

It identifies that there are three dimensions to securing sustainable development (economic, social and environmental), and promoting the use of previously developed land and the provision of housing helps to meet the objectives of the dimensions. However, importantly paragraph 182 of the Framework states that *"the presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site"*.

Paragraph 38 of the NPPF sets out that local authorities should ensure they approach decisions on proposals in a creative and positive way. Paragraph 38 encourages local authorities to work proactively with applicants to ensure development which improves economic, social and environmental conditions of an area is secured.

Chapter 5 relates to delivering a sufficient supply of homes, paragraph 60 states that *"it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed"*.

Paragraph 62 expands on this stating; *"within this context, the size, type and tenure of housing needed for different group in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes)"*.

Paragraph 65 stipulates that planning decisions on major residential schemes should expect at least 10% of new homes delivered should be available for affordable home ownership.

With regards local authorities' housing requirements, paragraph 69 highlights that small and medium sized sites can be important in meeting the housing requirement of an area and often have higher build-out rates.

Paragraph 79 seeks to ensure that planning policy and decisions support local services in rural areas. Specifically, it highlights that development in one village may support services in a village nearby.

Paragraph 92 seeks to ensure that planning decisions delivery health, inclusive and safe places. It states that layouts should provide easy pedestrian and cycle routes, that developments are safe and accessible and the use and provision of open space which encourages active use of public areas.

With regards transport, paragraph 110 states that sustainable modes of transport should be promoted and included in proposal, that a safe and suitable access can be achieved for all users and that any impacts on the transport network can be acceptably mitigated.

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

Chapter 12 encourages the development of well-designed places and explains that this is a key aspect of achieving sustainable development. Paragraph 130 states that planning decisions should ensure development:

- a) *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) *create 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; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

Paragraph 167 requires local planning authorities to ensure that flood risk is not increased elsewhere and, where appropriate, applications should be supported by a site-specific flood-risk assessment.

Paragraph 174 requires development to contribute to and enhance the natural environment. Specifically, sites of biodiversity value should be protected and enhanced, and development should seek to minimise the impact on and provide net gains to biodiversity.

Paragraph 179 establishes the principles local planning authorities should apply to protect internationally, nationally and locally designated habitats and species when determining planning applications that may impact qualifying features.

In relation to ground conditions, paragraph 183 states that planning decisions should ensure that the site is suitable for its proposed use in relation to its ground conditions and any risks arising from land instability or contamination.

3.2 Local Planning Policy

3.2.1 The Adopted Local Plan: Wansbeck District Council Local Plan (2007)

The currently adopted local development plan for this site includes the saved policies of the Wansbeck Local Plan 2007; the following of which are relevant to the application site:

- **Policy GP1** (Location of Development) seeks to ensure that development is delivered on brownfield sites first, before greenfield sites within settlement boundaries and then those outside of existing defined settlement boundaries.
- **Policy GP4** (Accessibility) aims to ensure that new development should reduce the need to travel and reduce journey lengths. The policy stipulates that development should be accessible for all users, including the provision of choice of means of transport such as buses, cycling and walking.
- **Policy GP5** (Landscape Character) states that development must take into consideration the District landscape and that development will be assessed in relation to the siting, scale and design of buildings and their proposed materials and any effects on distant views.
- **Policy GP6** (Trees and Hedgerows) seeks to protect trees, woodlands and hedgerows in the District and encourages new planting, particularly of native species. The loss of healthy trees will be resisted unless there are demonstrate social or economic benefits and compensatory measures are delivered.
- **Policy GP13** (Biodiversity and Wildlife Networks) states that the biodiversity value of sites will be considered as part of the planning application process. Of particular importance is the protection attached to priority habitats and species. Where development has an effect on a habitat the developer will be required to protect and enhance the network. The value to biodiversity of all sites proposed for development will be considered when planning applications are determined whether or not they are designated sites. Particular importance will be attached to the protection of priority habitats and species in Wansbeck. Where proposals affect a habitat which contributes,

or could potentially contribute, to a network of natural habitats the developer will be required to protect and enhance the network.

- **Policy GP22** (Flood Risk and Erosion) states that developers must consider the risk to the development as a result of flooding and erosion and the effect of the development on flooding elsewhere. Where development is proposed in areas at risk of flooding a relevant flood risk assessment is required to be submitted and adequate mitigation measures can be implemented and maintained for the lifetime of the development.
- **Policy GP22A** (Land and Stability) seeks to ensure that development on unstable land is not permitted unless satisfactory measures to stabilise the site are carried out and done so at the expense of the developer. If risk from unstable ground conditions is suspected developers will be required to submit a stability report with their planning applications to demonstrate that the site is stable or can be made and that the development will not affect land stability beyond it.
- **Policy GP24** (Development in Proximity to Pollution) states that in the determination of planning applications the proximity of existing or approved sources of pollution must be considered. Development should not result in a poor level of amenity for future users or residents and, if required, mitigation measures should be implemented.
- **Policy GP29** (Land contamination) requires developers to consider whether the site is affected by contamination, and where required a desk study of previous uses of the site and their potential for contamination should be submitted alongside a planning application. A subsequent detailed investigation may be required if there is a potential risk of contamination and remedial proposals will need to be adopted to ensure the suitability of the site to future users or residents of the site.
- **Policy GP31** (Standards of Urban Design) requires proposals for new development to consider the following:
 - a) *“promote character in townscape and landscape and establish local identity;*
 - b) *clearly define public and private spaces;*
 - c) *encourage accessibility;*
 - d) *make places with a clear image that is easy to understand, by providing recognizable routes, intersections and landmarks;*
 - e) *encourage adaptability through development that can respond to changing social, technological and economic conditions;*
 - f) *promote diversity and choice through a mix of compatible developments and uses that work together to create viable places that respond to local needs”.*
- **Policy GP32** (Standards of Landscape Treatment) aims to ensure that high standards of landscape treatment are incorporated into developments. The policy states that developers will be required to demonstrate that:
 - a) *“any existing landscape features of value including trees, shrubs, hedgerows and ponds, will be retained, protected and used to advantage as part of the development;*
 - b) *new landscape features will be introduced which enhance the visual quality of the development, reduce its impact and provide habitat for the district’s wildlife; and*
 - c) *new landscape features to be introduced will be appropriate to the use and character of the development and its location;*
 - d) *opportunities to create new public spaces and improve existing ones have been considered;*
 - e) *arrangements will be made for the future management and maintenance of all landscaped areas, whether public or private”*
- **Policy GP34** (Resource Conservation and Integrated Renewable Energy) Part B states that for all major developments, including residential developments of 10 units or more, require 10% of predicted energy requirements to be provided on site from renewable sources.
- **Policy H3** relates to Windfall Sites and states that residential development proposals on unallocated sites must meet certain requirements. The policy states development would be permitted where the development would not result in an oversupply of housing, there will not be an exacerbation of low demand, the site is within settlement limits, the site is in proximity to local facilities and transport services and a satisfactory living environment would be created.
- **Policy H5** (Design of New Housing Developments) states that new developments are required to be well designed and expected to demonstrate the following:

- a) *“movement through the area will be safe, direct and attractive and has been designed to put the needs of non-motorised users before the needs of motor vehicles;*
 - b) *the impact of motor vehicles has been minimized and streets have been designed for slow speeds;*
 - c) *residents will enjoy reasonable standards of privacy, outlook and daylight;*
 - d) *the new development will relate well to its surroundings;*
 - e) *the new housing area will have its own distinctive character and identity;*
 - f) *the arrangement of houses, streets and open spaces is clearly defined and easily understood; and*
 - g) *there will be an appropriate mix of dwelling sizes and types which takes account of local housing needs;*
 - h) *external spaces have been planned as an integral part of the development and are well defined;*
 - i) *adequate provision is made for gardens or other forms of private amenity open space;*
 - j) *the layout and design of dwellings allows for future adaptation to meet changing household needs;*
 - k) *the new development has been designed to conserve energy and water resources; and*
 - l) *appropriate provision is made for those with reduced mobility”.*
- **Policy H6** (Density of New Housing Development) states that new housing developments with an average net density of less than 30 dwellings per hectare will not be permitted unless it can be demonstrated that the particular characteristics of the site prevent densities from being achieved or development at higher densities would have a significant adverse impact on the effect and character of the surrounding area.
 - **Policy H7** (Affordable Housing) requires housing sites of more than 0.5 hectares or developments of more than 15 dwellings to provide at least 30% of the total dwellings proposed to be in form of affordable housing. Developers will need to satisfy the authority that affordable housing provided under the policy will remain affordable on subsequent changes of ownership or occupant.
 - **Policy T3** (Provision for Cyclists) seeks to ensure that improved facilities for cycling in the District are sought. The policy states that cyclists will be provided for as part of highway and traffic management schemes by developers as part of new developments. Provision will include the development of safe and convenient routes and cycle parking facilities.
 - **Policy T4** (Provision for Walking) states that measures to assist and encourage walking will be sought including the development of a comprehensive network of footpaths and footways. Developers will be required to provide safe, convenient and pleasant routes for pedestrians.
 - **Policy T5** (Access for People with Reduced Mobility) seeks to ensure that an environment which is accessible to all will be sought and that developers will be required to make appropriate provision for those with reduced mobility as part of their developments.
 - **Policy T6** (Traffic Implications for New Development) relates to the volume and character of traffic generated by a new development. The policy states that proposals will only be permitted if:
 - a) *“the existing highway network is adequate to cope with any additional traffic resulting from the development or necessary improvement works will be carried out before the development goes ahead;*
 - b) *the proposed arrangements for access and egress will allow the safe and efficient movement of vehicles;*
 - c) *internal circulation arrangements will be able to absorb vehicular traffic entering the site without queues forming on existing roads and will include measures to achieve safe traffic speeds; and*
 - d) *adequate provision is made, in terms of safety and operating efficiency, for servicing and deliveries and for other heavy vehicles such as buses and emergency vehicles”.*
 - **Policy T7** (Parking Provision in New Development) states that developers should make appropriate provision in their developments for the parking of motor vehicles and motorcycles.
 - **Policy REC8** (Children’s Play) requires proposals for new residential development to meet the needs for additional children’s play facilities. Children’s playing areas should be designed into the new development and, if not possible to be located on the development site, and adequate contribution will be secured via planning obligation.
 - **Policy GP21** (Archaeology) states that where proposed development could disturb archaeological remains, developers will be required to provide information on the archaeological potential of the site, including a field evaluation if necessary.

3.2.2 Emerging Local Plan: the Northumberland Local Plan As highlighted in the introduction of this planning statement, the Northumberland Local Plan ('NLP') is at an advanced stage in its preparation; and as such, it is anticipated that the key planning considerations for this development proposal will be determined against the relevant policies within the emerging local plan.

This judgement is based on the understanding that, without prejudice to the outcome of the public consultation on the Main Modifications proposed to the plan, the appointed Inspectors confirmed they consider the modifications are likely to make the NLP sound in their post hearings letter (24 February 2021).

The following suite of policies are therefore considered key and should be afforded substantial weight in the determination of this application:

- **Policy STP 1** (Spatial Strategy) (Strategic Policy) seeks to deliver sustainable development which enhances the vitality of communities across Northumberland, supports economic growth, and which conserves and enhances the County's unique environmental assets in accordance with the settlement hierarchy.
- **Policy STP 2** (Presumption in favour of sustainable development) (Strategic Policy) states that the Council will seek to take a positive approach which reflects the presumption in favour of sustainable development contained in the NPPF.
- **Policy STP 3** (Principles of sustainable development) (Strategic Policy). In applying the presumption in favour of sustainable development in Northumberland, development proposals will be expected to deliver across the range of the economic, social and environmental factors.
- **Policy STP4** (Climate change mitigation and adaptation) (Strategic Policy) requires development to mitigate climate change and contribute to meeting targets to reduce greenhouse gas emissions. Development proposals should support adaptation to climate change, be resilient to climate change, and not make neighbouring areas more susceptible to the negative impacts of climate change.
- **Policy STP5** (Health and wellbeing) (Strategic Policy) aims to support development which promotes, supports and enhances the health and wellbeing of communities, residents, workers and visitors. A Health Impact Assessment Screening will be required for all major development proposals, and a proportionate Health Impact Assessment submitted as part of the application process. Where adverse health impacts of development are identified, the Health Impact Assessment must include proposals to improve health or mitigate the adverse health impacts.
- **Policy STP 6** (Green infrastructure) (Strategic Policy) seeks to ensure that the provision and enhancement of green infrastructure in Northumberland is considered during the planning process.
- **Policy ENC 1** (Planning Strategy for the Economy) (Strategic Policy) seeks to support economic and employment growth and resilience over the longer-term by requiring development proposals meet a range of criteria. It also recognises the Blyth Estuary as a Strategic Employment Area in which energy generation is a strategic sector given the Blyth Estuary offers site characteristics which cannot be readily found elsewhere in the country.
- **Policy ENC 2** (Blyth Estuary Strategic Employment Area) (Strategic Policy) sets-out how this employment land will be prioritised for specific economic sectors and what specific development proposals will be considered acceptable and supported.
- **Policy HOU 2** (Provision of new residential development) (Strategic Policy) states that the Council will support the delivery of new market and affordable dwellings in Northumberland. The housing requirement for Northumberland over the plan period 2016-2036 is for at least 17,700 Use Class C3 net additional dwellings, at an annual average 885 dwellings per annum
- **Policy HOU 5** (Housing types and mix) seeks to ensure that a variety of homes are delivered in the local authority area over the Plan period.
- **Policy HOU 6** (Affordable housing provision) aims to ensure that the need for affordable housing for sale or rent is delivered. The policy stipulates that all 'major' development proposals of 10-or-more will be expected to provide on-site affordable housing (or make an equivalent financial contribution towards off-site provision). The delivery of affordable housing should be provided in accordance with the housing viability value areas shown on the Policies Map.
- **Policy HOU 9** (Residential development management) states that residential developments will be supported where a sense of place is created, where adequate recycling and refuse storage is identified and not result in an

adverse effect on amenity, health or security, are of a high quality of design and comply with relevant design guidance and perform positively against Build for Life 12 principles or its successor.

- **Policy QOP 1** (Design principles) (Strategic Policy) sets out a number of criteria that development will be assessed against in relation to urban design.
- **Policy QOP2** (Good design and amenity) seeks to ensure that development protects and preserves the amenity of existing and future residents and users.
- **Policy QOP3** (Public realm design principles) should be considered in addition to the requirements of Policy QOP1 and should aim to ensure a high quality of public realm design is delivered in new developments.
- **Policy QOP4** (Landscaping and trees) states that new development will be expected to incorporate well-designed landscaping and respond appropriately to any existing landscape features.
- **Policy QOP5** (Sustainable design and construction) aims to ensure the minimum resources are used for development and that new proposals for development should provide mitigation and adapt to climate change.
- **Policy QOP6** (Delivering well-designed places) states that development proposals are required to be designed in accordance with local design expectations within the Local Plan policies and any relevant adopted design guidance.
- **Policy TRA1** (Promoting sustainable connections) (Strategic Policy) states that the Council will support development that promotes a spatial distribution which creates accessible development, reduces the need to travel by car, and maximises the use of sustainable modes of transport.
- **Policy TRA2** (The effects of development on the transport network) aims to ensure that there will not be an adverse impact on the existing transport network.
- **Policy TRA4** (Parking provision in new development) seeks to ensure an appropriate level of vehicle parking is delivered for new development proposals.
- **Policy ENV1** (Approaches to assessing the impact of development on the natural, historic and built environment) (Strategic Policy) states that the Council will ensure the character and significance of Northumberland's distinctive and valued natural, historic and built environments, will be conserved, protected and enhanced.
- **Policy ENV2** (Biodiversity and geodiversity) aims to ensure that development proposals affecting biodiversity and geodiversity will minimise their impact and net gains for biodiversity will be secured.
- **Policy ENV7** (Historic Environment and Heritage Assets) aims to ensure development proposals and decisions made conserve and where appropriate enhance the significance, quality and integrity of Northumberland's heritage assets and their settings; which includes designated and non-designated heritage assets.
- **Policy WAT1** (Water quality) states that in assessing development proposals, the Council will seek to ensure that all water bodies achieve 'good status' by 2021 in terms of their ecological balance and other relevant factors, preventing any deterioration in that status.
- **Policy WAT2** (Water supply and sewerage) states that the satisfactory provision of adequate water supply and sewerage infrastructure will be maintained or secured, having regard to the findings of the Northumberland Water Cycle Study.
- **Policy WAT3** (Flooding) states that in assessing development proposals the potential for both on and off-site flood risk from all potential sources will be measured, taking into account the policy approach contained within: the relevant Catchment Flood Management Plan; the Northumberland Local Flood Risk Management Strategy; the Northumberland Outline Water Cycle Study; and the findings of Drainage Area Studies.
- **Policy WAT4** (Sustainable Drainage Systems) requires water sensitive urban design, including Sustainable Drainage Systems (SuDS) will be incorporated into developments whenever necessary, in order to separate, minimise and control surface water run-off, in accordance with national standards and any future local guidance.
- **Policy POL1** (Unstable and contaminated land) states that 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.

3.3 Other Relevant Documents

3.3.1 National Design Guide (2021)

The National Design Guide seeks to address the question of how we recognise well-designed places, by outlining and illustrating the Government's priorities for well-designed places in the form of ten characteristics: context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources and lifespan.

Specifically, the guide emphasises that well-designed places have individual characteristics which work together to create a physical character. The ten characteristics help to nurture and sustain a sense of community. They then work to positively address environmental issues affecting our climate.

Even though the NLP refers to the emerging Northumberland Design Guide SPD, at the time of writing this statement only a scoping document for this new local design guidance had been prepared; and therefore the NLP requests all applicants to refer to the National Design Guide for further guidance on design matters until its publication.

