1. Introduction

1.1 This application is being recommended for approval contrary to the views of West Bedlington Town Council, 120 letters of objection and 1 petition, and therefore falls to be determined by the Strategic Planning Committee.

2. Description of the Proposals

2.1 Outline planning permission is sought for a residential development of approximately 180 dwellings and associated development. All matters are reserved for subsequent approval with the exception of access. An indicative
layout has been submitted with the application which demonstrates how the site could potentially be set out.

2.2 The site is located to the west of Bedlington and immediately to the west of Hazelmere residential estate. It is bounded by the ‘Golden Mile’ to the southern edge which is an area of protected amenity space as defined in the Wansbeck Local Plan 2007, under protection of non-strategic open space.

2.3 The site extends 6.30ha in area and constitutes agricultural land. The site is bounded by agricultural fields to the north and west, a ‘Green Letch’ to the east, and by the B1331 to the south, which is the main road running through Bedlington from the west.

2.4 The site lies outside of the settlement boundaries for Bedlington, as shown on the Proposals Map of the Wansbeck Local Plan.

3. Planning History

Reference Number: C/49/328
Description: Open cast coal site
Status: No Objection

4. Consultee Responses

<table>
<thead>
<tr>
<th>Consultee</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>West Bedlington Parish Council</td>
<td>Greenfield site beyond settlement limits; concerns of drainage, gas escape and flooding; lack of existing infrastructure to support the scheme; added congestion and impact on wildlife</td>
</tr>
<tr>
<td>Highways</td>
<td>No objections subject to conditions</td>
</tr>
<tr>
<td>County Archaeologist</td>
<td>No objection subject to conditions</td>
</tr>
<tr>
<td>County Ecologist</td>
<td>Conditions to be attached</td>
</tr>
<tr>
<td>Public Protection</td>
<td>Objects on lack of information re contamination (to be conditioned)</td>
</tr>
<tr>
<td>Waste Management - South East</td>
<td>Conditions required re recycling points</td>
</tr>
<tr>
<td>Education - Schools</td>
<td>No concerns re school place allocation</td>
</tr>
<tr>
<td>Sustainable Drainage Systems</td>
<td>No objection subject to conditions</td>
</tr>
<tr>
<td>Environment Agency</td>
<td>This proposal falls outside the scope of matters on which the Environment Agency is a statutory consultee. Therefore no comments on the application have been made.</td>
</tr>
<tr>
<td>Natural England</td>
<td>Site low risk therefore no objections</td>
</tr>
<tr>
<td>The Coal Authority</td>
<td>No objections subject to conditions</td>
</tr>
<tr>
<td>Northumbrian Water Ltd</td>
<td>No objections subject to conditions</td>
</tr>
<tr>
<td>Open Spaces South East Area</td>
<td>No objections</td>
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5. Public Responses

Neighbour Notification

<table>
<thead>
<tr>
<th>Number of Neighbours Notified</th>
<th>81</th>
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</thead>
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<tr>
<td>Number of Objections</td>
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<tr>
<td>Number of Support</td>
<td>23</td>
</tr>
<tr>
<td>Number of General Comments</td>
<td>0</td>
</tr>
</tbody>
</table>

Notices

General site notice, 25th April 2015

News Post Leader, 30th April 2015

Summary of Responses:

The main points raised within the letters of objection are summarised below:

- Outside settlement boundary
- Distance too far from town centre
- No need for more housing
- More potential flooding issues
- Lack of supporting infrastructure
- Loss of good agricultural land
- Impact on wildlife
- Area cannot cope with increase in traffic generated by development
- Will add too much strain on doctors, schools and other services in Bedlington
- The development would exacerbate existing peak hour traffic problems
- Increased danger to school children
- Ground condition concerns/former opencast site
- Impact/loss of protected open space
- Impact on drainage

In addition to the individual letters of objection, a petition containing 197 signatures has also been received. The petition has the following heading:

*We the undersigned residents of Bedlington West object to the plans to build houses on the land adjacent to North Ridge. We call upon the Council to reject the plans and fully consult with local residents on any future proposals for said land.*

With regards to the letters of support received, the main points raised are summarised below:
- The scheme will enhance the area and will draw more people into Bedlington which will, in turn, support and help boost the economy.
- More housing would encourage potential investors into Bedlington.
- Will help younger people into the housing market.
- This scheme would have no greater impact than the Hazelmere estate.
- Scheme will provide much needed affordable housing.
- The proposed new roundabout will improve road safety in slowing traffic down.
- The scheme will help keep existing residents in Bedlington.
- The development will provide jobs for the duration of the construction period.
- No known delays in doctor appointments over and above any other local town.
- More housing development will encourage an increase in infrastructure and supporting facilities.
- Well located for the A1.
- The noted congestion is at peak times only and lasts for only a short time. Otherwise, traffic is free flowing.

