

GEORGE F. WHITE

RESIDENTIAL . COMMERCIAL . RURAL . DEVELOPMENT

PLANNING STATEMENT

Residential development on land northwest of
Tollgate House, Barrington Road, Bedlington

May 2022

CONTENTS

1	INTRODUCTION	1
2	SITE AND SURROUNDINGS.....	2
3	PLANNING BACKGROUND.....	5
4	PROPOSED DEVELOPMENT	6
5	PLANNING POLICY	7
6	PLANNING ASSESSMENT.....	9
7	CONCLUSION.....	13

INTRODUCTION

- 1.1 George F. White (Planning, Architecture and Development) have been instructed by Harry Deol Construction NE Ltd (the 'Client') to submit a full planning application for residential development on land northwest of Tollgate House, Barrington Road, Bedlington, NE22 7AP.
- 1.2 Having regard to section 38 (6) of the Planning and Compulsory Purchase Act 2004, this planning statement considers the application's conformity with the Development Plan, relevant national planning policy and other material considerations.
- 1.3 In addition to this statement, the application also comprises the following;
 - Site Location Plan
 - Existing and Proposed Site Block Plan
 - Elevations and Floor Plans
 - Flood Risk Assessment
 - Proposed Drainage Strategy and Plans
 - Highways S38 and S278 details
 - A Preliminary Ecological Appraisal
 - An Arboricultural Impact Assessment
 - An Arboricultural Method Statement
 - An Arboricultural Protection Plan
 - A Phase I Geo-Environmental Site Assessment
 - A Phase II Geo-Environmental Site Assessment
 - A Noise Impact Assessment
 - A Planning Statement (this document) and
 - A Design and Access Statement

SITE AND SURROUNDINGS

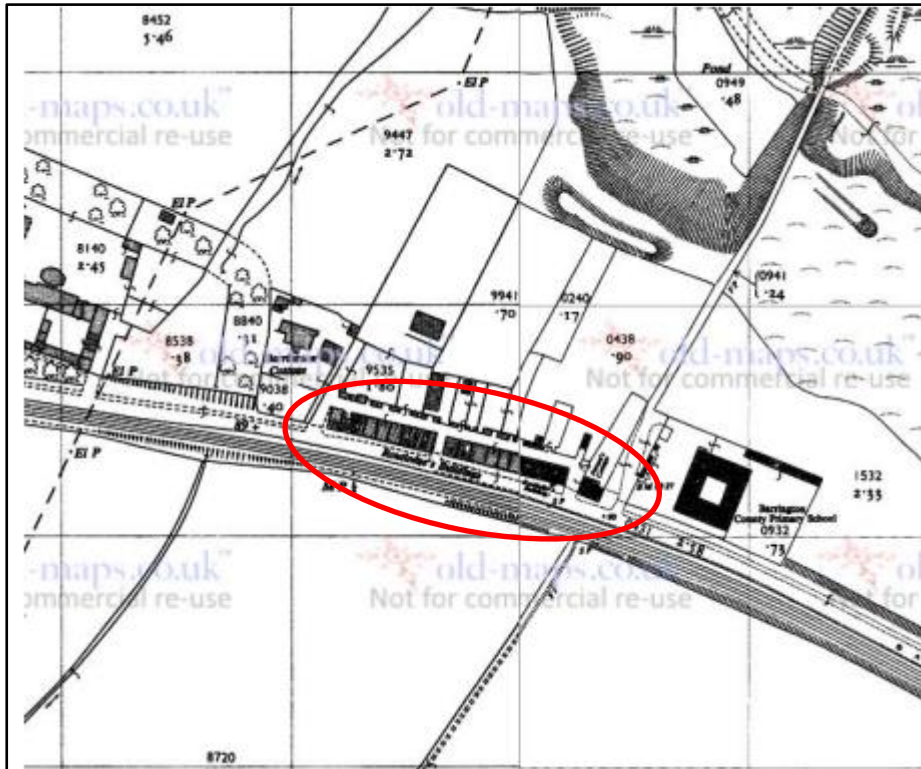
- 2.1 The application site ('the Site') is located in north Bedlington/Bedlington Station, to the north of Barrington Road, northwest of Tollgate House, Bedlington. Grid reference: easting: 426986, northing:583352.
- 2.2 The site comprises approximately 0.4 ha of land the majority of which was most recently used as garden associated with Tollgate House to the southeast. A Certificate of Lawful Use this was issued in 2007. The Site is currently overgrown and unmaintained as Tollgate House is vacant.
- 2.3 The Site is detailed by the redline boundary on the submitted Location Plan.
- 2.4 The Site is located in a mixed-use area with residential development adjoining the site to the north, east and west and commercial/employment uses to the north. Barrington Road and the Railway line beyond form the southern boundary, beyond which is residential development to the southeast, with some commercial/employment uses further east and west.