3.3.2 Wansbeck Design Guide SPD (2007)

This Guide aims to assist developers, applicants, local communities, the District Council's Members and Officers and other agencies by providing guidance on achieving a high quality of design. The Guide is sensitive to the variety in the built and natural environment across Wansbeck.

The site is identified as "Housing" on the key for character areas on page 11 of the document. The Housing section of the document identifies the different periods of housing construction within the Wansbeck area. With regards opportunities for new developments in areas of recent housing, such as those from the 1960's onwards, the design guide notes that opportunities for linking to existing residential areas and improving the quality and quantities of green space, and considering the reliance on parking and private car should be considered.

3.3.3 Northumberland Strategic Housing Market Assessment (SHMA) Update (June 2018)

This document examines the County's housing market, identifying the needs and demands for 'market' and 'affordable' homes and housing for older and vulnerable people, in order to help inform the Council's Local Plan and Housing Strategy. This is a partial update to the SHMA undertaken in 2015 and should be read in conjunction with this report. Specifically, this report supersedes the 2015 SHMA in terms of the objectively assessed need (OAN) and affordable housing calculations.

Overall the SHMA reviews the Northumberland housing market and identifies local housing markets within the county; considers housing need and draws on national standard methodology for assessing need; considers dwelling type and size analysis; examines the needs of older people and people with additional housing needs; and provides a summary of the key findings and a consideration of strategic policy issues linked back to the objectives of the study.

The site relevant to this application is situated in the South East Delivery Area and the SHMA identifies this as '*The Tyneside Commuter Belt South East: Amble, Ashington, Blyth, Cramlington*'. It states that the role and key features of this delivery area are as follows:

- Ashington, Blyth and Cramlington are the key employment areas in the county;
- Residential role apart from Amble and Blyth, each of which has a harbour;
- Few visitors and second homes;
- Variable property values within a linked area of search;
- Partially attractive to incomes;
- Significant commuting to Newcastle; and
- The delivery area forms a distinct local housing market area.

3.3.4 Northumberland Strategic Housing Land Availability Assessment (SHLAA 2018-2036) (December 2018 & March 2020)

The preparation of a SHLAA and identifiable five-year supply of housing sites are a requirement of the Framework (paragraph 73). It is a key part of the evidence base informing preparation of the local development plan as it underpins the housing site allocations policies in the emerging Northumberland Local Plan. The SHLAA seeks to identify a supply of 'deliverable' and 'developable' sites to meet the county's identified housing requirements over at least the next 15 years of the plan period, including a supply of specific sites to meet housing requirements over the next five years, 6-10 years and where necessary 11-15 years.

Appendix G of the SHLAA provides a Site Summary Assessment Schedule of all the sites considered as part of the SHLAA review and assessment. This provides key details regarding individual sites: e.g. land type, planning status, commentary and conclusions on its suitability for housing, availability for development, and deliverability and developability including a potential housing yield and timescale.

The site proposed for development in this application has a SHLAA reference of '5019 – Land North West of Spring Ville', and is identified as being located within the South East Delivery Area of the county. The 2020 update of the SHLAA does not include the application site within the five-year land supply as it is noted that the previous permission had lapsed. However, as demonstrated in **Appendix 3** of this Statement, NCC consider the application site as potentially developable and Local Plan compliant.

4.0 Key Planning Considerations

4.1 Principle of Development

The site is located out with the settlement boundary for East Sleekburn as set out in the Wansbeck Local Plan (**Figure 3**). Nevertheless, the site has previously benefited from planning consent for the development of 48 dwellings following an appeal on the original application (ref: 13/03937/FUL) against which the Inspector determined that planning permission for 48 dwellings with associated access and an area of public open space should be granted on 20 May 2015. **Appendix 1** provides full details of the appeal decision (ref: APP/P2935/W/14/3001679).

Specifically, the Inspector considered that although the proposal was in conflict with Policy GP1 and H3 of the Wansbeck Local Plan, these policies were by definition 'out-of-date'; and therefore 'the presumption in favour of sustainable development' was engaged in accordance with paragraph 11 of the Framework. Ultimately the Inspector concluded the proposal would be a sustainable form of housing development given that *"when the proposal is assessed against the three dimensions of sustainability there are no adverse impacts which would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF taken as a whole"*.

Policies STP 2 and STP 3 in the NLP reflect the Inspector's conclusion in this regard, and as detailed below will demonstrate, the proposal is compliant with these strategic policies seeking to deliver sustainable development.

The layout and quantum of development proposed reflects the previous planning consent and no major modifications have been proposed as part of this application; and therefore, it constitutes a resubmission of the previous planning application accompanied by the updates and provision of additional technical information required by the revisions to the NCC Validation Checklist from 2014.

The site had formed part of NCC's 5 Year Housing Land Supply (5YHLS) in their Strategic Housing Land Availability Assessment (SHLAA) due to its extent permission. The permitted status of the site also informed the proposed revision of the settlement boundary at East Sleekburn. **Figure 4** illustrates that the settlement boundary has been amended to include the site of the proposed development as within the settlement of East Sleekburn. The site's approval has since expired and so the site is no longer included for short-term delivery as part of NCC's 5YHLS in their SHLAA published in March 2020. However, as demonstrated in **Appendix 3** of this Statement, NCC consider the application site as potentially developable and Local Plan compliant.

However, whilst the site cannot form part of the 5YHLS due to the site's current planning status, NCC's Planning Policy Team has advised that the settlement boundary of East Sleekburn is not proposed to be revised in any modifications to the Local Plan and the site will remain within the settlement boundary. A review of the track changes version of the NLP and the supporting Policies Map currently being consulted as part of the final round of public consultation on the emerging local plan verifies this important detail. The pre-application response received on this application (Appendix 2) confirms that *"after adoption of the new Local Plan it would effectively provide for supporting development of this previously permitted site within the revised settlement boundary."* The Applicant has also submitted representations to the most recently published iteration of the SHLAA to confirm their commitment to delivering the site for residential development.

Overall, it is therefore considered that the principle of residential development on this site is firmly established and considered acceptable by not only the NCC, but also an independent Planning Inspector.

4.2 Delivering Sustainable Development

The main 'golden thread' running through the Framework is that there should be a presumption in favour of sustainable development. There are three dimensions to sustainable development; economic, social and environment.

Given the imminent adoption of the NLP it is acknowledged that the relevant planning policies to determine this application are no longer out-of-date in terms of paragraph 11 of the Framework, which was the case for the appeal case of the original application. As such, this planning statement will demonstrate how the development proposal is in accordance with the

development plan and would contribute to the delivery of sustainable development. An assessment is made below in regard to the proposed development and the three dimensions outlined above.

4.2.1 Economic Benefits

An important aspect of the economic considerations of the proposed development is the delivery of new homes which will result in further inward investment and job creation. In the short term the development will result in additional construction jobs and job opportunities across the supply chain, including direct construction jobs and job opportunities within those companies which can be considered to be part of the supply chain to the construction trade.

Section 143 of the Localism Act came into force on the 15 January 2012 and requires Local Planning Authorities to take local finance considerations into account. In this regard, the key local finance considerations arising from the proposed development is the increase in council tax receipt to the local planning authority, including the uplift derived from the New Homes Bonus.

Specific to the application is the important consideration that Britishvolt selected Blyth as the site for its first gigaplant (£2.6bn total investment) to produce lithium-ion batteries for electric cars given its excellent transport links and access to clean renewable energy, which will help it support the existing manufacture of electric cars in the North East of England; and therefore, is important to supporting the British automotive industry and helping the UK reach net zero by 2050. It is anticipated that the plant will provide 3,000 high-skilled jobs and up to 5,000 more in the wider supply chain when operation (end of 2023).

This strategic employment site is approximately 1.2 km (0.8 miles) from the application site, which in turn is located with the Blyth Estuary Strategic Employment Area; a significant defined area in the NCC Policies Map which lies immediately to the north and east. The land at Blyth Estuary is allocated as 'Strategic Employment Area' with specific priorities and policy requirements established in Policy ENC 2 in order to support the main employment industrial uses (e.g. offshore and sub-sea engineering; energy generation with special emphasis on renewable and low carbon; and development supporting the economic role of the Port of Blyth).

Strong economic growth is supported by a spatial strategy for new development that delivers new housing and employment in sustainable locations that are not only accessible, but also in close proximity to one another. Policy ENC 1 specifically seeks to ensure development deliver sufficient employment land in "*sustainable locations compatible with the spatial strategy*". By delivering housing in an easily accessible location for a range of job opportunities within a strategic employment area which will benefit from significant investment in the coming years, it is considered that the proposed development will support economic growth and is in accordance with Policies STP 1 and STP 3.

It is also considered that the proposed development is in accordance with paragraph 78 of the Framework which identifies that development in one village may support the services and facilities in nearby villages and towns.

4.2.2 Social Benefits

The Northumberland Strategic Housing Market Assessment (SHMA) identifies the need for residential development across the County in the context of the Framework (paragraph 60) and an objectively assessed need (OAN) for housing. There are overriding social benefits relating to the provision of new homes, including affordable housing contributions, and significantly boosting housing land supply in this regard.

In terms of locational sustainability of the site, the NLP identifies East Sleekburn as a Small Village¹ in the Settlement Hierarchy (Policy STP 1), which is a "*small cluster of dwellings and associated buildings which has a recognized name and identity, and a church or other community building*". It is acknowledged that East Sleekburn would not be able to support the daily needs of new residents, however, there are 4 Main Towns as identified in the Settlement Hierarchy are either a short walk, cycle, bus ride or drive away from the application site (**Figure 7**). The Council considers that Main Towns offer the greatest range of services including schools, healthcare facilities, leisure facilities, shops and employment opportunities.

¹ Appendix A of the Northumberland Local Plan provides a list of small villages across the county.

Table 3: Accessibility to Nearest Main Towns

Destination from Site	Settlement Hierarchy Status	Distance	Walking	Cycling	Bus	Driving
Bedlington Station	Main Town	0.8 miles/ 1.3 km	17 minutes	6 minutes	12 minutes	1 minute
Blyth	Main Town	2.5 miles/ 4 km	1 hour 3 minutes (no direct route – 3.1 miles/ 4.9 km)	12 minutes	5 minutes	5 minutes
Bedlington	Main Town	2.9 miles/ 4.6 km	49 minutes	15 minutes	28 minutes	7 minutes
Ashington	Main Town	4 miles/ 6.4 km	1 hour 23 minutes (no direct route – 4.1 miles/ 6.5 km)	22 minutes	22 minutes	10 minutes

Bedlington Station, nearest settlement, has services/ facilities to meet residents' daily needs: e.g. schools (Bedlington Station Primary School, Bedlingtonshire Community High School and Bedlington Academy), GP surgery (The Gables Medical Group), local convenience shops (e.g. Co-op and Premier), pharmacy (Boots), library, community centre, hair dressers/ barbers, hot/ cold food takeaways, public house and other retailers.

The No. 434 Go North East bus service is the main service that connects the proposed development to all of the settlements above; except for Bedlington which requires a change to the X21 service. There is a bus stop on Brock Lane (C415) on both the north and south side of the carriageway which are approximately 0.1 mile/ 0.16 km from the site (equivalent to 1-minute walk); and therefore, are accessible within a short-walking distance over flat terrain.

Local bus services, walking and cycling from the site not only provide links to other larger service centres, but also links to other local transport facilities. The potential for linked journeys will be increased by the re-opening of the Northumberland railway line between Newcastle and Ashington, with a new station proposed at Bedlington Station, which will also connect users to the Newcastle metro line at Northumberland Park in North Tyneside. The pre-application response from NCC (**Appendix 2**) states that cyclists can utilise the existing highway carriage way to access services/ facilities. However, it is important to note that there is also a South East Northumberland Cycle Route network, which in parts has 'traffic free paths' (e.g. routes connecting Ashington, New Biggin and Blyth) and dedicated cycle lanes.

The Braintree appeal decision² is a material consideration in the determination of this application for two reasons. Firstly, it provides confirmation of the Inspectorate's current interpretation of what constitutes a sustainable location in terms of new residential development. In this decision the Inspector confirms *"the broad policy approach is to reduce the need to travel by placing new development where it has the best chance of accessing facilities and service"* yet stresses that *"opportunities to maximise sustainable transport solutions will vary...and this should be taken into account in decision-making"*.

Overall, the Inspector on the Braintree appeal case recognises the importance of residents having a choice of transport options so they are not reliant on a car year-round. This is case for the application site with various sustainable transport options available to residents and a fact which demonstrates compliance with paragraphs 103 and 104 of the Framework. The appeal decision on the original application (**Appendix 1**) verifies this position with the Inspector concluding *"I consider the site is in a reasonably accessible location"*.

Secondly, in the Braintree appeal decision the Inspector recognises people's working patterns are changing with many roles not conveniently fitting the traditional '9am to 5pm' model. A trend that has been accelerated by the response to COVID-19. This is a critical consideration when assessing the sustainability of a site in terms of its access to public transport and employment as current trends are revealing an increasing number of people are working more flexible hours

² Appeal Decision (Ref: APP/Z1510/W/20/3247020) – Land off School Lane, Rayne, Braintree – 31 July 2020.

and/ or from home. And indeed, there is growing evidence that many now wish to maintain an element of home-working even when workplaces are allowed to operate at full capacity. Specifically, the Inspector stresses: *“it does not follow that the weight to be given to the contribution of a bus services as an available, frequent and sustainable mode of transport should be reduced because it does not fit in with an ‘9 to 5’ job mode”*.

In light of these points, it is considered that the proposed development would satisfy the social role of sustainable development.

4.2.3 Environmental Benefits

As discussed in detail above, the application site is considered to be in a sustainable location with regards access to services/ facilities/ retail/ employment; with various transport options available to residents to minimise private car use. It is also ideally located for access to future employment opportunities within the Blyth Statuary Strategic Employment Area. A scheme that supports the spatial strategy that directs new housing development to such locations can be supported from an environmental point of view as this will play a considerable role in reducing transport-related carbon emissions.

The Transport Statement submitted in support of this application confirms that the “site is in a location accessible by sustainable travel modes, providing opportunity for future residents to travel to and from the site on foot, by bicycle or by bus, in addition to the private car.” Given that the Proposed Development will minimise residents’ use of the private car it is considered that this will have environmental benefits, in addition to the social benefits noted above, by reducing transport related carbon emissions.

Given that a high proportion of the existing and potential employment opportunities located in this strategic employment area will be within the low carbon economy, in accordance with Policies ECON 1 and 2, it is considered that the housing development on this site will support this economic sector and aid the national legally-binding target of reducing carbon emission to net zero by 2050.

The accompanying Sustainability Statement also sets-out the energy strategy for the proposed development and how it has been developed in accordance with Policy STP 4 of the NLP by delivering a reduction in energy demand. Consideration has also been given to how a range of different decentralised, renewable and low carbon technologies could be incorporated into the residential scheme to help mitigate climate change and contribute towards meeting national carbon reduction targets. Even though the size of the development site, its location and cost implications excluded several different types of technologies, installation of charging infrastructure for electric vehicles will be considered further in accordance with Policy TRA 1 of the Northumberland Local Plan. This is despite no locally-binding carbon reduction target set by Council in either the NLP or ‘saved policies’ in the adopted Wansbeck Plan.

The sub-section of this Statement which examines the ecological impacts of the development proposal provides detail with regards the approach to biodiversity net gains and the need to contribute to NCC’s coastal mitigation strategy in accordance with Policy ENV 2. Overall, it is considered that any potential negative impacts on protected species identified in the relevant ecological screening reports and surveys can be appropriately mitigated as part of the development. The requested site surveys have been undertaken and submitted in support of this application

On this basis, it is considered that the proposed development would satisfy the environmental role of sustainable development.

Taking the above into account as material planning considerations in terms of delivering sustainable development, it is clear there is no basis for refusing this application in terms of sustainability.

4.3 Design, Character and Appearance

Matters of design and how the proposed development scheme will impact upon the character and appearance of the local area is covered in the accompanying Design and Access Statement, which provides an assessment of the site’s context and its constraints which has informed the evolution of the proposal and its interaction with the surrounding built and natural environment. It also includes a detailed landscaping scheme which ensure the development can be sympathetically assimilated into the existing village and the surrounding environment.

Part 12 of the Framework established the importance of design in the planning system: *“The creation of high-quality buildings and places is fundamental to what the planning and development process should achieved. Good design is a key aspect of sustainable development”*. The National Design Guide (2021) complements the requirements set-out in the Framework by providing an illustration of how well-designed places can be achieved. The government’s collection of planning practice guidance on the design process and tools along with the suite of ‘Quality of Place’ policies (e.g. Policies QOP 1-6) included in the NLP confirms the importance attributed to design at a national and local level.

In terms of meeting local design expectations, the NLP requires applicants to have regard to the Northumberland Design Guide. However, at the time of submission this local guidance was unpublished, and applicants were advised to refer to the National Design Guide in the interim. With only the soon to be superseded Wansbeck Design Guide SPD (2007) as a guide to local design requirements, this proposal has sought to reflect the design and layout of the previously approved scheme taking into account the ‘ten characteristics’ of the National Design Guide. Nevertheless, it is noted that the Wansbeck SPD highlights the opportunity for linking to existing residential areas in East Sleekburn and improving the quality and quantities of green space.

The applicant is also not aware of any element of the proposed scheme’s layout or design which would impede any future modification, refurbishment and retrofitting of the new efficiently designed homes as required; which is in accordance with Policy QOP 5.

Overall, it is considered that the proposal is in accordance with the Framework and Policies HOU 9, QOP 1, QOP 2, QOP 3, QOP 4, QOP 5, QOP 6, TRA1 and TRA4 of the NLP. In this regard, the proposed development also remains consistent with the requirements of saved policies GP5, GP6, GP31, GP32, H5, H6 and T5.