6. Planning Policy

6.1 National Planning Policy

National Planning Policy Practice Guidance (2014)

6.2 Development Plan Policy

Wansbeck District Local Plan (adopted 2007)
GP1 – Location of development
GP4 – Accessibility
GP5 – Landscape character
GP6 – Trees and hedgerows
GP12 – Protection of species
GP13 – Biodiversity and wildlife networks
GP20 – Archaeology
GP22 – Flood risk and erosion
GP22a – Land instability
GP23 – 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
H1 – New housing requirements
H3 – Windfall housing sites
H5 – The design and density of new housing developments
H7 – Affordable housing
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 development
REC1 – Safeguarding existing parks and open spaces
REC2 – Open spaces
6.3 Other Documents/Strategies

Wansbeck Residential Development Guidance (July 2007)
Wansbeck District Council Supplementary Planning Document for Sport and Play (February 2009)
Wansbeck Design Guide Supplementary Planning Document (July 2007)
Northumberland Five Year Housing Land Supply 201-2019

7. Appraisal

7.1 In determining this application, the main planning issues to be considered are set out below:

Principle of development
Housing supply
Housing mix (including affordable housing)
The character and appearance of the area
Impacts on residential amenity
Highway matters
Drainage and flooding
Ecology
Land contamination and ground stability
Renewable energy
Access, car park and impact on the local highway network
Sports and play provision

Principle of development

Planning Policy

7.2 The National Planning Policy Framework (NPPF) was published in March 2012 and set out the Government's planning policies for England and how these are expected to be applied by Local Planning Authorities. At the heart of the NPPF is a presumption in favour of sustainable development. For decision making this means:

- approving development proposals that accord with the development plan without delay, and

- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or

- specific policies in this Framework indicate development should be restricted.
7.3 The NPPF has not changed planning law insofar as the development plan remains the starting point for decision making. However, it is a significant material consideration in the determination of planning applications.

7.4 Annex A of the NPPF (specifically paragraph’s 214 and 215) makes clear that following an initial 12 month period of grace (which expired in March 2013), due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. The closer the policies align with the NPPF, the greater the weight that may be given to them.

Local Planning Policies

7.5 The development plan for this area consists of the Wansbeck District Local Plan 2007. In terms of the emerging policy the Council published its Full Draft Plan (emerging Core Strategy) for consultation in late 2014. Due to the stage that the plan is at, it is considered that it carries limited weight in determining this application.

7.6 Wansbeck Local Plan Policy GP1(c) and Policy H3 carried significant weight in the decision making process before the introduction of the NPPF. However, the weight these policies now carry is greatly reduced as they do not align with the objectives of current national policy (NPPF). The policies are essentially housing policies aimed at directing development to appropriate areas and specific sites and defined settlement limits, they must now be considered out-of-date in the absence of a five year housing land supply in line with the advice set out in paragraph 49 of the NPPF.

7.7 The basis on which the application should be determined therefore remains in the context of the presumption in favour of sustainable development set out by the NPPF unless the adverse impacts of the development would significantly and demonstrably outweigh the benefits.

7.8 Policy H5 of the Local Plan makes it clear that in considering applications for new residential development, applicants will be expected to, amongst other things, provide an appropriate mix of dwelling sizes and types which takes account of local housing needs. This is generally consistent with the advice set out in paragraph 50 of the NPPF which states that LPA’s should seek to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities. In specific relation to affordable housing provision, Local Plan Policy H7 sets a requirement for development involving 15 or more dwellings to provide at least 30% affordable housing.