Figure 1 – Site Context



- 2.5 The Site was previously developed for residential use with historic maps indicating a row of traditional terraced houses, backland and outbuildings on the site circa 1897 to 1962. The houses were demolished between 1962 and 1987, however there is still evidence of some yard areas and walls on the site. Further details are provided in the Design and Access Statement submitted in support of the application.

Figure 2: 1962 OS Map Extract



2.6 The Site is bound by:

- Tollgate House a detached residential property located to the east;
- An access track along the eastern boundary which services the scrap/storage yard situated to the north of the site;
- Adjoining the northern boundary of the site is the storage yard and to the northwest a detached dwelling 'the Hawthorns' with a further detached dwelling to the north of this;
- To the west is an access driveway serving the residential properties to the north and Barrington Cottage a detached residential dwelling located to the west; and
- To the south lies Barrington Road with the railway line beyond.

2.7 The Site boundaries comprise mixed hedges and trees to the north, east and west with post and rail and post and wire fencing to the southern boundary. An Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Method Statement are submitted in support of the application.

2.8 There is an existing gated site access onto the highway approximately midway along the southern Site boundary.

2.9 There are no known ecological designations on or adjacent to the Site. The Site lies within the area identified for financial contributions towards Coastal Mitigation. A Preliminary Ecological Appraisal has been submitted in support of the application.

- 2.10 There are no known Heritage Assets on or adjoining the Site.
- 2.11 There are no Public Rights of Way through or adjoining the Site. Public Rights of Way are located to the west linking Barrington Road northwards to Choppington and West Sleekburn, and to the east linking Barrington Road southwards to Bedlington Station and Central Bedlington.
- 2.12 Examination of the Environment Agency flood maps indicate the Site is located in Flood Zone 1, with very low risk of flooding from rivers of the sea. The unnamed water course to the west and the Sleek Burn to the north are subject to fluvial flooding but do not affect the site. There is evidence of small areas of surface water flooding/overland flow located on the western Site boundary and on the north-eastern Site boundary, however these are minor areas which have been addressed through the Site levels and design.. A Flood Risk Assessment is submitted in support of the application this demonstrates the land could be developed for residential purposes subject to conditions.
- 2.13 Site Investigations have been undertaken with various bore holes on the Site. This has demonstrated that Site is at low risk of flooding from ground water.
- 2.14 There are a number of utility services available to the Site. An existing 225mm public combined sewer is located within the Site which runs from east to west and then northwards. This will be diverted as part of the proposed development and permission to connect for foul and surface water will be sought from NWL.
- 2.15 The Coal Authority Map indicates part of the Site is located within the Development High Risk Area. A Coal Mining Report and Coal Mining Risk Assessment has been undertaken and is submitted in support of the application. The Site is deemed to be High Risk in terms of the potential presence of unrecorded shallow mine workings within the Moorland seam which have the potential to cause ground instability. A Geoenvironmental Appraisal Phase 1 and Phase II are submitted in support of the application.