4.4 Highways, Access, and Parking

A detailed Transport Statement (TS) has been provided as part of the planning application as agreed with Highways Officers at NCC. It includes analysis of the existing highways conditions, network and facilities and how the Proposed Development will impact them as well as trip generation and distribution. An initial Residential Travel Plan which will promote access by sustainable modes of travel has also been prepared to support this planning application.

The TS highlights that the application site provides opportunities for sustainable transport options (e.g. walking, cycling, bus and rail) and that the local highway network is residential in nature and therefore provides an environment that is attractive to pedestrians and cyclists. It is also recognised that there is a network of *“advisory and segregated facilities providing good opportunity for residents to access the surrounding area by bicycle.”* In addition, a review of personal injury accident data confirms that there are no existing safety issues with the highway network in the vicinity of the site which would require to be addressed in associated with development of the site.

Overall, the TS demonstrate the Proposed Development can be comfortably accommodated within the existing highway network without causing an adverse impact on highway safety or flow of the network as illustrated in the indicative layout drawings. Specifically the TS concludes the Proposed Development *“is estimated to generate a maximum of 34 two-way vehicle trips in the AM peak hour and 31 two-way trips in the PM peak hour...[and therefore] forecast to have a minimal impact on the adjacent highway network”*.

As discussed with NCC Highways Officers and illustrated in indicative plans, minimal off-site highways improvements are required to facilitate the development: e.g. extension of public footpath along Brock Lane to meet link footway from northern cul-de-sac within the development, dropped kerbs and tactile paving, and extension of public footpath on the eastern boundary of Brock Lane to provide access to existing bus stops.

The principle of access to the site has been agreed with NCC Highways. The supporting site layout plan illustrates that an upgraded vehicular site access point will be required in the south-eastern corner connecting to Brock Lane to the east of the site; the details of which have been presented to NCC Highways as part of the pre-application process.

Car parking will be provided in accordance with NCC standards which identify maximum parking standards for residential developments.

The development layout has also been designed in accordance with Manual for Streets to promote local vehicle speeds,

and providing an attractive environment for pedestrians and cyclists.

Overall, it is considered that the proposal is in accordance with paragraphs 92, 110-111 of the Framework and Policies TRA1, TRA2 and TRA3 of the NLP. In this regard, the proposed development also remains consistent with the requirements of saved policies GP4, GP31, T3-T7.

4.5 Ecological Impacts and Mitigation Strategy

An Ecological Impact Assessment was undertaken for the application site in August 2020 in order to identify potentially significant effects associated with the proposed development, set-out effective mitigation measures to address any such ecological effects, identify how mitigation measures could be secured, assess any residual effects and identify appropriate enhancement measures. It was concluded that the proposed development provides an opportunity for ecological enhancement through landscaping.

The Impact Assessment identified potential impacts on ecological receptors and mitigation; the details of which are presented in the accompanying report submitted in support of the application. Given the potential for increased recreational pressure on the Northumberland Marine SPA and Northumbria Coast SPA, as well as loss of land within the Northumberland Shore SSSI Impact Risk Zone, two key mitigation recommendations were made and have been accepted by the application.

The first of which was to commission additional over-wintering bird surveys to assess potential impacts and appropriate mitigation measures where required. These surveys were undertaken between November 2020 and March 2021 and reported on in August 2021. The detail from the survey relating to the methodology used, the results and the assessment are presented in the accompanying Over-Wintering Bird Survey submitted in support of this application.

The purpose of this report was to assess the wintering bird species and numbers using the site and its immediate setting as well as assess the value of the site for the wintering bird assemblage. In addition to surveys of the development site, 1.5 km of the Sleek Burn close to the site was also surveyed for the use by birds. It was concluded that:

“The site itself and a 50m buffer around the site was found to support 27 species during survey work. Use of the field that comprises the site was very limited. Species recorded using the field were kestrel, sparrowhawk, woodpigeon and snipe. Each of these species were seen using the site for brief periods...the development site is of local value for birds, being used by a low diversity and abundance of species, with no evidence of use by species associated with the Sleek Burn. The stretch of the Sleek Burn surveyed is likely to be of county value, supporting waterbird species dependent on expansive intertidal mudflats, which is a relatively scarce habitat in the county. The Sleek Burn is also functionally important for redshank, a species present in nationally important numbers in the nearby Northumberland Shore SSSI”.

Overall, these additional ecological surveys confirmed that the application site is likely to be largely unsuitable for breeding bird given the habitat on-site, its size, the fact that it is enclosed and the proximity of adjacent scrub and woodland. Although it was acknowledged that as the site is coastal and may occasionally attract a small number of migrant birds, the ornithological value of the site was considered unlikely to change significantly during the year.

The second key recommendation was for the developer to provide a financial contribution to the Coast Mitigation Service, in accordance with its Strategy Document³ (2018), which provides the evidence base and justification for the required approach to enable the proposed development. This strategy document identifies a 10 km ‘coastal zone of influence’ within which the Council considers increased recreational pressure from development⁴ on protected areas along the coast – e.g. Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Sites of Special Scientific Interest (SSSIs) – is unavoidable; and therefore requires it to be taken into account when determining planning applications.

³ <https://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/Planning-and-Building/planning%20policy/Local%20Plan/Northumberland-Coastal-Mitigation-Service-Strategy-Documents-December-2018.pdf>

⁴ Any development that results in a net increase in dwellings, including holiday units.

The applicant acknowledges that this strategic mitigation scheme has been agreed by Natural England and the funding mechanism has been examined by the Planning Inspectorate⁵; following which the Inspector decided the financial contribution was necessary to make the development acceptable in planning terms, directly relevant to the development and fairly and reasonably related in scale and kind to the development.

On this basis, the applicant has agreed to pay the financial contribution identified in the accompanying Ecological Impact Assessment (£615 per dwelling). The Pre-Application response (**Appendix 2**) confirms this is the agreed amount payable to the Coastal Mitigation Service. In accordance with the Council's Mitigation Strategy guidance, it is anticipated that the required contributions will be secured through a Schedule included in the s.106 agreement attached to the approval of the proposed development.

In addition to these ecological surveys and assessments, a Biodiversity Net Gains Assessment using DEFRA's Biodiversity Metric 3.0 (released July 2021) was undertaken to calculate the anticipated net change in biodiversity value of the site as a result of the proposed development. This work was commissioned in accordance with paragraph 174 of the Framework and in anticipation of the anticipated statutory requirement to demonstrate a 10% biodiversity net gain on development site following the enactment of the Environment Bill (expected to gain Royal Assent in Autumn of 2021).

This assessment concluded that *"without any off-site habitat creation or enhancement, the calculator shows a net loss of -5.34 habitat units, constituting a -81.52% decrease in biodiversity value"*. On this basis, the applicant will enter into discussions with the County Ecologist to establish the potential for off-site biodiversity improvements given the opportunities for on-site enhancements are likely to be limited. Any developer contributions required to secure such off-site improvements will be subject to viability assessment.

Overall, it can be demonstrated that the development proposal adheres to national and local policy requirements as well as guidance with respects to protecting designated habitats or species. Specifically, the proposed development is in accordance with paragraphs 170, 175 and 177 of the Framework as well as local policies: i.e. 'saved' Policy GP13 and NLP policies ENV1 and ENV2.

4.6 Flood Risk and Drainage

As noted in Section 2.3 of this Statement, the application site is located within Flood Zone 1 and is therefore not at risk from coastal or fluvial flooding. The Sleek Burn flows approximately 110m to the south of the site yet the flood zone does not encroach into the site area.

The Flood Risk Assessment which was prepared for the original application on this site has been updated and submitted in support of this application. It demonstrates that the risk of flooding on the application site is negligible and therefore the proposed residential use is acceptable in terms of flood risk.

However, as the site is currently fully permeable as a greenfield site, any development will increase the impermeable area of the site and potentially increase the surface water run-off rates. To address this, it is the Applicant's intention to include source control measures such as permeable paving on all driveways to residential properties and areas of private hardstanding as well as include water butts to the rear gardens of each property. In addition, any rainfall that falls onto the hardstanding area of the site will be drained into the system of gullies and plot drainage, stored within the oversized pipes and discharged into the local sewer network at a restricted rate.

With regards surface water drainage and source control SUDS, it is acknowledged that the Proposed Development departs from national planning policy (i.e. paragraph 167 of the Framework) and local planning policy (i.e. NLP Policy WAT4) given that SUDS are not intended to be delivered on-site.

Nevertheless, the proposed strategy has been discussed with the LLFA as part of pre-application discussions and **Appendix 4** of this Statement provides confirmation that the proposed approach is considered acceptable to the LLFA on the basis of the information provided during pre-application discussions. The Phase 2 Site Investigation Report provided in support of this application also confirms that *"when considering the potential for a Sustainable Urban Drainage System*

⁵ Appeal Decision (Appeal reference APP/P2935/W/18/3199765) issued on 15 August 2018.

(SUDS)....due to the presence of deep impermeable drift deposits, soakaways will not be suitable for the proposal development". The Applicant therefore considers that the proposed approach is justifiable and acceptable even though there is a deviation from planning policy in this regard.

4.7 Trees, Landscape and Open Space

An Arboricultural Impact Assessment (AIA) was undertaken and reported on in September 2020. The detail of this site survey and the key findings are presented in the documentation submitted in support of this application.

All significant trees on the site were plotted and inspected together with some smaller specimens included for accuracy. Even though individual recommendations are provided in Appendix 1 of the accompanying AIA, it is noted that overall 5 trees (nos. 1-3, 5 & 6) and part of Group 1 will be necessary to remove to facilitate the proposed development and establish a higher level of Arboricultural management across the site.

However, the quality categorisation system used when assessing the relative condition of the trees across the application site identified that these were either 'Low' (i.e. low quality/ poor condition) or 'Unsuitable for retention'. To mitigate these removals, the report recommends that new planting throughout the site would be appropriate as long as careful consideration is given to the position of new trees to ensure they can grow to full maturity without requiring major or regular pruning works (e.g. new specimens should not be positioned in close proximity to buildings, windows or utility services).

The Design and Access Statement accompanying this application provides information regarding the landscape treatment proposed for the new development, the landscape design principles followed in developing the masterplan for the site and the intended planting strategy. It is proposed to have a mixture of ornamental planting, street trees and grass verges to create an open and leafy environment.

With regards to the proposed area of open space for the southern corner of the residential development, the intention is to ensure that this provides social and environmental benefits. The area itself will be positioned so that it can benefit from surveillance from surrounding properties and be contoured to provide colour, interest and natural play opportunities. The aim is to retain a semi-rural character and provide some wildlife habitat by creating a mixture of native hedging and seeding sections of the mounds with native wildflowers around the public open space. Moreover, it is important to note that all properties will have front and rear private gardens.

The recommended mitigation in the Ecological Impact Assessment Report with regards landscape planting has also been noted by the applicant and reflected in the Design and Access Statement as well as the proposed layout and design.

It is therefore considered that the application is in accordance with emerging local plan policies STP 6, HOU 9, QOP2-4 & 6 as well as saved policies GP5, GP6, GP31, GP32 & H5 in terms of impacts on trees, landscape and the provision of open space.

4.8 Contaminated Land and Stability

A Phase 1 Ground Investigation Report was submitted in support of the original application. As requested by NCC, Phase 2 Site Investigations were undertaken and have been submitted to accompany this application. In terms of scope, these studies address the issues identified within the by NCC officers during both stages of pre-application discussions.

In terms of ground conditions from the results of Phase 1 carried out, the site is not considered to be at risk from shallow coal mining activities, as the thickness of overlying competent rock cover was felt to be sufficient as to prevent any possible crown hole migration resulting from potential mine working collapses. Taking this into account, it was concluded that no further intrusive works or remedial works were deemed necessary.

Furthermore, Phase 1 identified no potential sources of significant ground gas on or within plausible migration distance to the site; and as such the site is not considered to be at significant risk from hazardous ground gas migration. From the results of the contamination screening carried out, the Phase 2 report concluded that the made ground can remain on site without representing a risk to the end user and will not require removal, treatment or protection measures to be installed. Similarly, it was considered that the made ground does not represent a risk towards controlled waters and adjacent sites.

In these respects, the Proposed Development is therefore consistent with the requirements of paragraph 183 of the Framework, Policy POL 1 of the emerging NLP as well as the saved Policy GP29.

4.9 Noise and Residential Amenity

An environmental noise assessment was undertaken for the proposed residential development by Cundall in August 2020 with results from this survey compared with those measured in 2013 by Wardell Armstrong for the previous planning application. It should be noted that the noise levels measured during the previous noise survey by Wardell Armstrong are higher; and by adopting a pre-cautionary approach, have therefore been selected for use in the noise assessment which supports the latest development proposal on land adjacent to Brock Lane, East Sleekburn.

A separate Noise Impact Assessment report has been submitted in support of this planning application, where the detailed findings can be found and reviewed.

Following the survey and based on its results, a noise assessment in accordance with the Framework and Professional Practice Guidance on Planning and Noise (ProPG) was undertaken, with the conclusion that *“significant effects are unlikely to occur if appropriate mitigation measures are implemented”*.

It was concluded that standard thermal double glazing and non-acoustic window head trickle ventilators will be suitable for most residential building façades in the development. However, acoustic trickle vents and an enhanced glazing specification (e.g. 6 mm pane, 6-16 mm cavity, 10.6 mm laminated pane) will be required for the most exposed façades facing the A168 and Brock Lane. In addition, solid walls/fences approximately 1.8 m in height will be required to gardens directly facing the A168 and Brock Lane to reduce external noise to an acceptable level.

The report concludes that from an acoustics perspective, the site is suitable for a residential development assuming appropriate design measures are implemented.

On this basis, the proposed development is demonstrably acceptable and consistent with the requirements of Policies STP 5, QOP 2, QOP 4, and POL 2 in the NLP as well as those of saved Policy GP26.

4.10 Archaeology

The previously approved scheme was supported by an Archaeological Geophysical Survey; the results and conclusions of which remain pertinent to the current development proposal). The accompanying report has therefore been submitted as part of this application.

The archaeological evaluation included the geophysical survey, which identified linear anomalies, followed by a trenching exercise targeting potential archaeological remains. It was found that the anomalies were associated with field drainage system rather than linear ditches or features of archaeological interest. Overall, no archaeological features were recorded within any of the trenches; and therefore, the evaluation report concluded with a recommendation that no further archaeological work should be undertaken.

The conclusions of the evaluation report are acknowledged and accepted by the Council's Archaeological Officer in the Pre-Application response to the development proposal (**Appendix 2**). It is noted that if any archaeological remains are present then they are unlikely to be more than of local importance and regarded as a 'non-designated heritage asset' and treated in accordance with paragraph 197 of the Framework's requirements.

It can therefore be demonstrated that the development proposal is in accordance with NLP Policies ENV1 and ENV7 as well as saved policy GP21.

4.11 Affordable Housing

In the appeal decision which granted planning permission for the previous application on this site, the Inspector did not enforce the requirements of saved policy H7 with regards affordable housing provision as it is noted *“this is a low cost*

housing market area and the viability assessment submitted with the application shows that the scheme would not be able to support a further reduction in the selling price” (Appendix 1).

The site’s entry on the 2018 draft of the Northumberland Strategic Housing Land Availability Assessment (SHLAA) (site reference 5019, **Appendix 3**) also confirms it is within a “*lower value market area...[and] average prices in the village are broadly in lie with those for wider area*”.

On this basis, the applicant considers that the previous requirement for 30% on-site affordable housing provision (equivalent to 14 units) established in saved policy H7 is considered unlikely to be viable or deliverable. The same is considered to be true with regards the Council’s request to apply the countywide minimum affordable housing requirement of 17% to the development pending the adopting of the NLP (**Appendix 2**).

It is recognised that Policy HOU6 of the NLP expects ‘major development’ (i.e. developments of 10 or more, but less than 30 dwellings) within low value areas such as East Sleekburn to deliver 10% affordable housing on-site or make an equivalent financial contribution in lieu to support off-site provision. However, it is also noted that the Council acknowledges “*there may be exceptional site-specific circumstances which impact on development viability and mean a developer may not be able to meet all policy requirements, including those for affordable housing. In these exceptional circumstances the Council may consider a reduced affordable housing requirement or contribution in lieu, if development is found to be otherwise acceptable, and it can be clearly demonstrated that all or a proportion of the policy costs would otherwise prejudice development viability*” (paragraph 7.37a).

The Proposed Development will be subject to a Viability Assessment and its conclusions will inform discussions with NCC with regards the provision of affordable housing. It is therefore considered that policy requirements of HOU6 can be satisfied whilst ensuring the proposed development is viable and delivers new housing to meet local need.

4.12 Deliverability

It is considered prudent for this Statement to demonstrate how the provision new dwellings upon the site will make contribution to the housing in the County. The Framework states that in order for a site to be considered deliverable it should be “*...available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on this site within 5 years and in particular that development of the site is viable*”. This is the case for the proposed development.

This is important on the basis that whilst Northumberland claim to be able to demonstrate a 5-year housing supply, this is questionable in light of the COVID-19 restrictions which has in effect seen the cessation of house building for a considerable period over the last 18 months. The social distancing measure implemented as part of the Government’s plan to support our ‘new normal’ are unlikely to see housebuilding return to the levels required to achieve the much-needed housing to meet the needs of the administrative area of Northumberland.

This is endorsed by the reports by Studies by Knight Frank⁶ suggest that the number of homes built amid the pandemic may be 53% of the total required to meet the government’s target. Even though housebuilders have managed a slow and steady return to activity, it is clear that it is not simply a case of flicking the switch back to deliver pre-pandemic levels of housing. In fact, Barton Wilmore⁷ suggest that fewer homes will be delivered than forecast by the Office for Budget Responsibility before the first ‘lockdown’ in 2020; a fall of 35%. It is clear therefore that the building hiatus and subsequent phased return to work will have a sizable impact on private housing delivery going forward.