7.9 In this case the applicant has submitted a viability statement which identified some high abnormal costs in developing the site. When this occurs, a lower percentage of affordable housing can be agreed to ensure the entire scheme remains viable.

Presumption in favour of Sustainable Development

7.10 Although a Greenfield site outside of the settlement boundaries as shown on the Proposals Map of the Local Plan, the application site benefits from public transport links and is within walking distance of Bedlington Town Centre. In a
similar recent application for 46 residential dwellings on a Greenfield site outside of the settlement boundaries of East Sleekburn (officer recommendation to approve was overturned at the South East Area Planning Committee), following refusal the applicant took it to appeal. The Planning Inspector allowed the appeal concluding that ‘the contribution this proposal would make to housing supply must be given significant weight (ref.no APP/P2935/W/14/3001679) . 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 of 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.’

7.11 The three dimensions of sustainability to which the Inspector refers are listed in paragraph 6 of the NPPF. It states that these three dimensions are at the heart of the document and sets out a presumption in favour of sustainable development, which is seen as the ‘golden thread’ running through the Framework as a whole. Paragraph 7 of the NPPF provides the key starting point against which the sustainability of a development proposal should be assessed. This identifies three dimensions to sustainable development which are set out as follows:

- an economic role – contributing to building a strong, responsive and competitive economy, by ensure that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

- a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and

- an environmental role – contributing to protecting and enhancing our natural. Built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

7.12 Paragraph 8 of the NPPF goes on to advise how the three roles of sustainable development are mutually dependent and should not be undertaken in isolation. It makes clear that to achieve sustainable development economic, social and environmental gains should be sought jointly and simultaneously through the planning system.

7.13 Whether the presumption in favour of sustainable development is successful in this case is dependent on an assessment of whether the proposed development of the site would be sustainable in terms of its economic, social and environmental roles.

Housing supply
Paragraph 47 of the NPPF requires Local Planning Authorities to boost significantly the supply of housing. The Council’s most recently published assessment of its five year housing land supply position is contained within the document Northumberland Five Year Supply of Deliverable Sites 2014-2019, which was published in December 2014. This identifies that there is not currently a five year supply of deliverable housing land within the South East Delivery Area (SEDA) or the County as a whole. With regards to the SEDA, a 3.3 year supply of housing land is identified and housing supply falls short of the emerging Objectively Assessed needs of 4728 units (including 20% buffer) by some 1624 units. Within the County as a whole a 3.8 year supply is identified.

Development on this site would make a contribution towards housing land supply in a main settlement that has seen under provision in terms of housing delivery in recent years.

Strategic Housing Land Availability Assessment (SHLAA)

In the former Wansbeck authority area the annual housing requirement has not been delivered more often than achieved. There is a significant deficit of housing delivery over the plan period to date therefore a buffer of 20% has been applied. The former Wansbeck area does not identify a deliverable five year housing supply, with housing supply equivalent to 1.2 years supply of housing (24%).

The proposed site is included in the Northumberland Strategic Housing Land Availability Assessment 2013 (SHLAA), which identifies deliverable and developable sites to accommodate approximately 310 dwellings. It has been identified as an ‘uncertain’ but available site. The constraints of the site surround the need for highway improvements to any proposal, the costs of which would need to be met by the Developer. The scheme does propose a new roundabout at the cost of the Developer which, in turn will remove this as an identified constraint.

Bedlington is identified as a main town in the emerging Core Strategy and as a main focus for housing, employment and retailing services. In order for housing supply to be considered deliverable it must meet the definition set out in footnote 11 of the NPPF; to be considered deliverable, sites should be available now, offer a suitable location for development on the site within five years and, in particular, that development of the site is viable.

The publication of the NPPF in March 2012 made clear that unless Councils can demonstrate a 5-year supply of deliverable housing sites, housing policies will be considered out-of-date and there is a presumption that planning permission should be granted. On balance, and taking account of the objectives of the NPPF when a five year deliverable housing supply does not exist, the principle of housing on this site is considered to be acceptable.

Housing mix (including affordable housing)

The NPPF at paragraph 50 advises that to deliver a wide choice of high quality homes Local Planning Authorities should plan for a mix of housing
based on current and future demographic trends, market trends and the needs of different groups in the community. Paragraph 50 goes on to state that Local Planning Authorities should identify the range of tenure and range of housing that is required and provide affordable housing in accordance with need. Policy H7 of the Wansbeck Local Plan seeks an appropriate level of affordable housing provision detailing a target of 30% per site (notwithstanding the information within paragraph 7.8 of this report).