PLANNING BACKGROUND

- 3.1 The Council's planning portal indicates the following applications have been made/decided on the application site:
- Application 10/S/00019/OUT – Outline consent for 5 detached dwellings (amended plan 29.03.10) Approved 30.04.2012 – Lapsed
 - Application 07/00496/CLEXIS - Application for a Lawful Development Certificate for the existing use of domestic garden - Permitted

Pre-Application Enquiry

- 3.2 A pre-application enquiry response for the erection of 10, 4 bed detached dwellings and access was received in August 2021, reference 21/00569/PREAPP.
- 3.3 The principle of development was supported by the policies in the then Development Plan the Wansbeck District Local Plan and the emerging policies of the Northumberland Local Plan which were deemed a material consideration and referred to throughout the response. Detailed guidance was provided by internal consultees, and this has been used to inform the preparation of the application.

PROPOSED DEVELOPMENT

- 4.1 This application is for residential development. It is submitted in 'Full' and includes all necessary supporting information to determine the application.
- 4.2 The proposed development comprises 14no. new homes on 0.4ha of grassland/garden including a new vehicular access and internal roads. The proposed homes are 3 and 4 bed detached and semi-detached 2 storey properties.

House Type	Number of units	Plot Reference
HT1 - 2 storey 3 bed semi-detached	10	2,3,4,5,6,7,8,9,10,11
HT2 - 2 storey 4 bed detached	4	1, 12, 13, 14

- 4.3 A new vehicular and pedestrian access will be formed to the Site off Barrington Road. This will be to adoptable standard. The existing access to the Site will be stopped up. The proposed access road comprises a 5.5m carriageway with a 2.0m footpath to both sides with appropriate vision splays. Turning areas suitable for refuse vehicles have been provided within the site.
- 4.4 All car parking is provided to meet the Council's required provision according to the number of bedrooms per proposed dwelling and visitor parking. This is provided by a mixture of garage spaces, and driveways or private parking spaces, and includes 4 visitor parking spaces within the Site. Dimensions of the parking areas are in accordance with the NLP Appendix E requirements.
- 4.5 Each plot is provided with secure cycle storage either in the garage or via the provision of a shed within the garden.
- 4.6 Refuse storage is provided for two wheelie bins in each plot with a shared storage area for collection days for plots served off the shared space/private drive.
- 4.7 Passive provision via duct is provided for electric vehicle charging points which are wall or post mounted.
- 4.8 A number of trees will be planted within the Site these will be of a native species appropriate to the location. The existing trees along the eastern boundary will be retained.
- 4.9 Ecological mitigation is proposed in the form of bat and bird boxes for each dwelling.

PLANNING POLICY

- 5.1 Planning law (section 38(6) of the Planning and Compulsory Purchase Act 2004) requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 5.2 The Ministry of Housing, Communities and Local Government released the new National Planning Policy Framework in July 2018 (The Framework), with further alterations in February 2019 and July 2021. The Framework sets out the Government's planning policies for England and how these should be applied
- 5.3 The Government have confirmed that the Framework is a material planning consideration and should be taken account of when making decisions. It is therefore anticipated that the planning application will be considered against the National Planning Policy Framework (NPPF), with regard being had, where relevant, to the statutory development plan.

Statutory Development Plan

- 5.4 The statutory development plan for the site consists of the Northumberland Local Plan (2022). It is considered that the following policies are relevant to the determination of this application:
 - Policy STP 1 - Spatial strategy
 - Policy STP 2 - Presumption in favour of sustainable development
 - Policy STP 3 – Principles of Sustainable Development
 - Policy STP 4 - Climate change mitigation and adaption
 - Policy HOU 2 -Provision of new residential development
 - Policy HOU 5 – Housing Types and Mix
 - Policy HOU 9 – Residential development Management
 - Policy QOP 1 - Design principles
 - 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
 - Policy TRA 2 - The effects of development on the transport network
 - Policy TRA 4 - Parking provision in new development
 - Policy ENV 2 - Biodiversity and geodiversity
 - 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
 - Policy ICT 2 – Provision of access to fibre broadband

National Planning Policy Framework (July 2021)

- 5.5 The Framework sets out the Government's planning policies for England and explains how these should be applied at a local level. It promotes sustainable development, emphasising that development which is sustainable should be approved without delay. Paragraph 8 sets out three dimensions to sustainable development - economic, social, and environmental objectives which are interdependent and need to be pursued in mutually supportive ways.