This planning application is submitted on the basis that the proposed development of 48 no. dwellings will make a meaningful contribution towards the Council’s housing requirement over the forthcoming 5-year period. The site was identified in the 2018 draft of the Northumberland Strategic Housing Land Availability Assessment (SHLAA) (site reference 5019) following the planning approval received in 2015. **Appendix 3** of this Statement provides an extract from the 2018 SHLAA providing the assessment details for site 5019 ‘Land North West of Spring Ville’.

⁶<https://www.knightfrank.co.uk/research/london-report/2020-04-27-new-private-housing-delivery-set-to-stall>

⁷ https://cached.offlinehbpl.hbpl.co.uk/NewsAttachments/RLP/Importance_of_Housing_in_Exit_PlanA04.pdf

Specifically, the SHLAA assessment identifies that the market area has “*steady rates of recent delivery and there is developer interest*” and the site is achievable within 6-10 years. However, the assessment is clear that the delivery rate is based on the “*appropriate lead time for discharge of conditions and site enabling works*” relating to the original permission. This timescale has the potential to be reduced with delivery over the short-term as the applicant seeks to address concerns raised by the Council prior to determination to minimise the number potential conditions attached to an approval of this application.

It is therefore considered that the application site meets the Framework’s definition of ‘deliverable’: i.e. it is available, in a suitable location for development now and achievable with a realistic prospect of housing delivering within the next 5 years.

5.0 Conclusion

This Planning Statement has considered the details of the proposed development for 48 no. residential dwellings on land north west of Springville, East Sleekburn against the established policy contained within the development plan and the objectives of National Planning Policy. Significant weight has also been attributed to the emerging Northumberland Local Plan given its status as detailed in the introduction. The Statement clearly demonstrates the site represents a suitable location to accommodate the new dwellings and complies with current national planning policy.

The following salient issues provide justification to approve this planning application:

- The principle of development is acceptable for the proposed development as planning permission was secured for a comparable residential scheme on the site in 2015, the site is included within the settlement boundary of East Sleekburn in the emerging plan as a result of this and that it is well-related to the existing built development, a natural extension to the village and in a sustainable location for residential development.
- The proposed development delivers a series of economic, social and environmental benefits consistent with the aspirations of the Framework.
- By delivering housing in an easily accessible location for a range of job opportunities within a strategic employment area which will benefit from significant investment in the coming years, it is considered that the proposed development will support economic growth
- In terms of locational sustainability, there are sustainable transport options (e.g. walking, cycling and services) options available from the site which would provide new residents good access to a wide range of services, facilities, and employment opportunities as well as the wider transport network (e.g. metro and other railway services); which is verified by the conclusions of the accompanying Transport Statement.
- There is little difference between a site on the edge of a larger settlement being approved than this application site as potentially the distances to the services would be similar, given how close and accessible nearby 'Main Towns' of Bedlington/ Bedlington Station, Blyth and Ashington.
- The introduction of houses onto this site would help sustain facilities in neighbouring settlements in accordance with paragraph 78 of the Framework.
- There are overriding social benefits relating to the provision of new homes associated with this proposal which will help to boost local housing supply.
- The layout and form of the development has been informed by the appropriate surveys and designed to ensure there will be no detrimental impacts upon the neighbouring properties or the character of the general area.
- The new development would not look incongruous to its surroundings and is not considered to extend into the open countryside, rather it involves the redevelopment of an under-utilised site bounded on all sides by either existing development, highways or substantial tree belts.
- The principle of access to the site has been agreed with NCC Highways and it has been demonstrated that minimal highways improvements are required to facilitate the development.
- The ecological impacts of the proposed development were identified, recorded, and assessed with an understanding of what actions are required to enable this development and mitigate potential adverse impacts on protected habitats and species. A developer contribution fee (£615 per unit) payable to the Coastal Mitigation Service has been agreed with the Council.
- The Applicant wishes to explore the potential for off-site biodiversity improvements with NCC in accordance with the Biodiversity Net Gains assessment to complement the on-site improvements facilitate via the landscape strategy and habitat creation proposed.
- The Application site is not at risk of flooding and a range of source control measures are proposed to reduce surface-water run-off rates, which are considered an acceptable approach by the LLFA.
- Although removal of some low quality/ poor conditions trees on-site is required to facilitate the development, the planting and landscape will suitably compensate for any loss and provide improvements across the site.
- There are no land contamination or stability concerns with the application site and no risk to the end users.

- Given the proposed proactive design-led approach to internal and external acoustics across the application site, the Noise Impact Assessment concluded that significant adverse effects on residential amenity were unlikely as a result of the development.
- There is unlikely to be any archaeological remains present on the application site, and if they are, the Council's archaeological Officer agrees that these are unlikely to be of more than local importance.
- The application site meets the Framework's definition of 'deliverable': i.e. it is available, in a suitable location for development now and achievable with a realistic prospect of housing delivering within the next 5 years.

In this regard, it is respectfully requested that planning permission is granted for this application given that on planning balance the benefits of the Proposed Development outweigh any potential harm.

Click down arrow to select CUNDALL Entity
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APPENDIX 1

Appeal Decision

Site visit made on 21 April 2015

by **B.Hellier BA(Hons) MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 20 May 2015

Appeal Ref: APP/P2935/W/14/3001679

Land at Springville/Brock Lane, East Sleekburn, Northumberland, NE22 7AZ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Dysart Developments against the decision of Northumberland County Council.
 - The application Ref 13/03937/FUL, dated 23 December 2013, was refused by notice dated 19 September 2014.
 - The development proposed is residential development for 48 dwellings with associated access and area of public open space.
-

Decision

1. The appeal is allowed and planning permission is granted for residential development for 48 dwellings with associated access and area of public open space on land at Springville/Brock Lane, East Sleekburn, Northumberland, NE22 7AZ in accordance with the terms of the application, Ref 13/03937/FUL, dated 23 December 2013, subject to the conditions set out in the accompanying Schedule.

Application for costs

2. An application for costs was made by the appellant against the Council. This application is the subject of a separate Decision.

Main issue

3. I consider the main issue is whether this would be a sustainable form of housing development.

Procedural matter

4. The appeal is accompanied by two S106 agreements. One for a contribution to affordable housing and one for both a contribution to affordable housing and a tariff contribution to play area and sports. I consider the contribution to affordable housing meets the tests in paragraph 204 of the National Planning Policy Framework (NPPF) necessary and have taken it into account accordingly.
5. From the 6 April 2015 the transitional arrangements in the Community Infrastructure Levy (CIL) Regulation 123(3) (as amended) run out. From this date only very limited pooled contributions or tariffs may lawfully be used to fund infrastructure. The Regulations permit only five pooled contributions S106

obligations to accrue from 6 April 2010. The Council has already reached this limit. Since the play area and sport commitment would be a pooled contribution I am unable to take it into account.

Planning policy

6. The starting point for the determining planning applications is the development plan. The relevant development plan is the Wansbeck District Local Plan¹ (LP). The site lies outside the defined settlement limit for East Sleekburn. LP Policy GP1 restricts all new development to sites within settlement limits and Policy H3 does not allow new housing development on green field sites not allocated for housing in the development plan. The proposal conflicts with these policies.
7. However the National Planning Policy Framework (NPPF) seeks to boost significantly the supply of housing. The Council does not have a five-year supply of deliverable housing sites and in these circumstances its development plan policies for the supply of housing should be treated as out of date². The presumption in the NPPF in favour of sustainable development means that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF taken as a whole.

Setting

8. East Sleekburn is a small village in the Northumberland coal field situated on the coastal plain at the downstream crossing point of a tidal creek flowing south into the River Blyth. It is surrounded by industrial land much of which is underused and derelict including the site of the now demolished Blyth Power Station. Immediately to the east is a dual carriageway, the A189, which connects the scattered coalfield settlements to Tyneside. Nearby is the large village of Bedlington and, across the River Blyth, is the town of Blyth.
9. Visually the village is surprisingly well insulated from its surroundings and has a semi-rural ambience. There is woodland structure planting to the north and east and a tree belt screens it from the dual carriageway. The appeal site is a paddock of about 1.4ha at the northern edge of the village adjacent to allotments and the rear of a two storey terrace, Springville. It has an open frontage onto Brock Lane which is the access into the village from the A189, the eastern boundary is the A189 tree belt, and to the north is an area of woodland.

Reasons

10. There are three dimensions to sustainable development: economic, social and environmental. These dimensions are mutually dependent but it is convenient to consider them separately before looking at the overall balance.

Economic dimension

11. The investment in the development would support jobs and expenditure on local goods and services. It is calculated that when occupied the dwellings would attract Council Tax receipts and New Homes Bonus over a six year period amounting to some £770,000.

¹ Wansbeck District Local Plan. Adopted July 2007

² NPPF paragraph 49

12. The site adjoins one of two large parcels of land which are included in a local development order¹ which grants planning permission, subject to conditions, for a range of business and industrial development and ancillary uses. This seeks to create favourable conditions for inward investment and is part of a wider initiative to create and support conditions for economic growth in the Blyth area. There is currently only a two-year deliverable supply of housing sites in this part of the County and it is important that a lack of housing does not act as a barrier to this investment.
13. The proposal would contribute positively to the local economy and indirectly to local economic regeneration. The NPPF states that significant weight should be placed on the need to support economic growth through the planning system.

Social dimension

14. The development would comprise 7 two-bedroom, 26 three bedroom and 15 four bedroom dwellings. LP Policy H7 states that on sites of over 0.5ha the Council will negotiate for the provision of 15% affordable housing. However, this is a low cost housing market area and the viability assessment submitted with the application shows that the scheme would not be able to support a further reduction in the selling price. In this instance the Council has instead sought a contribution of £67,000 to off- site provision which has been secured through a S106 agreement as noted above. I have no reason to disagree with this approach and I am satisfied that the development would make a useful contribution to local housing needs.
15. The village has a pub and allotments but I saw no other services. There is no longer a bus service through the village and although buses pass the end of Brock Lane there was no evidence of a bus stop here. On the other hand the road network is good and there is easy access by car to larger nearby settlements.
16. There is a concern from residents that an additional 48 dwellings, which would perhaps double the size of the village, would weaken social cohesion and increase traffic dangers. However, there is no reason why new residents would not wish to contribute to village life. Traffic generated would be only a modest increase on the number of vehicles that use Brock Lane now.
17. Councillors wish to see brownfield sites developed before greenfield but the NPPF does not support a sequential test to this end. I understand there to be a nearby brownfield site with planning permission which has not been developed. However the appeal site is attractive and, if successfully developed, might well stimulate investment on less marketable sites elsewhere in the village.
18. The site is affected by noise from the A189, the East Sleekburn bypass and Brock Lane. The submitted noise assessment² shows that noise mitigation measures, including acoustic ventilation, would need to be incorporated into dwellings and gardens facing the A189 and Brock Lane so as to achieve acceptable levels of 35dB_{L_{Aeq}} in living rooms during the daytime and 30dB_{L_{Aeq}} in bedrooms at night. These measures can be secured by condition.
19. Two pairs of semi-detached houses would face the rear of properties on Springville. An intervening area of public open space, a back lane and the back

¹ Northumberland East Sleekburn Sites Local Development Order. Adopted February 2013

² *Noise Assessment* Wardell Armstrong March 2014

yards to these properties would give a separation distance of 31m which would be sufficient to avoid unreasonable loss of privacy or light.

20. No play area or sports provision is made within the layout. Since a development of this scale would create a demand for such facilities Policies REC7 and REC8 require a financial contribution for off-site provision. Since the Council is not able to secure this through a S106 agreement there will be no contribution. However I have no evidence that nearby recreational provision is inadequate or would not be able to accommodate demands from residents on the appeal site. The lack of funding for off-site provision should not count against the proposal.
21. I consider the site is in a reasonably accessible location. It would provide new housing in a pleasant village location where it would meet housing needs. It would give satisfactory living conditions for future occupiers and maintain an acceptable outlook for existing residents.

Environmental dimension

22. In terms of character and appearance the site would be a logical extension to the village sitting comfortably within well-defined boundaries. It was included in a Strategic Housing Land Availability Assessment carried out by the Council in 2013 as a potential housing site with a question mark over marketability and contamination. Subsequent investigations¹ have shown that land contamination is not a constraint.
23. The layout and house plans and elevations together with a landscape plan provide satisfactory internal and external space standards, streetscape, parking and circulation provision. The frontage onto Brock Lane would include short terrace blocks to respond to the neighbouring Springville terrace. The development accords with LP Policies H5 and H6 which deal with the principles of good design and density in housing development. Whilst the site is not previously developed land it is of little agricultural value. The undergrounding of electricity wires that cross the site would be a visual improvement.
24. For residential development of more than 10 dwellings LP Policy GP34 requires at least 10% of predicted energy requirements to be provided on-site from renewable sources. The appellant proposes to achieve SAP outturns which are about 12.5% better than those required under the Building Regulations. This would satisfy LP Policy GP34.
25. The ecological conservation value of the site is considered to be low. An ecological scoping survey submitted with the application recommends a number of operational measures to mitigate the impact of the development, particularly during the construction phase, to provide educational material and to follow good working practices. Again these recommendations could be secured by condition.
26. Pre-application investigations have shown that there is no significant archaeological interest² and that there is a low risk of flooding³. The site lies entirely within Flood Zone 1 which is the lowest level of risk. Foul and surface

¹ Phase 1: Desktop Study Report 4 November 2013 and Phase 2: Ground Investigation Report 16 January 2014
ARC Environmental

² Archaeological Geophysical Survey December 2013 and Archaeological Evaluation January 2014 AD
Archaeology Ltd

³ Flood Risk and Foul Drainage Assessment Report Ref: MD0785/rep/001 M Design

water would be connected to existing main sewers. A hydrobrake would be incorporated into the drainage system which is able to control the speed of surface water discharges at times of peak flow.

27. The design, landscaping and drainage proposals would contribute positively to adapting to climate change and moving to a low carbon economy. Subject to appropriate mitigation no significant harm to the natural, built or historic environment has been identified.

Conditions

28. The parties have put forward an agreed set of conditions which I have considered in the light of the tests in paragraph 206 of the NPPF. Standard conditions are needed to address commencement, materials and approved plans. Other agreed conditions relate to: a detailed landscaping scheme based on the submitted skeleton soft landscaping scheme; foul drainage; a sustainable surface water drainage scheme; refuse and recycling; ecological mitigation measures, measures to reduce the use of fossil fuels; the submission of details of road and highway construction; and measures to achieve acceptable noise levels within dwellings and in gardens.
29. I have amalgamated three suggested conditions into a condition requiring submission of a construction management plan to deal with dust and mud, parking and circulation, and details of a construction site access. A separate condition would control hours of working.
30. I have not imposed conditions to address contamination. The suggested conditions appear to have been drafted before the Phase 2 Ground Investigation Report. The investigations detailed in the report involved 12 trial pits and 5 boreholes. No significant contamination was identified.

Conclusion

31. The contribution this proposal would make to housing supply must be given significant weight. It would be a conflict with LP Policies GP1 and H3 but these policies must be treated as out of date. When the proposal is assessed against the three dimensions of sustainability there are no adverse impacts which would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF taken as a whole. I conclude that this would be a sustainable form of housing development and that the appeal should be allowed.

Bern Hellier

INSPECTOR

Schedule of Conditions (14)

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) No development shall take place until a schedule and samples of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the local

- planning authority. Development shall be carried out in accordance with the approved details.
- 3) The development hereby permitted shall be carried out in accordance with the following approved plans: 13014:P05 Rev C (layout); 13014:A-001, 13014:B-001, 13014:C-001, 13014:D-001, 13014:E-001, 13014:G-001, 13014:N-001(house floorplans); 13014:A-002, 13014:B-002, 13014:C-002, 13014:D-002, 13014:E-002, 13014:G-002, 13014:N-002 (house elevations).
 - 4) No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for: the parking and manoeuvring of vehicles of site operatives and visitors; loading and unloading of plant and materials; storage of plant and materials used in constructing the development; wheel washing facilities; measures to control the emission of dust and dirt during construction; and details of the construction site access and the management of its use.
 - 5) No construction work or deliveries to the construction site shall take place other than between the hours of 0800 and 1800 hours Mondays to Fridays, 0900 and 1300 hours on Saturdays, and not at all on Sundays and Bank Holidays.
 - 6) No development shall take place until a hard and soft landscaping scheme has been submitted to and approved in writing by the local planning authority. The scheme shall include means of enclosure, earth mounding, areas of hardstanding and pathways and timescales. The soft landscaping works shall be based on Auton Design Studio drawing 059_SP.01 dated December 2013. The scheme shall be implemented as approved prior to the occupation of any part of the development or in accordance with the programme agreed with the local planning authority.
 - 7) No development shall take place until a foul drainage scheme has been submitted to and approved in writing by the local planning authority. The scheme shall be implemented as approved before the occupation of any part of the development.
 - 8) No development shall take place until a surface water drainage scheme has been submitted to and approved in writing by the local planning authority. The scheme shall have been informed by an assessment of the potential for a sustainable drainage system. The scheme shall be designed so that no flooding occurs in a 1 in 30 years event and in a 1 in 100 year event flooding is retained on site, does not flood dwellings and does not cause damage/nuisance to people/property. It shall also include a timetable for implementation and maintenance arrangements for the lifetime of the dwellings. The scheme shall be implemented as approved.
 - 9) No development shall take place until details of a refuse /recycling area for each dwelling have been submitted to and approved in writing by the local planning authority. Provision shall be made in accordance with the approved details before the first occupation of any dwelling.
 - 10) No development shall take place until an ecological mitigation scheme has been submitted to and approved in writing by the local planning authority. The scheme shall incorporate the recommendations in the Ecological Scoping

Survey by E3 Ecology dated February 2014. It shall include a timetable for implementation and shall be implemented as approved.