7.22 In response to the planning policy position, the applicant has agreed to make a contribution towards affordable housing equivalent to 10% (around 18no.) of the units. The applicant has carried out a viability appraisal of the scheme which has been assessed by the Council’s Senior Estates Surveyor. Following consideration of the appraisal it has been agreed that the proposed development is viable to the extent of 18 affordable units representing a 10% provision. The mix of tenure is still to be determined at this stage, however, the units would be provided on site. Given the recent and upcoming affordable housing completions in the area, it is considered that it would be more appropriate for the affordable rented properties to be provided.

7.23 The affordable housing mix, as set out above, has been accepted in principle by the applicant. The affordable housing would need to be secured by a planning obligation.

**Impact on the surrounding environment**

7.24 The NPPF seeks to conserve and enhance the historic environment stating that new development should make a positive contribution to local character and distinctiveness. This is echoed by Policy GP30 of Wansbeck’s Local Plan which clearly sets out 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. The NPPF also requires good design and states that securing high quality and inclusive design is important and proposals should function well to the overall quality of an area for the lifetime of the development. In support of this, Policy GP31 states that proposed developments should promote character, encourage accessibility and establish local amenity.

7.25 Policy GP4 of the Local Plan states that new development should be located to reduce the need to travel and to minimise journey lengths. It should be accessible to all users by a choice of means of transport including buses, walking and cycling. The NPPF fully supports the development of ‘deliverable’ sites and advises that sustainable development should be approved without delay.

7.26 In assessing these policies against this proposal, it is considered that there is no conflict with regards to the visual impact of residential development on this site, particularly give the proximity of Hazelmere. Although an outline application at this stage, the site benefits from good connectivity to Bedlington Town Centre and the wider areas. As such, it is considered to comply with national and local plan accessibility policies.

**Residential amenity**
7.27 Whilst an outline application with all matters reserved, other than access at this stage, the site has been scoped out and can accommodate up to 180 dwellings incorporating a mix of house types.

7.28 There are a number of residential properties beyond the eastern boundary of the site at the existing Hazelmere housing estate. To the north and west are open fields and the south and across the B1331 (Netherton Lane) is further housing development dating back circa 1950s. The closest dwellings at Hazelmere to the boundary of the application site are between 20 and 25m away with the majority located a greater distance apart. Taking a measurement from the indicative layout plan, that distance increases to between 40 and 100m when taken from house to house. Again, the majority of dwellings would benefit from a much greater separation distance. In between the two developments, the existing high tree planting and stream would remain. No part of these would not be removed as part of the proposal thereby maximising privacy whilst eliminating any overlooking concerns. These distances far exceed the minimum separation distance of 20m that would be required by the Local Planning Authority between habitable rooms of new properties and habitable rooms of new dwellings and existing dwellings. The relationship of the new development with the existing is therefore considered to be acceptable.

7.29 There would be an element of change to the character of the area as a result of the new housing, new residents and increased traffic. However, this is not considered to be to a disproportionate scale that would be of detriment to the existing character and residents’ amenity. Furthermore, it is unlikely that the development would be visible to the residents of Hazelmere given the dense tree planting and distance between the two sites. It is acknowledged that the new scheme would be visible to the residents of North Ridge and surrounding streets. However, the distance between the two would be in excess of 35m, again reducing the overall impact.

Highway Matters

7.30 Vehicular access would be provided from a newly created roundabout located to the south west corner of the site off the current Netherton Lane junction. The roundabout would help create a gateway entrance into Bedlington when approaching the settlement from the west. The B1331 is a relatively wide road at this point where the speed of eastbound motorists can still be above the limit having travelled down a higher speed area of the road. It is considered that the introduction of the roundabout will naturally slow motorists down and that in itself provides a significant positive element to this approach into Bedlington offering greater protection to both vehicular and pedestrian users.

7.31 The new roundabout will be the only access route into the development leading into the individual streets. The access is to be considered as part of this outline application therefore what is shown on the plans is the final proposal.