- 5.6 The Framework contains, at its heart, a ‘presumption in favour’ of sustainable development supporting the delivery of a wide range of high-quality homes. It specifically states that local planning authorities should normally approve development proposals that accord with an up-to-date development plan without delay unless other material planning considerations indicate otherwise.
- 5.7 The NPPF reaffirms the importance of good quality design, that new development should respond to local character, reflect the identity of its surroundings and be designed to address the challenges of climate change.

National Planning Practice Guidance

- 5.8 The NPPG complements the National Planning Policy Framework setting out how the NPPF should be implemented in practice and providing additional details on specific matters. The NPPG can be a material consideration in the decision-making process.

PLANNING ASSESSMENT

- 6.1 Based upon an assessment of the planning policy and material considerations, this section will assess the following key issues:
- Principle of development
 - Sustainable development
 - Housing mix
 - Technical implications of development

Principle of Development

- 6.2 The Site is located in the north of Bedlington/Bedlington Station which is identified in the Northumberland Local Plan (NLP) as within the Southeast Delivery Area, this is the most densely populated part of Northumberland. Bedlington/Bedlington Station is identified as a Main Town. It provides for a resident population predominately serving local requirements through its services, facilities and employment opportunities. Policy STP1 states that main towns should be the main focus for employment, housing retail and services and identifies a Settlement boundary – the Site lies within the settlement boundary.
- 6.3 The Plan indicates a requirement for a minimum of 840 new homes in the parishes of east and west Bedlington over the plan period.
- 6.4 The Site is identified in the Northumberland Strategic Housing Land Availability Assessment (site 5018) as suitable, available, and achievable indicating a possible housing capacity of 5 dwellings (based on the previous planning consent).
- 6.5 The Site has been previously developed with approximately 19 terraced dwellings. These have been subsequently demolished, although some evidence of their remains on site. A previous planning application for 5 dwellings was approved on the site but has now lapsed. A recent pre-application considered the principle of development for 10 dwellings in this location acceptable.
- 6.6 The Site is adjacent to an adopted road with a footpath along its length providing opportunities to walk to employment, education and other services and facilities to the east of the site. Bus route 448 runs along Barrington Road connecting the Site to Bedlington Station to the east and Guide Post to the North West. The nearest bus stop is outside Barrington Industrial Estate to the west of the Site. Other bus services are available from Bedlington Station providing connections to Morpeth, Newbiggin by the sea, Blyth, Cramlington and south to Newcastle
- 6.7 The principle of development in this location is acceptable and in accord with Policy SPT 1 and STP 2 of the NLP.

Sustainable Development

- 6.8 Policy STP 3 sets out the principles of sustainable development under a number of criteria. It is considered that the proposed development generally accords with the following specific criteria:
- (b) provide a type and mix of homes to meet local housing needs;
 - ((e) minimise impact on local amenity for new or existing residents;
 - (f) contribute to net biodiversity gain;
 - (h) make efficient use of land including achieving high densities in more accessible locations where appropriate;
 - (i) Demonstrate high quality sustainable design which is accessible to all, and which respects and enhances the local distinctiveness of the natural, historic and built environment'
 - (j) Be accessible by, or be able to be made accessible by public transport, walking or cycling where feasible;
 - (l) Effectively manage the impact on the highway network and utilities infrastructure;

- (m) Maximise energy efficiency and the use of renewable and low carbon energy sources; and
- (n) Be located in areas which are least vulnerable to climatic impacts such as risk from all sources of flooding and rising sea levels;