- 11) The dwellings hereby approved shall be constructed in accordance with the Energy/Sustainability Statement submitted with the application.
- 12) No development shall take place until construction details of roads, footways and lighting together with a timetable for the works have been submitted to and approved in writing by the local planning authority. Work shall be carried out in accordance with the approved details and timetable. No dwelling shall be occupied unless it is served by a properly consolidated and surfaced footway together with operational street lighting.
- 13) In accordance with the recommendations in the submitted noise assessment by Wardell Armstrong the dwellings on plots 1, 10-17, 26-38 and 46-48 shall be designed and constructed to provide sound attenuation so as to achieve noise levels which do not exceed $35\text{dB}_{\text{LAeq}}$ during the day in living rooms and $30\text{dB}_{\text{LAeq}}$ at night in bedrooms.
- 14) In accordance with the recommendations in the submitted noise assessment by Wardell Armstrong the outdoor living areas of properties along the site boundaries adjacent to the A189 and Brock Lane shall be designed and constructed to achieve noise levels which do not exceed $55\text{dB}_{\text{LAeq}}$.

APPENDIX 2



Northumberland County Council

Pre-Application Enquiry

Mr Andrew Hird
Cundall
4th Floor
Partnership House
Regent Farm Road
Newcastle Upon Tyne
NE3 3AF

Planning Ref: 21/00338/PREAPP
Your Ref:
Contact: Mrs Tamsin Wood
Direct Line: 01670 625545
E-Mail: tamsin.wood@northumberland.gov.uk
Date: 5th July 2021

Town and Country Planning Act 1990 (as amended)

Proposed residential development of 48 dwellings with associated access, landscaping and open space. at
Land To North Of, Spring Ville, East Sleekburn, Bedlington, Northumberland, NE22 7AZ

Introduction

Thank you for your enquiry. Having taken the time to consider your proposal and assess the history of the site, I am now in the position to provide you with the following response.

Requirement for Planning Permission

The Town and Country Planning (General Permitted Development) Order 2015 refers to permitted development rights for a range of development not requiring planning permission. I have considered the content of your enquiry and conclude that **planning permission would be required** for the proposed development.

Site Constraints

Airport Zone_Development Height
Coal Advice Area
Coastal Mitigation Zone
Impact Risk Zone SSSI
Smoke Control Orders

When considering proposals for new development, the planning history of a site is a material consideration. The history for this site is set out below:

Planning History

Reference Number: 03/00493/OUT

Description: Outline residential development (1.36 Ha.) and construction of new access to highway

Status: REF

Reference Number: C/05/00162/CCD

Description: Construction of community fire station and fire service headquarters

Status: WDN

Reference Number: 13/03937/FUL

Description: Residential development for 48 dwellings with associated access and area of public open space

Status: REF

Reference Number: 16/04471/ELEGDO

Description: Proposed two new terminal H pole and associated stay wires

Status: NOOBJ

Reference Number: 18/01047/DISCON

Description: Discharge of conditions 2 (Materials), 4 (Construction Method Statement), 6 (Landscaping), 7 (Foul Drainage), 8 (Surface Water Drainage), 9 (Refuse/Recycling), 10 (Ecology) and 12 (Highways) relating to planning permission 13/3937/FUL allowed under appeal reference APP/P2935/W/14/3001679

Status: CONREF

Appeals

Reference Number: 15/00004/REFUSE

Description: Residential development for 48 dwellings with associated access and area of public open space

Status: ALLOW

Relevant Planning Policy

National Planning Policy

National Planning Policy Framework (NPPF) (2012)

National Planning Practice Guidance (NPPG) (2014)

Development Plan Policy

Wansbeck District Local Plan 2007

GP1 – Locational Strategy

GP4 – Accessibility

GP5 – Landscape character

GP6 – Trees and hedgerows

GP10 – Sites of national importance for nature conservation

GP11 – Sites of local or regional nature conservation significance

GP13 – Biodiversity and wildlife networks

GP20 – Archaeology

GP22 – Flood risk and erosion

GP22a – Land instability

GP23 to GP26 – Pollution and nuisance

GP29 – Land contamination

GP30 – Visual impact

GP31 – Urban design

GP32 – Landscaping and the public realm

GP34 – Resource conservation and integrated renewable energy

GP35 – Crime prevention
H3 – Windfall housing sites
H5 – The design and density of new housing developments
H6 – Density
H7 – Affordable housing
T2 – Provision for buses
T3 – Provision for cyclists
T4 – Provision for walking
T5 – Access for people with reduced mobility
T6 – Traffic implications of new development
T7 – Parking provision in new developments
REC7 – Indoor and outdoor sports provision by developers
REC8 – Childrens play
CF6 – Water supply and drainage
CF7 – Planning conditions and obligations

Emerging Planning Policy

Publication Draft Plan (Regulation 19) (Jan 2019) as amended by proposed Main Modifications (June 2021)

Policy STP 1 Spatial strategy (Strategic Policy)
Policy STP 2 Presumption in favour of sustainable development (Strategic Policy)
Policy STP 3 Principles of sustainable development (Strategic Policy)
Policy HOU 1 Making the best use of existing buildings (Strategic Policy)
Policy HOU 2 Provision of new residential development (Strategic Policy)
Policy HOU 3 Housing requirements for neighbourhood plan areas (Strategic Policy)
Policy HOU 5 Housing types and mix
Policy Hou 8 Residential Development in the open countryside
Policy HOU 9 Residential development management
Policy QOP 1 Design principles (Strategic Policy)
Policy QOP 2 Good design and amenity
Policy QOP 4 Landscaping and trees
Policy QOP 5 Sustainable design and construction
Policy QOP 6 Delivering well-designed places
Policy TRA 1 Promoting sustainable connections (Strategic Policy)
Policy TRA 2 The effects of development on the transport network
Policy TRA 4 Parking provision in new development
Policy ENV 1 Approaches to assessing the impact of development on the natural, historic and built environment (Strategic Policy)
Policy ENV 2 Biodiversity and geodiversity 1
Policy WAT 1 Water quality
Policy WAT 2 Water supply and sewerage
Policy WAT 3 Flooding
Policy WAT 4 Sustainable Drainage Systems
Policy POL 1 Unstable and contaminated land
Policy POL 2 Pollution and air, soil and water quality

Other Documents/Strategies

Wansbeck Provision for Sport and Play SPD
Wansbeck Design Guide
Wansbeck Residential Development Design Guidance
Wansbeck Residential Extension Design Guidance
Other Documents/Strategies

Main Considerations

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, planning applications should be determined in accordance with the development plan, unless material considerations indicate otherwise. In this case the development comprises policies in Wansbeck Local Plan as identified above. The National Planning Policy Framework (NPPF) (February 2019) and Planning Practice Guidance (PPG) are material considerations in determining this application.

Paragraph 48 of the NPPF states that weight can be given to policies contained in emerging plans dependent upon three criteria: the stage of preparation of the plan; the extent to which there are unresolved objections to policies within the plan; and the degree of consistency with the NPPF. The Northumberland Local Plan - Publication Draft Plan (Regulation 19) (NLP) was submitted to the Secretary of State for Ministry of Housing, Communities and Local Government on 29 May 2019, and is currently going through the examination process.

On 9 June 2021, the Council published for consultation, a Schedule of proposed Main Modifications to the draft Local Plan which the independent Inspectors examining the plan consider are necessary to make the plan 'sound'. As such the plan is at an advanced stage of preparation, and the policies in the NLP - Publication Draft Plan (Regulation 19) (Jan 2019) as amended by proposed Main Modifications (June 2021), are considered to be consistent with the NPPF. The NLP is a material consideration in determining this application, with the amount of weight that can be given to specific policies (and parts thereof) is dependent upon whether Main Modifications are proposed, and the extent and significance of unresolved objections. The main issues for consideration include: (add/delete as appropriate)

Housing land supply

In accordance with the NPPF, the Council is required to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirement. The five-year housing land supply position, as well as the Housing Delivery Test, is pertinent to proposals for housing in that paragraph 11(d) and corresponding footnote 7 of the NPPF indicates that the presumption in favour of sustainable development applies where a Local Planning Authority cannot demonstrate a five-year supply of deliverable housing sites or where recent housing delivery is below a 75% threshold. This situation is the principal means (albeit not the only way) by which existing policies relevant to housing can be deemed out-of-date.

As identified in the Northumberland Strategic Housing Land Availability Assessment (SHLAA, September 2019), the Council can demonstrate a plentiful five-year housing land supply from 'deliverable' sites against the county's minimum Local Housing Need figure. The forecast 'deliverable' five-year supply for 2020-2025 (as updated for the Local Plan examination in Spring 2020) would equate to a 10.9 years housing land supply against the updated April 2020 Local Housing Need figure.

The latest Housing Delivery Test result records that Northumberland achieved 257% delivery against its minimum housing need for the past three monitoring years 2017-20.

Therefore, in the context of paragraph 11(d) and Footnote 7 of the NPPF, the presumption in favour of sustainable development does not apply. Northumberland has also evidently more than satisfied the NPPF requirement to significantly boost the supply of housing land in the county.

Appraisal

As stated above, the site lies outside of the settlement boundary for East Sleekburn as defined on the Wansbeck District Local Plan Proposals Maps. Policy GP1 of the Plan states that development in the countryside on sites beyond settlement limits will only be permitted if the nature of the use requires a countryside location; or the development involves the re-use of an existing building; or the development involves an extension to a property within an existing curtilage; or in the case of greenfield development, it can be demonstrated that no suitable alternative previously-developed site is available.

Furthermore Policy H3 states that the construction of new housing on sites not allocated for development in this plan will be permitted provided that the site has been previously developed or the development involves the re-use or conversion of an existing building; to grant permission will not lead to an oversupply of housing; development will not exacerbate problems of, or lead to, problems of low demand; the site is within a defined settlement limit; the site is well located in relation to local facilities and to public transport; and residents would enjoy a satisfactory living environment. New housing development on greenfield sites not allocated for housing in the plan will not be permitted.

Policy H5, amongst other things, requires residential developments to provide an appropriate mix of dwelling types and sizes that take account of local housing needs, while Policy H6 seeks for new housing developments to be of at least 30 dwellings/ha density (which the proposed development would be). However, it is noted that the new NPPF no longer specifies minimum density thresholds and rather encourages making efficient use of land.

The site lies outside of the settlement boundary for East Sleekburn as defined in the Wansbeck District Local Plan Proposals Maps. It is not allocated for housing in the local plan. The site is also a green field site. Given this it is considered that the principle of the proposal would not be in accordance with Local Plan Policy GP1 or H3.

The draft Policies Map now includes this site within the proposed settlement boundary for East Sleekburn under Policy STP1, the revised boundary having been drawn specifically to encompass this pre-app site due to the previous planning permission that was extant at the time of preparing the draft Plan. While East Sleekburn is not identified in the draft Policy STP1 settlement hierarchy, proposed modifications to this policy and its supporting text will see it listed (in Appendix A) as one of a fourth tier of Small Villages in the settlement hierarchy. Given the extent of proposed modifications to this policy only limited weight can currently be applied to it, although the proposed settlement boundary for East Sleekburn on the Policies Map is unaffected and therefore can reasonably be given some weight. The proposed Main Modifications will see support given to a proportionate level of sustainable development within Small Villages, although this aspect only has limited weight at this stage. The proposed development would therefore be broadly in accordance

with the spatial strategy and settlement boundary provisions of Policy STP1 as amended.

While the principle of development is not clearly supported by the policies of the 'saved' Wansbeck District Local Plan, it is recognised that the site recently had permission for a similar scale of residential development which was granted on appeal. The proposal would nevertheless be supported by the policies in the emerging new Northumberland Local Plan and material considerations.

The draft Northumberland Local Plan (as amended by proposed modifications) proposes revising the East Sleekburn settlement boundary to encompass this site, based on the previous permission, and as such should an application come forward after adoption of the new Local Plan it would effectively provide for supporting development of this previously permitted site within the revised settlement boundary. The draft Local Plan as amended by the proposed modifications will nevertheless be a material consideration of some weight in this respect.

It is noted that the latest Strategic Housing Land Availability Assessment (SHLAA) identifies the pre-app site (ref. 5019) as a potentially suitable site for future housing development, based largely on the then extant previous planning permission. At present the now-lapsed site does not contribute to the county's 5-year housing land supply, but given the strong supply position there is evidently no pressing need to permit this site in order to further boost the supply of housing. In terms of the Local Plan's minimum housing requirement for the plan period, Table 7.2 (as amended) shows that there are already more than sufficient recent completions and outstanding permissions to meet both the countywide and distributed South East Delivery Area housing requirements of Policy HOU2 and Table 7.1. This situation is further reflected in the housing delivery and land supply situation discussed above, such that there is no pressing need to permit development on unallocated sites in order to meet the Plan's housing numbers requirements. As the site already previously had planning permission at the time of the Plan being prepared, it is not an allocated housing site in Policy HOU4.

Housing mix and Section 106 contributions

When considering the potential content of a legal agreement regard must be had to the tests set out in the Community Infrastructure Levy Regulations. By law, the 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.

Policy INF 6 of the Northumberland Local Plan - Publication Draft Plan (Regulation 19) equally seeks to secure planning obligations in relation to any physical, social, community and green infrastructure and/or any mitigation and/or compensatory measures reasonably necessary to make a development acceptable in planning terms.

Policy CF7 of the Local Plan states that where necessary to the grant of planning permission and in order to meet a planning need arising from a proposed development, the authority will apply planning conditions or seek to enter into a

planning obligation with the developer. Circumstances where planning obligations to be negotiated will include where additional social, physical or environmental infrastructure is required to be provided in order for the development to go ahead.

Housing mix and affordable housing

Northumberland County Council's Corporate Plan and Housing Strategy both identify the delivery of affordable housing as a key strategic priority.

Policies H7 of the 'saved' Wansbeck District Local Plan, together with their supporting text, provide the current adopted development plan basis for considering housing mix and affordable housing matters in the area concerned. These are supported by the NPPF (February 2019) - affordable housing is defined in accordance with the NPPF Glossary - and relevant Planning Practice Guidance (including Housing Needs of Different Groups which provides advice on different types of housing, affordable housing and rural housing, and Housing for Older and Disabled People).

In particular, 'saved' Policy H7 required 30% of the dwellings on relevant sites to be affordable homes, based on the identified needs for the period between 2005-2009 on sites more than 0.5 hectares or developments of more than 15 dwellings.

However, given how long ago the former district Plan was prepared and adopted, in accordance with national policy it is now more appropriate to take account of more recent up-to-date evidence and emerging policies as material considerations in the assessment of planning applications.

The emerging new Northumberland Local Plan (Regulation 19 publication draft, January 2019) is currently progressing through its examination stages, so has some weight in decision-making in accordance with NPPF paragraph 48. The Plan's requirements could therefore change during the time that a planning application is being assessed and a decision made. Draft Policies HOU5 (Housing types and mix) and HOU6 (Affordable housing provision) require that development proposals should be assessed in terms of how well they meet the housing needs and aspirations identified in the most up-to-date Strategic Housing Market Assessment (SHMA) or local housing needs assessment.

The draft Local Plan notes at paragraph 7.35 that the latest SHMA Update (June 2018) identifies a countywide net affordable housing need shortfall of 151 dwellings per annum over the period 2017-2022, which equates to a residual 17% affordable housing need in terms of the draft Plan's overall average annual housing requirement for the plan period 2016-2036. So pending adoption of the new Local Plan, the minimum affordable housing requirement being applied countywide is currently 17%.

Policies HOU5, HOU6 and HOU11 require developments to provide an appropriate mix of housing that contributes to meeting the identified needs for the area, including for affordable housing and accommodation suitable for older and more vulnerable people. The draft Plan notes that the latest SHMA identifies a particular need for 1, 2 and 3-bedroom properties, with a small need for larger 4+ bedroom homes, and comprising a mix of houses and bungalows and some level-access flats. In terms of affordable housing, the county's predominant needs are for smaller 1 and 2-bedroom homes, but with some need also for 3 and 4-bed family homes.

It should be noted that the viability value area-based provisions of Policy HOU6 are not currently being applied since this policy is subject to significant proposed modifications, such that the current affordable housing ask countywide is for 17% affordable homes in accordance with the latest SHMA evidence. However, should an application be received post-adoption of the new Local Plan, then the minimum affordable housing requirement in this low value area of the county would be only 10%, which would need to be wholly for affordable home ownership products in order to satisfy the NPPF para.64 requirement for at least 10% of the total number of homes on major development sites to be for affordable housing that is for affordable home ownership. If the proposed development does provide for more than the minimum percentages of affordable homes then there may be scope to also provide for other tenures as well.

Proposed modifications to Policy HOU11 will additionally require a proportion of the market and affordable homes on the site to meet the higher M4(2) adaptability and accessibility standards, although at the present time this aspect of the policy only has limited weight.

The County Housing team have been consulted however and confirmed that the proposed housing mix and tenure breakdown is therefore broadly in line with the county's identified needs and local and national policy requirements. The applicant is offering up to 30% dependent on a viability assessment and with this in mind would provide up to 14 affordable units. With a minimum of 10% being home ownership products it is recommended that 4x 3 bed houses are for DMV.

The remaining 10 could be split between shared ownership and affordable rent however with the development only providing 3 and 4 bedroom properties this may cause a over supply of 3 bed units in the area.