7.32 A transport assessment was submitted by the applicant and has been assessed by the Council’s Highway Engineer who has raised no objections, subject to conditions listed later in the report.
Ecology

7.33 A number of objections have been raised surrounding the impact of the proposal on the natural habitat and ecology around the development site. The Council’s Ecologist has assessed the site and has offered the following advice:

‘The site is mostly arable land and a species of poor hedgerow would be lost to the development, however the woodland corridor associated with the Green Letch would be retained. Also, it is proposed that a SUDs area at the eastern limit of the site would provide ecological enhancement. Given the protection and enhancement proposed to the Green Letch corridor, the overall risk of harm to protected species and habitat associated with the development is low.’

7.34 As the application is outline only, the Ecologist has attached a number of conditions that are listed later in the report. In principle, there is no objection to the proposal in terms of ecology.

Landscaping and Open Space

7.35 Again, as this is an outline application, information on landscaping is limited. However, the applicant has advised that a dense landscaping buffer would be provided to the west of the site creating a new, strong settlement boundary on the western approach into Bedlington. Further detail on this would be secured at the reserved matters stage.

7.36 In relation to the stretch of protected open space to the south of the site, this is a very narrow strip and forms part of saved policy REC2 (OS115). The Wansbeck Local Plan describes this as part of the ‘The Golden Mile’ of Bedlington and should remain protected as open space unless there are outweighing reasons to consider otherwise.

7.37 The site is bounded to the site by the strip of open space but is not entirely within, with the exception of the south west corner. Part of the strip would be removed to accommodate the new site access. However, when considered how much would be removed in context with how much of the open space would remain, this is only a very small percentage with no significant loss to the visual amenity. The loss would not interfere with play or recreation provision, nature conservation or community events. As such, it complies with Policy REC2 and the wider aims of the NPPF (para 11).

Archaeology

7.38 Following the submission of archaeological information, the Council’s Archaeologist has been consulted on the application and has raised no concerns subject to one condition, which is listed later in the report.

Drainage and Flooding
7.39 A further concern of the existing residents is the effect the new development would have on existing drainage and flooding issues.

7.40 Paragraph 10 of the NPPF advises that that development should be directed towards areas at lowest risk from flooding and that Local Planning Authorities should ensure that development does not increase flood risk elsewhere.

7.41 In order to address flood risk, the applicant has submitted a Flood Risk Assessment (FRA) which has been assessed by the Council’s Drainage Officer. No concerns have been raised subject to conditions, which have been listed in the report. The conditions require the applicant to provide a scheme to dispose of surface water; provide a management and maintenance plan for all sustainable drainage systems on site and provide a scheme which mitigates any overland surface water flows into the development. It is therefore considered that the drainage plans do not conflict with the NPPF and present no risk to existing residents.

**Contamination/Land Stability**

7.37 This is another area of concern raised by existing residents. The Council’s Public Protection Officer has been consulted on the proposal and has objected in principle due to insufficient information on the contaminated land issues. However, this is the only objection raised and the Officer has requested a Phase 2 assessment report should be submitted.

7.38 As this is an outline application, it is appropriate to add a condition requesting that a Phase 2 report be submitted prior to the commencement of development. This condition would need to be satisfactorily discharged following formal consultation with the Council’s Public Protection Officer before any development could commence.

7.39 No other objections have been raised by the Public Protection Officer.

**Planning Obligations**

7.40 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.

7.41 It is expected that the planning obligation attached to any planning permission granted for this site would cover the following matter, the need for which arises from the scale of development being proposed:

- Affordable housing

7.42 The applicant has agreed to enter into a S106 planning obligation covering the above matter and at the time of writing the report negotiations are taking place in respect of the details. An update in progress with the S106
agreement will be provided to Members at the meeting of the committee, if available.

Objections received

7.43 A number of objections have been submitted and more information is listed earlier in the report. These have been addressed throughout the report and the reasons why it is considered that the objections do not conflict with the objectives and policies within national and local plan policies to a degree that warrants refusal of the application. All letters of objection, the petition and the letters of support have been fully considered.