- 6.9 Policy STP 4 sets out how development proposals should contribute to climate change mitigation and build resilience to the effects of climate change.
- 6.10 The proposed development is for 14no: 3 and 4 bed properties comprising two house types including detached and semi-detached properties providing for a range and mix of housing on the site. The proposed housing density is at 35 dwellings per ha which makes efficient use of the small site.
- 6.11 The location of the proposed housing on the Site has had regard to the adjoining residential development and commercial/employment uses. It is considered that the layout of the Site and design of the proposed dwellings will not have a significant adverse impact on existing residents or future occupiers of the proposed dwellings, nor will it impact on existing commercial/employment operations close by.
- 6.12 The location of the proposed development is within walking/cycling distance of services and facilities in the settlement, with access to close by public rights of way and cycle paths throughout the area. Access to public transport is available within an acceptable walking distance of the site.
- 6.13 A suitable vehicular access is provided to the site to adoptable standards, this has will appropriate vision splays, access widths and provides for footpaths within the site.
- 6.14 The Site is located within Flood Zone 1 at lowest risk of flooding. Surface water management is provided for within the submitted drainage strategy.
- 6.15 The proposed development is in a sustainable location, accessible by walking, cycling and the use of public transport. The proposal includes for Electric Vehicle charging points, and provides for cycle storage facilities.
- 6.16 It is considered that the proposed development generally accords with the provisions detailed in Policy STP 3 and STP 4 and would deliver a sustainable form of development.

Housing Mix and Layout

- 6.17 The proposed development is located in a main town in a sustainable location it is in accord with the spatial strategy. The development provides for 14no: 2 storey 3 and 4 bed properties comprising two house types including detached and semi-detached properties providing for a range and mix of housing on the site. The proposed housing density is at 35 dwellings per ha which makes efficient use of the small site. The proposed development is in accord with Policy HOU 2 Provision of New Residential development and broadly aligned with Policy HOU 5 housing types and mix.
- 6.18 The Site lies within an area identified in the plan as a 'low value housing area', the proposed development comprises less than 30 dwellings and as such there is no policy requirement to provide for affordable housing under Policy HOU 6.
- 6.19 To ensure that new residential development does not give rise to significant adverse impacts criteria against which applications are considered are set out in Policy HOU 9. In addition, policies QOP 1 – Design Principles, QOP 2 – Good Design and Amenity, QOP 4 Landscaping and Trees, and QOP 5 Sustainable Design and construction all seek to deliver well designed new development which contributes to local character and distinctiveness, is acceptable in its built form by virtue of scale, massing, layout, connectivity, architectural detailing and materials and do not give rise to unacceptable adverse impacts on adjoining developments, occupiers or the landscaping.
- 6.20 The proposed development is of a design and includes materials appropriate to the location which relate well in scale and massing to the existing development close by. Regard has been had to provide amenity space for each dwelling and the layout and orientation of the site has sought to provide for an area of private amenity space for each unit having regard to the surrounding land uses. The constraints of the

Site influence the layout, but it lends itself to provide road frontage development with narrow front gardens and private amenity space to the rear. Landscaping of the site will assist with integration of the new development into the street scene.

- 6.21 Sustainable construction has been considered as part of the design process, including high levels of insulation, the use of appropriate glazing units and ventilation, finished floor levels minimise risk of flooding and the proposed drainage strategy include design features to minimise the risk of future flooding on and off site.
- 6.22 A Design and Access Statement is submitted in support of the application and provides additional details.
- 6.23 The proposed development is in general accord with policies HOU 9(1), QOP 1, QOP 2, QOP 4 and QOP 5.