It is suggested that the applicant explores the option for 2 bedroom bungalows and houses even if it reduces the amount of affordable units on site. The correct house type and tenure is more important to meet the demand of the local area over the amount supplied.

Dependent on how the applicant proposes to develop or sell the site, there are options for the management of affordable rented homes either by the applicant (with the Council having controls detailed in the relevant S106 agreement) or by a Registered Provider, although if there is clear RP interest then the Council's preference is for transfer to an RP. It is recommended that the S106 allows for changes in tenure types to allow the Registered Provider to change tenures if the market changes.

The S106 agreement should include a requirement for an Affordable Housing Statement to be submitted to the Council for approval before development commences. This should set out the agreed tenure mix and plots for affordable homes (house types and sizes), any alternative tenure options, the timing of their delivery in the context of the overall housing development, arrangements for their transfer to a Registered Provider and for them to remain as affordable housing in perpetuity (where applicable), any arrangements for the marketing of affordable home ownership products, and the basis on which the affordable homes will be occupied.

Any proposals involving DMV properties will be subject to a set fee of £400 per DMV home to cover the Council's costs of monitoring the ongoing sale and resale of these affordable units in perpetuity. This fee is due upon occupation of the first dwelling.

Sport and Play

Policy REC7 of the Local Plan states that planning permission will not be granted for residential development unless the developer meets the anticipated need generated by the development for additional indoor and outdoor sports provision. If provision can more appropriately be met by either new or improved facilities off-site, the developer can enter into an agreement to make a financial contribution towards a communal fund established by the local planning authority for sports provision and improvement. Details of a commuted payments scheme will be set out in a Supplementary Planning Document

Policy REC8 advises that planning permission will not be granted for residential development unless the developer meets the anticipated need generated by the development for additional children's play facilities. Play areas should form an integral part of the design of the development taking into account local circumstances such as the type and scale of development proposed and the extent of existing provision in the area. They must be designed and located to provide for safe and constructive play and avoid nuisance to neighbouring dwellings. If provision can more appropriately be met by either new or improved facilities off-site, the developer can enter into an agreement to make a financial contribution towards a communal fund established by the local planning authority for pitch provision and improvement. Details of a commuted payments scheme will be set out in a Supplementary Planning Document.

Policies REC7 and REC8 then provide for financial contributions to be made in lieu of providing for on-site open space and play facilities. Following the lifting of the restriction on the ability to pool contributions from planning applications in September 2019, following a review of the relevant legislation and policy, the Council can request contributions towards Sport and Play infrastructure in the Wansbeck area for development of one or more dwellings for any application validated on or after 1st April 2020, in accordance with the adopted Wansbeck Provision for Sport and Play SPD (2009).

In terms of the plan submitted there is an area of open space. It is preferable that a play area is provided on this. If this is not provided on site by the developer a financial contribution will be sought to install or upgrade play areas in the vicinity of the site and also to maintain facilities. Applying the formulas within the SPD would generate a contribution of £768 per dwelling.

The former Wansbeck Council adopted its Supplementary Planning Document (SPD) Provision for Sport and Play Supplementary Planning Document, February 2009, seeks financial contributions for sport and play facilities, and provision of indoor and outdoor sport from all new housing developments (including proposals for just 1 dwelling).

This sets out the financial contributions sought per dwelling in lieu of on-site provision for sport and play:

Provision of children's play space

£622

Maintenance of children's play space

£146

Provision of outdoor sports facilities

£293

Maintenance of outdoor sports facilities

£165

Provision of indoor sports facilities

£362

Total contribution (where no provision for sport and play at all made on site)

£1,588

As such £1,588 per dwelling is required towards sports and play which will be addressed through the Section 106.

Health

The Northumberland Clinical Commissioning Group have confirmed a section 106 contribution of ££33,300 will be required as per the attached formula.

Education

Education have confirmed that a section 106 contribution of £120,000 will be required for towards mitigating the impact of the proposed development on schools in the area Their full comments are attached to this letter.

Coastal Mitigation

A contribution towards the Coastal Mitigation Service is also required. This would be £615 per unit which would need to be agreed under a section 106 agreement rather than unilateral undertaking given the need for other contributions.

Design and amenity

As well as local plan policies the Government attaches great importance to the design of the built environment and, through the NPPF, recognises that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Para 127 of the NPPF states;

Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create 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 and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience

Policy GP5 of the Wansbeck District Local Plan states that development must respect the character of the District's landscape. Proposals will be assessed in terms of: a) the siting, scale and design of buildings and materials; and b) the effect on distant views. Development which would have an adverse effect on the character or appearance of those areas which contribute most to the quality and distinctiveness of the local landscape will not be permitted. Such areas will include: a) the coast b) the valley of the River Blyth c) the valley of the River Wansbeck d) the valleys of the Willow Burn and Sleek Burn.

Policy GP6 states that the authority will seek to protect trees, woodlands and hedgerows in the District and will encourage new planting, particularly of native species. Tree Preservation Orders will be made to protect trees of value judged to be at risk. When planning permission is granted for development, conditions will be applied or planning agreements entered into to secure the protection of existing trees or hedgerows of value on the site and to secure and maintain new planting. Development which would result in the loss of healthy trees which make an important contribution to the quality of the environment will not be permitted unless there are overriding social or economic benefits to the community and compensatory off-site provision of landscape infrastructure is made. Healthy trees lost as a consequence of development shall be replaced with trees of an equivalent standard.

Policy GP30 advises that all proposed development will be assessed in terms of its visual impact. Developments which in visual terms would cause significant harm to the character or quality of the surrounding environment will be refused.

Policy GP31 states that when considering any proposed development the authority will require high standards of urban design to a) promote character in townscape and landscape and establish local identity; b) clearly define public and private spaces; c) encourage accessibility; d) make places with a clear image that is easy to understand, by providing recognizable routes, intersections and landmarks; e) encourage adaptability through development that can respond to changing social, technological and economic conditions; and f) promote diversity and choice through a mix of compatible developments and uses that work together to create viable places that respond to local needs

Policy GP32 requires developers to incorporate a high standard of landscape treatment in their developments. When submitting their planning applications, developers will be required to demonstrate that: a) any existing landscape features of value including trees, shrubs, hedgerows and ponds, will be retained, protected and used to advantage as part of the development; b) new

landscape features will be introduced which enhance the visual quality of the development, reduce its impact and provide habitat for the district's wildlife; c) new landscape features to be introduced will be appropriate to the use and character of the development and its location; d) opportunities to create new public spaces and improve existing ones have been considered; and e) arrangements will be made for the future management and maintenance of all landscaped areas, whether public or private.

Policy GP35 states that Development proposals will be expected to have regard to the objectives of 'planning out crime' through the incorporation of measures such as: promotion of mixed use development and other schemes that increase the range of activities that maximize the opportunities for surveillance; maximizing the amount of defensible space which is controlled, or perceived to be controlled, by occupiers and a high standard of street lighting.

Policy H5 relating specifically to new housing developments states that these should be well designed. Developers will be expected to demonstrate in their proposals that: a) movement through the area will be safe, direct and attractive and has been designed to put the needs of non-motorised users before the needs of motor vehicles; b) the impact of motor vehicles has been minimized and streets have been designed for slow speeds; c) residents will enjoy reasonable standards of privacy, outlook and daylight; d) the new development will relate well to its surroundings; e) the new housing area will have its own distinctive character and identity; f) the arrangement of houses, streets and open spaces is clearly defined and easily understood; g) there will be an appropriate mix of dwelling sizes and types which takes account of local housing needs; h) external spaces have been planned as an integral part of the development and are well defined; i) adequate provision is made for gardens or other forms of private amenity open space; j) the layout and design of dwellings allows for future adaptation to meet changing household needs; k) the new development has been designed to conserve energy and water resources; and l) appropriate provision is made for those with reduced mobility.

Finally, Policy H6 states that new housing developments with an average net density of less than 30 dwellings per hectare will not be permitted unless it can be demonstrated that: a) particular characteristics of the site prevent higher densities from being achieved; or b) development at higher densities would have a significant adverse effect on the character of the surrounding area. Densities higher than 30 dwellings per hectare will be encouraged at places with good access to public transport.

In terms of the site layout, whilst I don't have an existing layout to compare which shows existing features on site such as trees and hedgerow, I can comment on the proposed layout of the estate. It is considered that whilst the gardens depths do fall short of 10m, as I mentioned in my previous response, given there are no properties directly to the rear of any of the properties the garden depths and privacy distances are acceptable.

It is considered that dwellings of appropriate scale (no more than 2 stories) and design which respect the character and appearance of proposed neighbouring dwellings with acceptable landscaping could be achieved in accordance with the

provisions of Local Plan Policies and the NPPF. The use of similar materials to those properties around would also help achieve a cohesive design with the existing development around.

Trees

There are a number of substantial trees and hedge on the site and around the periphery which contribute significantly towards the sylvan character of the site. You have confirmed that a Tree Survey has been undertaken to assess the potential impact of the development and this notes that the proposed development will result in the loss of 4 no individual trees and part of 1 group of trees which are category C (low quality), and 1 tree which is category U (unsuitable for retention). The report notes that mitigation in the form of replacement tree should be included within the proposals and that full details of replacement tree planting proposals will be provided in the forthcoming planning application. It is considered that this approach is acceptable and please can the report show how many trees in the group will need to be removed, to help with the assessment of the impact. The existing and proposed site plan should show all ecological features within and around the edge of the site so it is clear what the impact the proposal will or will not have on these.

Ecology

Policy GP10 of the Local Plan states that development proposals in or likely to affect sites designated as being of national importance to nature conservation will be subject to special scrutiny. Development which is likely to have an adverse affect will not be permitted unless the authority is satisfied that: a) the reasons for the development clearly outweigh the nature conservation value of the site including its importance in relation to the national network of sites; and b) there are no reasonable alternative means of meeting the development need. Where development affecting a site is permitted, the use of conditions and/or planning agreements will be used to ensure the protection and enhancement of the site's nature conservation interest or to provide compensatory measures for any harm.

Policy GP11 advises that development likely to have an adverse effect on a site designated of local or regional importance to nature conservation will not be permitted unless the authority is satisfied that the benefits of the development clearly outweigh the nature conservation value of the site including its importance in relation to the local or regional network of sites. If development is permitted which would cause damage to the nature conservation interest of a site, such damage should be kept to a minimum. Planning conditions and/or agreements will be used to ensure compensatory measures are undertaken.

Finally, Policy GP13 states that the value to biodiversity of all sites proposed for development will be considered when planning applications are determined whether or not they are designated sites. Particular importance will be attached to the protection of priority habitats and species in Wansbeck. Where proposals affect a habitat which contributes, or could potentially contribute, to a network of natural habitats the developer will be required to protect and enhance the network.

The development site is close to a number of designated sites and there is potential for protected species to be impacted upon by the development. As such the County

Ecologist has been consulted. I have attached their full comments to this response which sets out their full requirements should you submit an application.

In summary they have confirmed that a contribution to the Coastal Mitigation Service is required. This would be £615 per unit. In addition the County Ecologist comments that the general approach included in the supporting information is appropriate.

Highways

The Highway Authority has been consulted. I have attached their full comments to this preapp which provides the full details of their requirements for any future application.

Public Protection

Land contamination & stability

Policy GP22a of the Wansbeck District Local Plan states that development on unstable land will not be permitted unless satisfactory measures to stabilise the site are carried out and done so at the expense of the developer. If risk from unstable ground conditions is suspected, developers will be required to submit a stability report with their planning applications to demonstrate that the site is stable or can be made so and that the development will not affect land stability beyond the site.

Policy GP29 advises that where there is reason to suspect that land is affected by contamination, applicants for planning permission will be required to submit a report of a desk study of previous uses of the site and their potential for contamination. Unless the study clearly demonstrates that the risk to the proposed uses from contamination is acceptable, further more detailed investigations will be required before the application is determined to assess the risks and identify and appraise the options for remediation. Development will only be permitted if sustainable and feasible remediation solutions are adopted to secure the removal of unacceptable risk and make the site suitable for its new use. Contaminated materials should be decontaminated and re-used on site if this can be achieved economically and without unacceptable adverse impacts upon the environment or the health and safety of the community.

I have consulted Public Protection who have commented on contamination, gas, and noise and their requirements for any future application. Please see their full comments attached to this preapp which sets out their full requirements should you submit a planning application. The application site also lies within the low risk Coal Mining area and as such a coal mining risk assessment will not need to be submitted with the application.

Archaeology

The County Archaeologist has been consulted and has confirmed 'the archaeological assessment undertaken in 2013 is pertinent to the current proposal. It will not be necessary to undertake additional archaeological assessment. However, to ensure transparency, the applicant should make appropriate reference to the existing reports within the submitted Planning Statement / Design and Access Statement. Any discussion of relevant planning policy within the 2013 assessment reports

should be reviewed and updated as necessary. Copies of the 2013c assessment reports should be submitted as stand-alone documents or appendices to the Planning Statement / D&AS.'

Based on the information currently available, the County Archaeologist has confirmed there are unlikely to be any objections on archaeological grounds to the proposal. The previous (2013) archaeological assessments should be referenced as appropriate within the Planning Statement and / or Design & Access Statement. Their full comments are attached to this response.

Drainage and Flooding

Policy GP22 of the Wansbeck District Local Plan states that developers are required to consider the risk to their development from flooding and erosion and to consider any possible effect of their development on flood risk or erosion elsewhere. Development in areas of flood risk will not be permitted unless a flood risk assessment has been carried out and it can be demonstrated that: a) there is no reasonable alternative development option available which would involve no risk or a lower risk of flooding; b) the development does not increase the risk of flooding elsewhere; and c) satisfactory protection measures can be carried out at the expense of the developer and maintained for the lifetime of the development.

Policy CF6 continues by stating that when considering all development proposals, the authority will take into account the availability of water supply, surface water drainage and sewage disposal facilities. Development will only be permitted if adequate services can be provided prior to occupation and without harm to the environment and existing uses. Sustainable drainage systems to control and manage surface water run-off should be incorporated into new development schemes. Proposals for the long term maintenance and management of such systems should be established at the planning application stage.

The NPPF advises that development should be directed towards areas at lowest risk from flooding. The site lies in flood zone 1.

I have therefore consulted the LLFA. Please see their full comments attached to this preapp which sets out their full requirements should you submit a planning application.

Validation Requirements

If you wish to apply for planning permission based on the above advice, you can start your application online by using the Planning Portal website. The following plans and documents will be required as a minimum to accompany your application:

Fee

Completed application form

Site Location Plan (1:1250)

Existing and Proposed Site (Block) Plans showing details of access, parking and refuse storage

Proposed Floor Plans

Proposed Elevation Plans

Proposed Roof Plans

Existing and Proposed Section Plans
Flood Risk Assessment
Foul Drainage Assessment Form
Supporting Planning Statement
Ecology Report
Land Contamination Report
Acoustic Survey
Any requirements set out in the Consultees responses.

Please ensure that you read the Council's [Validation Checklist](#) before you submit an application as any incorrect/missing information will cause a delay. Additional documents may be requested over and above those listed above. The submitted information will be checked as part of our validation process and the timescale for a decision will not begin until all the correct information/fee is submitted - this is known as the valid date. The timescale for a decision on your application will start from this date and not when your application is submitted so it is important to ensure your application is complete (valid) when it is submitted.

All plans and drawings must be drawn to a recognised scale (1:100, 1:200, 1:1250, etc). It may be advisable to acquire the services of an architect or planning agent to assist in the drawing of these plans and submission of the application. The site location plan should show the direction of north, the land to which the application relates edged in red and any other land in your ownership edged in blue. All other plans should include an appropriate level of detail to allow Officers and members of the public to understand the development and any changes being proposed.

Please note, this response is based entirely on the information submitted with your enquiry, and is applicable only at the current time. The response does not constitute a certificate of lawful proposed development, nor is it to be considered binding upon the Council. The advice given relates to current planning policy and legislation, which may change over time, and is given without prejudice to any Officer's recommendation or decision in relation to any future proposals.

The works may require approval under the current Buildings Regulations and in this respect, you are therefore advised to make appropriate contact with the Council's Building Control Department by calling 0345 600 6400.

It should be noted that, irrespective of the situation regarding the need for planning permission, any necessary works within the highway, including the provision or alteration of an access, is subject to separate legislation and approval by the Council as Highway Authority. For the avoidance of doubt "highway" includes footway and / or verge.

To make arrangements for approval and inspection of access works within the highway please contact the Highways Area Office at:

North Northumberland : northernareahighways@northumberland.gov.uk

Tynedale: westernareahighways@northumberland.gov.uk

Castle Morpeth: centralareahighways@northumberland.gov.uk

Ashington, Blyth, Cramlington and Bedlington: blythdepot@northumberland.gov.uk

For further information on the planning process, including more detail of how to apply for planning permission, please visit the Planning section of the Council's website at www.northumberland.gov.uk/planning

I trust the information within this response is clear. If you have any comments or wish to discuss this with me any further please do not hesitate to contact me using the details provided at the top of the page.

Yours sincerely,

Mrs Tamsin Wood
Senior Planning Officer
Development Management Team

From: Nick Best - Assistant County Archaeologist	Your Ref: 21/00338/PREAPP
To: Tamsin Wood - Planning Officer	Date: 16/06/21
Copy to:	Extension: 622657

Proposed residential development of 48 dwellings with associated access, landscaping and open space.

Land to North of Spring Ville, East Sleekburn, Bedlington, Northumberland, NE22 7AZ

Thank you for your consultation on this proposal.

Policy background – historic environment

The proposal has been considered in line with paragraphs 8, 11, 55, 56, 184, 185, 187, 189, 190, 194, 195, 196, 197 and 199 and footnote 63 of the National Planning Policy Framework (NPPF).