7.44 The Local Planning Authority’s position leading to the determination of planning applications such as this one is focused around national and local plan policies, and it is under these policies that the application is assessed and a recommendation formed. Due regard must be given to the benefits of the scheme when balanced against the potential harmful impacts raised by the objectors. If it can be demonstrated in line with the NPPF and local plan policies that the benefits outweigh any negative impacts or perceived harm, the application must be approved.

8. Conclusion

8.1 Subject to recommended conditions, it is considered that the development would be sustainable in terms of its environmental role. In addition, the scheme would deliver economic benefits and in social terms would deliver market and affordable housing in an appropriate location.

8.2 Sustainable development would therefore be achieved in this case. In addition, the benefits of the proposal in terms of housing delivery would outweigh any harm that would be caused by the proposal. In line with the NPPF, the scheme represents sustainable development and should go ahead without delay.

9. Recommendation

That this application be GRANTED permission subject to the following conditions and the successful completion of a planning obligation to secure affordable housing provision:

Conditions/Reason

01. Approval of the details of the layout, scale, appearance and landscaping of the site (hereinafter called the reserved matters) shall be obtained from the Local Planning Authority in writing before any development is commenced. Thereafter, development shall not be carried out other than in accordance with the approved details.

Reason: To achieve a form of development that complies with the Development Plan and other material considerations.
02. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: To ensure that the development is commenced within a reasonable period of time from the date of this permission.

03. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

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

04. No part of the development shall be occupied until details of the provision for refuse and recycling storage for each dwelling and an implementation programme has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details. The refuse/recycling area should have a direct and level access from the street to the dwelling and be capable of accommodating the appropriate refuse/recycling.

Reason: In the interests of the provision of adequate refuse storage/collection facilities and of general and visual amenities.

05. No part of the development shall be occupied until a detailed scheme for the maintenance and management of all areas of open space (excluding private gardens) has been submitted to and approved in writing by the Local Planning Authority. Details to be submitted shall include;

- Details of landscape management and maintenance plans
- Details of planting, grass cutting, weeding and pruning
- Inspection, repair and maintenance of all hard landscaping and structures
- Management, monitoring and operational restrictions
- Maintenance and planting replacement programme for the establishment period of landscaping
- Establish a procedure that would be implemented in the event of any tree (or item of soft landscaping) being removed, uprooted/destroyed or dying

The development must be carried out in full accordance with the approved details.

Reason: To ensure appropriate maintenance and management of open space.

06. The development hereby approved shall be completed in strict accordance with a fully dimensioned layout plan which adheres to Residential Roads and Footways in Northumberland guidelines, incorporating new roads, footpaths, street lighting, and access which shall first have been submitted to and approved by the Local Planning Authority. The approved plan shall be implemented as approved thereafter.

Reason: To achieve a satisfactory form of development in the interest of highway safety.
07. No development hereby approved shall commence until the new vehicular access to the site has been designed and constructed in accordance with Northumberland County Council's standard specifications.

Reason: To achieve access to and from the site in a manner so as not to cause significant danger and inconvenience to other road users.

08. No development shall take place until a Highways Management Plan for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The approved statement, including supporting plans, shall provide for the parking of vehicles of site operatives and visitors; storage of plant and materials used in constructing the development; a turning area within the site for delivery vehicles; wheel washing and/or road cleaning facilities. The approved Plan shall be implemented and complied with during and for the life of the works associated with the development, unless otherwise approved in writing by the Local Planning Authority.

Reason: In order to achieve a satisfactory form of development, from the outset, having regard to highway safety and amenity.

09. The proposed parking spaces, roads, including footpaths and turning spaces where applicable, shall be constructed in such a manner as to ensure that each dwelling is occupied it shall be served by a properly consolidated and surfaced carriageway and footpath to at least binder course level, together with operational street lighting, between the dwelling and existing highway. All manhole covers and gulley frames shall be set to the level of the temporary running surface until immediately prior to the laying of the final wearing course.

Reason: To ensure that development is served by a satisfactory means of access.

10. Construction work and deliveries associated with the proposal shall only take place between the hours of 8am to 6pm Monday to Friday, 8am to 1pm on Saturdays but shall not take place on Sundays or Bank Holidays unless otherwise is approved in advance and in writing by the Local Planning Authority.

Reason: In the interests of the amenity of nearby residents and new residents at the site.