TECHNICAL CONSIDERATIONS

Highways

- 6.24 The Local Plan seeks to create a sustainable pattern of development which will result in a reduction in the need to travel, with the majority of development focused in the most sustainable locations. It has been established through the planning strategy that the Site is in a sustainable location. The plan supports development which has access to public transport and which can offer opportunities for travel other than via private vehicles, also promoting the health and wellbeing opportunities from walking and cycling.
- 6.25 The Site is in an accessible location. Whilst provision is made within the development for car parking in accordance with the requirements under the NLP – Appendix E, there are also opportunities for future occupants to use public transport from bus stops within walking distance of the Site or indeed walk/cycle to nearby services, facilities and employment sites. Provision is made either in the dimensions of proposed garages or via the provision of sheds within each plot for the secure storage of cycles. Electric Vehicle charging points are provided for within the infrastructure of the site.
- 6.26 The submitted plans demonstrate that a safe vehicular access can be provided off Barrington Road, with appropriate vision splays and the provision of footpaths both within the Site and connecting to existing provision. Plans are submitted showing that a 11.6m refuse vehicle can safely access and turn within the site.
- 6.27 The proposed development provides space within each plot for the collection and storage of refuse and recycling of materials for 2no wheelie bins. Where the proposed dwellings are not adjacent to an adoptable highways provision is made for the safe storage of the bins on collection days.
- 6.28 The proposed development is in accord with Policy TR1, TR 2 and TR 4.

Infrastructure

- 6.29 The proposed development will provide the infrastructure necessary to allow the new homes to connect to full fibre broadband if desired. This is detailed on the submitted plans where appropriate connections can be made in accessible locations within the proposed house layout. The proposed development is in accord with policy ICT 2.

Noise

- 6.30 Concern was expressed in the pre-application about the potential noise implications arising from nearby employment sites. An Acoustic Assessment is submitted in support of the Application this considered noise arising from road traffic, rail traffic and other local sources measured during the night and day. The noise risks identified can be mitigated and minimised as set out in the report including glazing and ventilation requirements

Ecology

- 6.31 The Site lies within 7km of the Northumberland coast and as such any consented homes will be required to make financial contributions towards coastal mitigation. This is accepted by the applicant who is willing to enter into an appropriate unilateral undertaking.
- 6.32 An Ecological Appraisal including a site walkover has been undertaken and is submitted in support of the application. The Appraisal identified that the site is of low ecological value and no further surveys are required. mitigation recommendations have been incorporated into the proposed design in the form of bat and bird boxes.
- 6.33 The proposed development is in accord with Policy ENV2.

Water supply and sewerage

- 6.34 It is understood that services and facilities are in close proximity to the site and can be accessed in support of the development. Detailed plans are submitted in support of the application to address the drainage and flood risk implications arising from the proposed development. It has been identified that the existing public combined sewer will need to be diverted within the development. Surface water from the site will discharge to the diverted public combined sewer, before connecting to existing public combined manhole 9304 west of the site in accordance with NWL's requirements. Flows are to be restricted to a maximum flow rate of 3.4 l/s with attenuation being provided using oversized pipes. Sustainable Urban Drainage techniques have been considered to improve the water quality of the discharge of surface water flows from the development. This will be in the form of porous paving. Foul water flows from the site will discharge to the diverted public combined sewer, before connecting to existing public combined manhole 9304 west of site.
- 6.35 It is considered that the proposed development is in general accord with policies WAT 2, WAT 3 and WAT 4.

Land Contamination

- 6.36 As the site has been previously development a Phase 1 Geo-Environmental Site assessment has been undertaken. This recommended further investigations as the Site was considered to have potential sources of heavy metal, polycyclic aromatic hydrocarbon (PAH), petroleum hydrocarbon, asbestos and ground gas impact to the sub-surface. Also available information indicated that the site is potentially underlain by shallow mine workings.
- 6.37 A Phase II Geo Environmental Assessment is submitted in support of the Application which sets out the conclusions of the site investigations undertaken and recommendations for further works to be completed in due course of the development.
- 6.38 The proposed development, subject to appropriate conditions is considered to be in accord with policies Pol 1 and POL 2.

Sport and Play

- 6.39 The NLP requires the provision of sport and play facilities within major developments. Given the relatively small scale of the proposed development it is considered that if there are any requirements arising an offsite financial contribution will be made via a S106 Agreement.

CONCLUSION

- 7.1 The planning application documentation demonstrates that the proposed development is in a sustainable location and is an acceptable form of development. It is in accord with or can be made to be in accordance subject to conditions with the relevant policies of the Northumberland Local Plan.
- 7.2 On this basis, it is considered that the proposed development complies with both national and local planning policy and this application should therefore be considered favourably.