Submitted information

The enquiry includes a 'Pre-App Supporting Statement' prepared by the applicant's planning consultant. Archaeology' is discussed at page 13 of the document and consists of a summary of archaeological work undertaken in support of a previous application (13/03937/FUL) on this site in 2013.¹

The 2013 assessment included a programme of archaeological geophysical survey followed by an evaluation trenching exercise. The trenching exercise comprised the excavation of 11 trenches targeting potential archaeological anomalies identified via geophysical survey and 'apparently blank' areas of site.

The evaluation identified that the linear anomalies identified by geophysical survey were associated with field drainage systems rather than linear ditches or features of archaeological interest. Two sherds of medieval pottery were recovered from within the remains of a former furrow identified within one of the trenches. This is consistent with the pottery being discarded as part of midden material over the fields in the medieval period and is not indicative of settlement or intensive activity on the site. Traces of ridge and furrow earthworks are visible within the site on historic aerial photographs.

No features of archaeological significance were recorded within any of the trenches. The evaluation report concluded with a recommendation that no further archaeological work should be undertaken.

Significance of the archaeological resource

The archaeological assessment undertaken in 2013 is pertinent to the current proposal. The assessment identified that the proposed development site contains archaeological remains associated with agricultural activity spanning the medieval to post-medieval periods. The recovery of medieval pottery from within furrows indicates there is likely to have been a medieval settlement in close proximity to but not within the site.

¹ The archaeological evaluation report is available to view via the Northumberland HER (ref 15311) AD Archaeology report ref 049. The geophysical survey report is available to view via the Northumberland HER (ref 15243)

Any archaeological remains within the site would be regarded as 'non-designated heritage assets' for the application of NPPF policy. Such features, if present, are unlikely to be of more than local importance.

Validation requirements

The archaeological assessment undertaken in 2013 is pertinent to the current proposal. It will not be necessary to undertake additional archaeological assessment.

However, to ensure transparency, the applicant should make appropriate reference to the existing reports within the submitted Planning Statement / Design and Access Statement. Any discussion of relevant planning policy within the 2013 assessment reports should be reviewed and updated as necessary.

Copies of the 2013c assessment reports should be submitted as stand-alone documents or appendices to the Planning Statement / D&AS.

Advice

Based on the information currently available, there are unlikely to be any objections on archaeological grounds to the proposal.

The previous (2013) archaeological assessments should be referenced as appropriate within the Planning Statement and / or Design & Access Statement

Consultee Comments for Planning Application 21/00338/PREAPP

Application Summary

Application Number: 21/00338/PREAPP

Address: Land To North Of Spring Ville East Sleekburn Bedlington Northumberland NE22 7AZ

Proposal: Proposed residential development of 48 dwellings with associated access, landscaping and open space.

Case Officer: Mrs Tamsin Wood

Consultee Details

Name: Ms Ann Deary Francis

Address: Northumberland County Council, County Hall, Loansdean Morpeth, Northumberland NE61 2EF

Email: Not Available

On Behalf Of: County Ecologist

Comments

The supporting information for this application (East Sleekburn Pre-Application Supporting Statement, Amethyst Homes, Cundall, March 2021 at paragraph 4.5) includes details of ecological assessment underway.

This will comprise an Ecological Impact Assessment (EclA) in accordance with CIEEM guidance to include the results and assessment of
Ecological walkover survey
wintering and where required nesting bird survey
enhancement and biodiversity net gain

It also notes that Habitats Regulations Assessment is required. A shadow HRA may be included within the EclA there is no need for a separate report.

The information notes that a £615 per property contribution to the Coastal Mitigation Services (the exact amount linked to inflation) will be payable.

The application must include outline landscaping using native species, hedgehog gaps to boundary and internal fences, and integrated bat or bird boxes at a ratio of 1:1 nest box to house. The preferred option is swift bricks in groups of four to the north elevations.

Where a Construction Environmental Method Statement (CEMP) or construction methodologies to prevent harm to protected species or habitats are recommended the details of those must be provided with an application.

As this work is underway there is no need to provide a full scope for the assessment, and the general approach included in the supporting information is appropriate.

Education Planning Consultation Response

Scheme Ref : **21/00338//PREAPP** Postcode reference **NE22 7AZ**

Description : **Land North of Spring Ville, East Sleekburn, Bedlington, Northumberland**

Number of Units : Proposed residential development of 48 dwellings with associated access, landscaping and open space

Development Type : **35 Days PREAPP**

Planning Officer : **Mrs Tamsin Wood**

1. Context

The proposed site is in the Sleekburn Ward, within the Bedlington Schools Partnership Area.

The scheme lies within the catchment areas of the following schools:

Cambois School – Phase; Reception to Year 6

Bedlington Academy - Phase; Year 7 to Year 13

2. Current School Numbers and Capacity

Primary:

The primary school in the catchment area is Cambois First School. As at the January 2021 Census, the School has 70 pupils on roll in Reception to Year 6 which equates to 67% of the capacity.

Therefore at this point in time, a contribution towards educational infrastructure would not be requested.

Secondary:

The secondary School for the area within which the development is located is Bedlington Academy. As at January 2021 School Census, the school had on roll 702 students in Years 7 to 11, with a capacity of 750; it is currently therefore 94% full. Given the proximity of the number on roll to the the 95% threshold to request an educational contribution together with the planned approved developments that will impact on

Bedlington Academy, it would be appropriate that an assessment of the impact of this development is undertaken.

The assessment indicates that an additional 5 pupils would be yielded by this development and that therefore an contribution of £120,000 would be requested to mitigate the impact on educational provision at Bedlington Academy (see Section 4).

3. SEND Provision:

3% of the school age population in Northumberland is identified as having complex SEND needs as reflected in the numbers having an Education Health and Care (EHC) Plans, or SEN Statement. As demonstrated in the table below our existing Special Schools are at capacity, and where it is forecast that a planning application will increase the number of children requiring a place in one of the Council's Special Schools, a contributions towards SEND education infrastructure is requested.

Pupil Numbers in Northumberland Maintained Special Schools 2013-2020

Special School Numbers								
Base Name	2013	2014	2015	2016	2017	2018	2019	2020
Atkinson House School	59	50	54	58	64	71	78	72
Barndale House Special School	35	37	40	36	38	40	37	46
Cleaswell Hill Special School	125	148	154	161	173	175	181	187
Collingwood School & Media Arts College	104	127	142	136	136	145	144	197
Cramlington Hillcrest School	45	56	58	61	72	81	88	99
Hexham Priory School	60	65	76	77	88	96	99	113
NCEA Castle School							102	99
NCEA Unit	98	98	98	98	98	98		
The Dales School	68	72	77	76	88	89	98	
The Dales (including Ashdale)								144
The Grove Special School	33	34	36	38	39	39	37	47
Grand Total	627	687	735	741	796	834	864	1004

However, the assessment of the impact of 48 dwellings on SEND infrastructure in the county indicates that there would be no impact on education provision. Therefore a no would be requested with request to SEND educational infrastructure.

4. Developer Contribution calculated arising from predicted number of pupils from development

The assessment of this development at this point in time indicates that a total of £120,000 would be requested to mitigate its impact on local educational infrastructure calculated as follows:

Planning Consultation Ref: 21/00338/PREAPP Land North Spring Ville, East Sleekburn, Bedlington, Northumberland, NE22 7AZ									
School	Yield	No of Houses	No of Years	ADDITIONAL PUPILS (Rounded)	Less SEN places (Rounded)	PLACES TO BE FUNDED	m2 per Pupil	Build Cost per m2	TOTAL COST
Cambois Primary	0.02714	48	7	9	0	N/A	N/A	N/A	N/A
Bedlington Academy	0.02286	48	5	5	0	5	8	3000	£120,000
				14					
SEN	3% of pupils	n/a	n/a	0.00	0	0.00	33	3000	£0
								TOTAL	£120,000

The above amount would therefore be sought as a contribution towards mitigating the impact of the proposed development on the above school as part of any S106 agreement setting out planning obligations should the application be approved.

L Fife

School Organisation Manager

18/06/2021

21/00338/PREAPP Land To North Of Spring Ville East Sleekburn Bedlington Northumberland NE22 7AZ

Stephen Naylor <stephen.naylor@projeco.co.uk>

Wed 02/06/2021 10:53 AM

To: Planning Comments <planningcomments@northumberland.gov.uk>

 1 attachments (561 KB)

Bedlington 6 calc.docx;

ON BEHALF OF NORTHUMBERLAND CLINICAL COMMISSIONING GROUP

Further to your e mail I can describe the process we have gone through in our assessment of the need for a section 106 contribution for pre application 21/00338/PREAPP Land To North Of Spring Ville, East Sleekburn, Bedlington, Northumberland, NE22 7AZ

Once notified of the application the CCG considered internally if there was likely to be a need for a contribution. There are potentially over 1600 planned new homes in the locality and a large number already under construction. The GPs serving the area, including the nearest surgery at Bedlington Station have already made written representation to the CCG (copied to the council) identifying their need for infrastructure investment to be able to accept new patients. The GPs may provide additional direct comment, but they are already concerned over the growth in patient numbers.

We have applied a formula we have adopted throughout Northumberland, and the detailed calculation is attached indicating a contribution of £33,300 is required.

The current consultation has pre application status only and thus the size of the homes in terms of numbers of bedrooms, and final number of homes has not been finally settled. If the housing mix is declared, we are obviously happy to re calculate the contribution, but it will use exactly the same formula. All developers in Northumberland (and in the Bedlington area) have now fully accepted the formula and agreed their section 106 contributions accordingly. The capacity modelling is also used by other Local authorities.

We would request that a single payment will be required from the developer to allow a smooth implementation of the required surgery expansion, and this should be on completion of the first dwelling to ensure the new health capacity is in place as the houses are occupied.

Please let me know if you require any further information.

Stephen Naylor

stephen.naylor@projeco.co.uk

Projeco Ltd
45, Wansdyke,
Morpeth,
Northumberland.
NE61 3RA

Tel: 07815884251

www.projeco.co.uk

Registered in England, No: 9128737

VAT No: 192777755

Disclaimer:

This e-mail is not intended nor shall it be taken to create any legal relations, contractual or otherwise.

This e-mail and any accompanying documents are communicated in confidence.

It is intended for the recipient only and may not be disclosed further without the express consent of the sender.

21/00338/PREAPP Land To North Of Spring Ville East Sleekburn
Bedlington Northumberland NE22 7AZ

- 1 bed x 0
- 2 bed x 0
- 3 bed x 0 NOT CONFIRMED SO USE 2.3 OCCUPANCY
- 4 bed x 0

Dwelling size	Occupancy Rate
1-bedroom	1.33
2-bedrooms	1.33
3-bedrooms	2.07
4-bedrooms	2.73
5-bedrooms +	3.02

$$2.3 \times 48 = 110.4$$

Total 111 persons

Average list size for a GP = 1500

Space required per GP is 150m² (based on NHS guidance on GP premises sizing, based on list size)

Space required for funding purposes 11.1 m²

Equates to £33,300

Cost of constructing primary healthcare facility in Northumberland (using Morpeth NHS centre, 6 no GP surgery extensions nationwide adjusted for location and DH health premises cost guide as a benchmark and independently assessed by 2 specialist Quantity Surveyors (Rider Hunt and Driver Projects) is £3000/m² build cost, including fees.

Highway Development Management
Pre-Application Enquiry Response

Planning Ref: 21/00338/PREAPP

Proposal: Proposed residential development of 48 dwellings with associated access, landscaping, and open space

Location: Land to North of Spring Ville East Sleekburn Bedlington
Northumberland NE22 7AZ

Date: 10th June 2021

Stance: Comment

Legislation/Policy:

National Planning Policy Framework, Northumberland Local Plan (Draft), Appendix D of the Local Plan (Car Parking), Manual for Streets and Design Manual for Roads & Bridges.

Assessment of proposal:

- **Transport Statement or Assessment**

It is noted that the development is just under the trigger point that would require a Transport Statement to be submitted, however it is recognised that the developer intends to submit a Transport Statement for this development site which is welcomed.

As part of any further planning application, the Transport Statement must assess the implications of the development related travel on the existing highway and transport networks, along with the proposed site access, car parking and servicing arrangements and the accessibility of the site by sustainable modes of transport. In addition, up to date incident data must be included covering the most recent five-year period and can be obtained from the Tyne and Wear Traffic and Accident Data Unit (TADU). Use of Open-Source data, such as Crash Map, is unlikely to be acceptable as the level of detail provided in relation to incident details is insufficient to make a full assessment.

- **Pedestrian Routes, Public Transport and Cycles**

The site is located on the outskirts of the village of East Sleekburn, there are no existing footways or street lighting along the frontage of the development site on this section of highway, and the applicant will be required to provide these as a result of this development. Bus stops can be accessed within walking distance from the site, providing links to local transport facilities, and cyclists are able to utilise the existing highway carriageway.

As a result of this development the applicant will be requested to provide a footway link from the development site to the bus stops on Brock Lane (C415), together with improvements to the existing bus stops on Brock Lane to provide hard standings and shelters. The pedestrian link must lead from the development site to the bus stop on the south side of Brock Lane, together with an appropriate crossing to the bus stop on the north side of the carriageway. Connections towards East Sleekburn village will also be required. Details of these works will be required as part of any further planning application.

- **Road Safety**

The applicant proposes to utilise the existing farm access from the C404 and proposes to upgrade it to NCC (Northumberland County Council) Type B specification, however, the existing bus stop along the site frontage obstructs visibility from the site access. As the applicant proposes to intensify the use of the access, they are required to relocate the bus stop to provide adequate visibility from the site access.

There are currently no parking restrictions, no existing street lighting, and no existing footways along the frontage of the site on this section of highway. Full details of the necessary site access arrangements, including geometry and visibility splays (including forward sight lines from and of stationary drivers on the highway waiting to turn right into the site access), together with any mitigation measures highlighted as part of the Transport Statement, will be required as part of any further planning application.

As a result of this development a Stage 1 Road Safety Audit will be required for the Highways works, and the applicant will need to ensure that this is completed in line with Northumberland County Council protocols. No details of whether the applicant wishes to offer the estate road for adoption or wishes for the development to remain private has been submitted as part of this pre planning application, the applicant is required to clarify this as part of any future planning application.

The applicant is required to provide a swept path analysis of an 11.6 metre refuse vehicle to demonstrate adequate space for manoeuvring within the site and at the access point.

Details of drainage and surface water run-off scheme is required as part of any future planning application.

- **Travel Plan**

It is noted that the development is just under the trigger point of 50 units that would require a Travel Plan statement to be submitted, it is therefore recommended that a level of Travel Plan is provided as part of the Transport Statement, identifying the methods and measures proposed to be taken to encourage safe, healthy, and sustainable travel options for the residents of the site.

- **Car Parking**

The plans submitted giving details of car parking are not considered acceptable, parking for plots 46-48 do not provide adequate space for manoeuvring and manoeuvring for plot 36 does not work vehicles are required to have a minimum 6 metre reversing distance provided, the parking bay for plot 46 is obstructed by the visitor parking bays as is parking bays for plot 40, Plot 40 has a triple length driveway along with the garage which is not considered acceptable.

The development requires a total of 11 visitor parking bays to meet the required 1 space per 4 dwellings whilst these accord with the dimensions as outlined in Appendix D, these spaces are distributed poorly across the development with large clusters of visitor spaces in close proximity to each other the applicant is required to review the distribution of all visitor car parking spaces. It should be noted that the placement of any visitor car parking spaces outside of any front windows of dwellings will not be acceptable.

The applicant has not provided floor plans as part of this pre application submission therefore it is not possible to assess the internal garage dimensions.

The applicant is required to provide revised plans addressing these prior to any future planning application submission. Any parking scheme submitted shall accord with NCC parking standards as set out in Appendix D of the Northumberland Local Plan Publication Draft Plan (Regulation 19).

- **Cycle Parking**

To help promote cycle use the amount of good quality cycle parking needs to be increased. It is important therefore that secure cycle parking is provided as an integral part of new development. This can be achieved through appropriately sized garages, or where not provided, the installation of sheds or other secure, covered and overlooked storage facilities such as a shed. Whilst some of the plots have garages which is classed as an acceptable form of cycle parking no details of cycle parking has been submitted for the plots without garages. A block plan giving details of this is required as part of any future planning application.

- **Highway Works**

The development will be required to undertake works within the public highway to facilitate access to the site, safe and efficient pedestrian, and cyclist connectivity, mitigate against any operational impacts and to improve access to sustainable transport and/or local services. The precise nature of the required highway works will be determined as part of the Transport Assessment, but as a minimum are likely to comprise:

- € Provision of footway along the frontage of the development site, connecting to the bus stops on the C415, Brock Lane and connecting back to East Sleekburn village.
- € Improved bus stops on the C415, Brock Lane, including hard standings (Equality Act 2010 compliant) and shelters, provision of safe crossing facilities of C415, Brock Lane to access bus stops.
- € Provision of suitable and appropriate vehicular and pedestrian access arrangements into the site on the C404.
- € Any other mitigation or improvements deemed necessary by the Transport Statement and the assessment of the development proposals once a planning application is made, including street lighting, drainage, and associated works.

Full details of any necessary access works, including swept paths of refuse servicing vehicles throughout the site, will be required as part of any further planning application, and will be subject to a Stage 1 Road Safety Audit.

- **Highway Land and Property issues**

No highway land and property issues have been identified as part of this application.

The applicant must note that the proposed site layout as submitted has been considered as an indicative layout only, and changes to the layout may be required as part of any further planning application or subsequent S38 Agreement with the Highway Authority, should the applicant wish to offer the internal roads and footways for adoption.