11. The development hereby permitted shall not be commenced until a scheme to deal with any known contamination of land or pollution of controlled waters has been submitted to and approved in writing by the Local Planning Authority and until the measures approved in that scheme have been implemented.

Reason: To ensure that any contaminants within the site are dealt with in an appropriate manner, from the outset of development, to afford protection to the public, the buildings and the environment.

12. If during the redevelopment contamination not previously considered is identified, then an additional method statement regarding this material shall be submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until the method statement has been submitted to and approved in writing by the Local Planning Authority, and measures proposed to deal with the contamination have been carried out.
Reason: To ensure that any contaminants within the site are dealt with in an appropriate manner to afford protection to the public, the buildings and the environment.

13. A full closure report shall be submitted and approved by the Local Planning Authority. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved method statement. Post remediation sampling and monitoring results shall be included in the closure report to demonstrate that the required remediation has been fully met.

Reason: To ensure that any contaminants within the site are dealt with in an appropriate manner to afford protection to the public, the buildings and the environment.

14. Prior to commencement of development a scheme to dispose surface water from the development shall be submitted to and approved by the Local Planning Authority. This scheme shall:

i. Limit discharge to the existing Qbar greenfield runoff rate in all rainfall return periods up to and including the 1 in 100 year event, otherwise approved by the Local Planning Authority.
ii. Provide attenuation on site for all rainfall events up to and including the 1 in 30 year event ensuring no flood water occurs on site.
iii. Provide attenuation on site for all rainfall events up to and including the 1 in 100 year plus climate change event, ensuring any flood water is kept on site and is safe.
iv. Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters; and
v. Include a timetable for its implementation.

Reason: To ensure the effective disposal of surface water, from the outset of development, from the development by not increasing the risk of flooding elsewhere.

15. Prior to construction a management and maintenance plan for all sustainable drainage systems on site shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall include the arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime. The maintenance plan shall include details of the maintenance track that is to be provided in association with the proposed SuDS basin.

Reason: To ensure the effective operation of the drainage scheme from the outset of development and throughout the lifetime of the development.

16. Prior to the commencement of development a scheme which mitigates any overland surface water flows into the development shall be undertaken and any mitigation carried out within the development.

Reason: To prevent the ingress of off-site surface water entering any dwellings on site from the outset of development.
17. Details of the disposal of surface water from the development through the construction phase shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the risk of flooding does not increase during this phase and to limit the siltation of any on site surface water features.

18. Prior to first occupation an assessment into the structural integrity of the proposed SuDS basin shall be undertaken, submitted to and approved in writing by the Local Planning Authority. This assessment shall ensure the structural integrity of the drainage system and any adjacent structures or infrastructure under anticipate loading conditions over the design life of the development taking into account the requirement for reasonable levels of maintenance.

Reason: To ensure the basin is structurally secure, limiting the possibility of any breaching.

19. Prior to the commencement of the development a scheme for the installation of any permanent and temporary lighting on the site shall be submitted to and approved in writing with the Local Planning Authority. The lighting scheme should be designed so that lighting levels are minimised in accordance with the document Bats and Lighting in the UK, Institute of Lighting Engineers and BCT, 2009. The approved scheme shall be implemented in full prior to the dwellings being occupied.

Reason: To prevent the risk of harm to protected species from the outset of development.

20. Prior to the commencement of development a scheme for the provision of bird and bat boxes shall be submitted for the written approval of the Local Planning Authority. The scheme shall detail the location, height, orientation, numbers and specification of bird nesting and bat roosting provision. No fewer than 20 boxes in total shall be provided. Nesting provision shall include a mixture of house integrated bat and bird boxes and tree mounted boxes. Nesting provision will be made for species including house martin, starling, swallow and house sparrow. Once approved in writing the scheme shall be implemented in full prior to the dwellings being occupied.

Reason: To protect and enhance the biodiversity of the site from the outset of development.

21. The landscape planting of the site shall detail the species and number of trees, hedgerows, shrubs and use mainly Northumberland native species. Other species utilised shall be those which are beneficial to pollinators. Once approved the plan shall be implemented in full during the first planting season (November - March inclusive) following the commencement of development.

Reason: To maintain and protect the landscape value of the area and to enhance the biodiversity value of the site.