- **Refuse Storage and Servicing**

No details of refuse storage and servicing strategy have been submitted as part of this pre planning application. Details of bin storage points (and collection areas if the applicant wishes for the estate road to remain private) is required. The applicant is required to provide a swept path analysis of an 11.6 metre refuse vehicle to demonstrate adequate space for manoeuvring within the site and at the access point.

- **Lighting**

No details of street lighting have been submitted as part of this pre planning application. It is recommended that early discussions take place with NCC's street lighting team to secure any design or design check of the street lighting elements of the scheme at the earliest opportunity, details of this should be provided as part of any future planning application.

Conclusion:

The previously permitted use of this site has been taken into consideration when making this assessment. Subject to the items raised in the above response being addressed and ensuring that the scheme will not impact adversely on highway interests, it is likely that the development will conform to local and national planning and highway policies and there are no Highways objections to the principle of the proposals.

Information required to be submitted with any future application:

- Transport Statement, including Travel Plan details.
- Access - pedestrian and vehicular.
- Details of S278 highway works, including upgrading of the bus stops on C415 Brock Lane (hard standings and shelters and crossing provisions) and the provision of footway links to the bus stops on Brock Lane and East Sleekburn village, together with associated street lighting, crossing points and drainage.
- Stage 1 Road Safety Audit.
- Car parking and manoeuvring.
- Cycle storage.
- Swept path analysis of 11.6 metre refuse vehicle.
- Relocation of bus stop.
- Refuse storage/collection points.
- Details of adoptable roads.
- Surface water drainage.
- Construction Method Statement if pre-commencement condition is not acceptable.

NCC Highways Internal Consultation Checklist:

Street Lighting	No
Highways Programmes, Traffic Management, Cycling	No
Highways Area, Waste, Greenspaces, Traffic Signals	No
Streetworks	No
Parking	No
Infrastructure & Adoption Records	No
Highway Design, Highway Structures & Road Safety	No
Travel Plans and Public Transport	No

School Travel Plans	No
School Transport/ Passenger Transport Services	No
S278	No
S38	No

HDM Case Officer:	SS
HDM Checked by:	SJI

The above advice is based on the information you have provided so far and is a preliminary assessment of your proposal.



Northumberland County Council

Northumberland County Council - Lead Local Flood Authority (LLFA) consultee response

LLFA officer: Helen Parkin

Application number: 21/00338/PREAPP

Description of development: Proposed residential development of 48 dwellings with associated access, landscaping and open space.

Location: Land To North Of Spring Ville East Sleekburn Bedlington Northumberland NE22 7AZ

Date: 16 June 2021

Stance:

Object <input type="checkbox"/>	No objection <input type="checkbox"/>	No objection with conditions <input type="checkbox"/>	No comment <input type="checkbox"/>	Other <input checked="" type="checkbox"/>
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Technical comments

The Lead Local Flood Authority (LLFA) is a statutory consultee on major planning applications. Major development being:

1. Residential Development: 10 dwellings or more or residential development with a site area of 0.5 hectares or more where the number of dwellings is not yet known.
2. Non Residential Development: Provision of a building or buildings where the total floor space to be created is 1000 square metres or more or where the floor area is not yet known, a site area of 1 hectare or more.

The site is classified as a major development.

Legislation / Policy:

- NPPF
- PPG (Flood Risk & Coastal Change)
- LASOO Guidance (non statutory)
- Sustainable drainage systems: non-statutory technical standards (DEFRA)
- Northeast Local SuDS Standards - click [here](#)

Assessment:

We require a drainage strategy to accompany any major planning application.

To view the requirements of a drainage strategy please view the LASOO guidance (www.suds-authority.org.uk).

The drainage assessment will need to adhere to the DEFRA non-technical standards for sustainable drainage as well as guidance stated within the Planning Practice Guidance (Flood Risk and Coastal Change).

The development will also need to give preference to the use of sustainable drainage systems (paragraph 165, NPPF).

Drainage strategy should include:

- a. Proposal for discharge point using the hierarchy of preference-
 - i. Infiltration
 - ii. Watercourse
 - iii. Sewer
- b. Discharge rate to the proposed location if not via infiltration
- c. Attenuation requirements to meet this discharge rate

Attenuation needs to be provided for 1 in 100 year event + 40% climate change. The allowable discharge rate will need to be restricted to the greenfield runoff rate. Drainage proposals should use vegetated surface water attenuation preferentially to provide water quality improvements alongside drainage function. Maintenance of these features should also be provided.

Every opportunity should be sought to meet greenfield runoff rates - this includes the use of SuDS including green roofs, bioretention, rain gardens, permeable paving within car parked areas, swales, basins, and ponds. Calculations should include a 10% allowance for urban creep and a 40% allowance for climate change.

We note that from the illustrative drawings land that no land is proposed for SuDS. For a development of this size, the scheme will need to fully utilise open vegetated SuDS. Without the use of these, there will be an objection in principle from the LLFA.

Storage crates, do not offer multifunctional benefit and therefore not suited to a development of this size and scale.

The topography will also need to be reviewed to check the natural direction of flow. We ask that SuDS are considered throughout the scheme and not just at the end of a pipe. A drainage engineer will be able to help with this

Water should be drained via the natural catchment of the site. Any watercourse discharged into should be where water naturally drains too.

For a development of this type and nature, we would expect to see certain SuDS features such as swales, basins and ponds incorporated into the development. The indicative



Northumberland County Council

layout within the submitted drawing does not detail these, but they can easily be incorporated into the development.

Flood risk

The Environment Agency Surface Water Flood Map shows the proposed site to have areas at medium risk of surface water flooding. The scheme will need to adhere to greenfield runoff rates to ensure that this is not exacerbated and consider these overland flows within the design.

<https://flood-warning-information.service.gov.uk/long-term-flood-risk/map>

S106 Heads of Terms

N/A

Approved drawings / documents

N/A

Conditions

N/A

Informatives

Any areas of hardstanding areas (car parks, driveways etc.) within the development shall be constructed of a permeable surface so flood risk is not increased elsewhere.

There are three main types of solution to creating a permeable surface:

- Using gravel or a mainly green, vegetated area.
- Directing water from an impermeable surface to a border rain garden or soakaway.
- Using permeable block paving, porous asphalt/concrete.

Further information can be found here -

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7728/pavingfrontgardens.pdf

In addition the development should explore disconnecting any gutter down pipes into rain water harvesting units and water butts, with overflow into rainwater garden/pond thus providing a resource as well as amenity value and improving water quality.

Note to Planning

N/A

Other comments
N/A



Northumberland County Council

MEMO

To: Tamsin Wood, Senior Planning Officer
From: Alex Wall, Environmental Health Officer, Environmental Protection Team.
Date: 16th June 2021
Our Ref: SRU149090
Planning Ref: 20/00331/PREAPP
Subject: Proposed residential development of 48 dwellings with associated access, landscaping and open space.
Location: Land To North Of Spring Ville East Sleekburn Bedlington Northumberland NE22 7AZ

I refer to your pre-application consultation dated 28th May 2021:

Proposal

The proposal is for the construction of 48 residential dwellings.

General

Please see the Public Health Protection Unit's full set of pre-application and application guidance for developers (in the "related documents for environmental protection in development" section):

<http://www.northumberland.gov.uk/Protection/Pollution/Advice.aspx>

Public Protection may have no objection in principle to a residential use for the site - the primary concern is how sources of pollution may impact proposed and existing residents and how these sources would be controlled through technical / management activity.

A similar application received Planning Approval (13/03937/FUL) - the technical reports produced in that application cannot be relied upon in support of a future application as the local environment including traffic volumes will have changed since 2013.

Noise - Construction

Control over noise from construction can be through the limitation of days and hours within which noisy work can occur, perceptible at the site boundary.

A noise management plan during the construction phase should be submitted with any future application.

Noise - Environmental

A noise impact assessment must be submitted with any future FUL or Outline application. This assessment should clarify the suitability of the proposal in terms of adherence to the internal noise level guidelines within BS 8233 : 2014 and the WHO Guidelines for Community Noise, 1999. The report should stipulate any noise mitigation measures which may be utilised to reduce the impact of noise pollution to the lowest possible level.

The orientation of dwellings should be such that habitable rooms (defined within Approved Document F) should not be located (as far as is reasonably practicable) on the facade closest to the noise source.

Land Contamination

A Phase I Desk Study Investigation should be submitted with any future FUL or Outline application to characterise any risk to human health from ground contamination. This

report should be produced by an NPPF designated “competent person” in accordance with the Environment Agency’s Land Contamination : Risk Management guidance.

Land Contamination may be present on-site from leachate from the allotments (burning of material may lead to localised PAH contamination), the historic footpath (was the material removed in full?) and run-off or other waste from the A189 / Brock Lane.

Ground/Mine Gases

The site is situated within the Northumberland Coal Field and therefore there is a risk of harmful ground gases infiltrating into residential dwellings. A Phase I Desk Study Investigation should be submitted with any future FUL or Outline application to characterise any risk to human health from ground contamination. This report should be produced by an NPPF designated “competent person” in accordance with the Environment Agency's Land Contamination : Risk Management guidance.

Dust Control

A dust management plan during the construction phase should be submitted with any future application.

Private Water Supplies

N/A

Air Quality

N/A

Additional

The Public Health Protection Unit may address other aspects of any proposed development once more details are submitted to the Local Planning Authority for any subsequent outline or full planning application.

These may include:

- Restrictions upon the days and times of noisy working.
- Restrictions upon noisy site activities post-construction
- Restriction upon the days and times of deliveries to the site.
- etc.

	Name	Signature
Prepared by	Alex Wall	
Checked by	Wendy Stephenson	W. Stephenson

APPENDIX 3

Northumberland SHLAA (June 2018) - Appendix G Site Assessments Summary Schedule

Ref.	Site Name	Settlement	Parish	Delivery Area	Total Site Area (ha)	Land Type	Planning Status (31 March 2017)	Planning Application No.	Comment	Conclusion	Comment	Conclusion	Comment	Conclusion	Comment	Time Period	Past Delivery	0-5 years	6-10 years	11-15 years	15+ years	Total Future Yield
5019	Land North West of Spring Ville	East Sleekburn	East Bedlington CP	South East	1.42	Greenfield	Permitted - not started	13/03937/FUL	Possible contamination. Main road to the west of the site - buffer required. Water main crosses the site.	Suitable in Part	No known obstacles to availability.	Available	Lower value market area, with steady rates of recent delivery and moderated developer interest. Averages prices in village are broadly in line with those for wider area. Potential site specific considerations (buffer one or measures to mitigate noise impacts from A189, remediation and the need to divers/ ease water main crossing site).	Achievable	Delivery rate based on appropriate lead in time for discharge of conditions and site enabling works.	6-10 years	0	0	48	0	0	48

Northumberland SHLAA (September 2019) - Appendix G Site Assessments Summary Schedule

Ref.	Site Name	Settlement	Parish	Delivery Area	Total Site Area (ha)	Land Type	Planning Status (31 March 2019)	Planning Application No.	Comment	Conclusion	Comment	Conclusion	Comment	Conclusion	Comment	Time Period	Past Delivery	0-5 years	6-10 years	11-15 years	15+ years	Total Future Yield
5019	Land North West of Spring Ville	East Sleekburn	East Bedlington CP	South East	1.42	Greenfield	Lapsed Permission	13/03937/FUL	Possible contamination. Main road to the west of the site - buffer required. Water main crosses the site.	Suitable in Part	No known obstacles to availability.	Available	Lower value market area, with steady rates of recent delivery and moderated developer interest. Averages prices in village are broadly in line with those for wider area. Potential site specific considerations (buffer one or measures to mitigate noise impacts from A189, remediation and the need to divers/ ease water main crossing site).	Achievable	No known significant barriers to the delivery of the site. Yield based on previous planning consent, now lapsed.	6-10 years	0	0	48	0	0	48

APPENDIX 4

From: Richard Bass <[REDACTED]>
Sent: 16 August 2021 14:17
To: Hattam, Claire <[REDACTED]>
Subject: FW: Re: Springville, East Sleekburn

Hi Claire,

Latest email from NCC on the drainage below.

Thanks Richard.

From: Stephen Hunter <[REDACTED]>
Sent: 16 August 2021 11:54
To: Richard Bass <[REDACTED]>
Subject: FW: Re: Springville, East Sleekburn

Hi Richard,

Please see the email below from the LLFA which although does not confirm they will accept the original proposals she does now acknowledge the recommendations given by James Hitching which should be enough for approval.

Regards

Stephen Hunter

From: Helen Parkin <[REDACTED]>
Sent: 12 August 2021 09:22
To: Kieran Costello <[REDACTED]>; James Hitching <[REDACTED]>
Cc: Stephen Hunter <[REDACTED]>
Subject: Re: Re: Springville, East Sleekburn [Filed 12 Aug 2021 09:33]

Hi All,

The LLFA can only review documents that have been submitted to the Planning Authority during our PREAPP reviews for formal PREAPP advice. We are not able to review documents/information that in addition has been supplied via email whilst undertaking our reviews.

From our end, we are getting different documents on email and different documents formally submitted to our planning colleagues.

This has happened for both this site and the Bellingham Auction Mart.

The preapp we are receiving from your client via the planners is often just a location plan, comments from us will reflect that.

Going forward we ask that Portland has a consistent approach and that you ensure any documentation your client submits to the planners includes all drainage details. This way you will get consistent PREAPP consultations from us and will ensure schemes progress smoothly.

For this scheme, we recommend you use your best engineering judgment and take our advice from the most detailed documentation you have supplied us. I see James has made recommendations on the scheme's outfall. These details were not supplied in the PREAPP.

Regards

Helen

Helen Parkin (FCERM Officer)

Northumberland County Council
County Hall
Morpeth
NE61 2EF

From: Kieran Costello <[REDACTED]>
Sent: 12 August 2021 8:29 AM
To: James Hitching <[REDACTED]>; Helen Parkin <[REDACTED]>
Cc: Stephen Hunter <[REDACTED]>; Lee Barr <[REDACTED]>
Subject: RE: Re: Springville, East Sleekburn

Morning James/Helen,

Could you please provide an update on the below?

Regards,

Kieran Costello

From: James Hitching <[REDACTED]>
Sent: 05 August 2021 11:26
To: Kieran Costello <[REDACTED]> Helen Parkin <[REDACTED]>
Cc: Stephen Hunter <[REDACTED]> Lee Barr <[REDACTED]>
Subject: Re: Springville, East Sleekburn [Filed 05 Aug 2021 12:13]

Hi Kieran

Thank you for your email.

I will discuss this with Helen next week when we will then send you a response.

Many thanks
James

From: Kieran Costello <[REDACTED]>
Sent: 04 August 2021 10:17
To: Helen Parkin <[REDACTED]>
Cc: James Hitching <[REDACTED]> Stephen Hunter
<[REDACTED]>; Lee Barr <[REDACTED]>
Subject: FW: Springville, East Sleekburn

Helen/James,

Have you had a chance to review the below?

Regards,

Kieran Costello

From: Stephen Hunter
Sent: 19 July 2021 12:23
To: Helen Parkin - Northumberland County Council ([REDACTED])
<[REDACTED]>
Cc: James Hitching ([REDACTED])
<[REDACTED]>
Subject: Springville, East Sleekburn

Hi Helen,

With regard to the attached Pre-app response, I have already discussed the scheme with James and sought his guidance on what would be required for this particular development. Please see the attached emails which shows what was discussed.

Regards

Stephen Hunter

10 Bankside, The Watermark, Gateshead, Tyne & Wear, NE11 9SY

[REDACTED]
[REDACTED] W: www.portlandconsulting.co.uk

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From: James Hitching <[REDACTED]>
Sent: 01 June 2021 12:40

To: Stephen Hunter <[REDACTED]>
Subject: Re: Springville, East Sleekburn

That sounds acceptable. Thanks. Please ensure that you update all reports, plans and calculations when resubmitting.

Thanks
James

James Hitching

Senior Sustainable Drainage Officer
Flood & Coastal Erosion Risk Management
Northumberland County Council
County Hall
Morpeth
NE61 2EF

From: Stephen Hunter <[REDACTED]>
Sent: 01 June 2021 12:00
To: James Hitching <[REDACTED]>
Subject: RE: Springville, East Sleekburn

Hi James,

Thanks for the quick response.

The site does discharge to a tidal waterbody.

With regard to source control SuDS we could include permeable paving to all driveways and areas of private hardstanding and ask the Architect to include water butts to the rear gardens of each property.

Regards

Stephen Hunter

From: James Hitching <[REDACTED]>
Sent: 01 June 2021 11:50
To: Stephen Hunter <[REDACTED]>
Subject: Re: Springville, East Sleekburn

Hi Stephen

Please remind me, does this scheme outfall to a tidal waterbody? If so the general principle would be acceptable as before.

One aspect, which has grown relevance in the past few years is water quality. This will need to be looked at. The use of SuDS as outlined below, along with silt traps or similar proprietary devices may assist.

I do ask though that further source control SuDS are looked at and implemented within the development. Features such as permeable paving, water butts, swales all could and should be implemented.

I hope that this helps.

Many thanks

James Hitching

Senior Sustainable Drainage Officer
Flood & Coastal Erosion Risk Management
Northumberland County Council
County Hall
Morpeth
NE61 2EF

From: Stephen Hunter <[REDACTED]>
Sent: 01 June 2021 10:06
To: James Hitching <[REDACTED]>
Cc: Lee Barr <[REDACTED]>
Subject: Springville, East Sleekburn

Hi James,

The planning permission for the attached scheme has lapsed however the Developer is now looking to resurrect it.

With regards to the proposed drainage solution, would the scheme previously granted permission still be acceptable or would a new application be required?

Regards

Stephen Hunter

10 Bankside, The Watermark, Gateshead, Tyne & Wear, NE11 9SY

[REDACTED]
[REDACTED] **W:** www.portlandconsulting.co.uk

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