22. Prior to the commencement of the development a scheme for the protection of a 5m buffer from the Green Letch burn shall be submitted for written approval of the Local Planning Authority. The scheme shall include a physical and visual barrier to ensure no development, (house, garden, path or road) shall be undertaken within a
5m buffer of the western bank of the Green Letch burn. The scheme shall detail measures taken to protect the 5m buffer from harm during the construction of the development and once the dwellings are occupied. Once approved in writing the development shall be implemented in strict accordance with the approved scheme thereafter.

Reason: To protect the biodiversity of the Green Letch watercourse from the outset of development.

23. Prior to the commencement of development a scheme for the planting, establishment and management of the SUDs wetland area shall be submitted for the written approval by the Local Planning Authority. The scheme shall detail the ground works, cultivation and planting of native wetland plants and trees. The scheme shall include the management works to be undertaken to successfully establish the area, including weed control, littler picking, reseeding and replanting where required. Once approved in writing the area shall be managed in full accordance with the scheme for a period of not less than 10 years.

Reason: To enhance the biodiversity of the area from the outset of development in line with paragraphs 109 and 118 of the NPPF.

24. The development is to be implemented in strict accordance with the report, Preliminary Ecological Appraisal, Blue House Farm, Bedlington, March 2015, E3 Ecology, this is to include:
Any trenches should be covered at the end of each working day or ramps should be provided to allow exit routes for mammals which could potentially fall into the trench.
No development shall be carried out other than in accordance with the guidance set out in Pollution Prevention Guidance: Works or Maintenance in or Near Water PPG5, Environment Agency, 2007.
No development shall be carried out other than in accordance with the guidance set out in BS5837:2012 Trees in Relation to Design, Demolition and Construction: Recommendations British Standards Institution, 2012.

Reason: To maintain and protect the biodiversity value of the site.

25. A programme of archaeological work is required in accordance with the brief provided by Northumberland Conservation (NC ref W8/1: 22533 dated 15/06/2015). The archaeological scheme shall comprise three stages of work. Each stage shall be completed and approved in writing by the Local Planning Authority before it can be discharged.

a) No development or archaeological mitigation shall commence on site until a written scheme of investigation based on the brief has been submitted to and approved in writing by the Local Planning Authority.

b) The archaeological recording scheme required by the brief must be completed in accordance with the approved written scheme of investigation.

c) The programme of analysis, reporting, publication and archiving if required by the brief must be completed in accordance with the approved written scheme of investigation.

Reason: The site is of archaeological interest.
26. Prior to the commencement of development, a detailed scheme to show areas of children’s play provision throughout the site shall be submitted to and approved in writing by the Local Planning Authority. The approved play provision shall be installed as approved thereafter.

Reason: In accordance with the Wansbeck Supplementary Planning Document: Sport and Play

**Date of Report:**
**Background Papers:** Planning application file(s) 15/01080/OUT
<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Summary of Comments</th>
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<tr>
<td>Mrs Vikki Brown</td>
<td>39 Ayton Court&lt;br&gt;Hazelmere&lt;br&gt;Bedlington&lt;br&gt;Northumberland&lt;br&gt;NE22 6NS</td>
<td>As a local resident I object to this development. Bedlington does not have the infrastructure to support this development, for example increased pressure on the GP surgeries. Traffic will increase. Developments should be looking at brownfield sites rather than greenfield.</td>
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<tr>
<td>Miss Janet Kidd</td>
<td>44 Knaresborough Close&lt;br&gt;Hazelmere&lt;br&gt;Bedlington&lt;br&gt;Northumberland&lt;br&gt;NE22 6NT</td>
<td>This housing development is not needed in Bedlington. The town does not have the right level of shop, leisure or medical facilities to support more houses of this type, and the planning makes no mention of any kind of affordable homes within the estate. The line of woodland behind the Hazelmere estate supports a wide range of bird and wildlife, and is home to rare red squirrels, all of which would be disrupted by the building of more houses in this area. The road system along Ridge Terrace into Bedlington is flanked by houses a primary school, and a high school. Building more homes to the west of the town would only serve to increase the traffic flow and the possibility of accidents involving pedestrians. This is a poorly thought out plan and should not be allowed. This housing development is not needed in Bedlington. The town does not have the right level of shop, leisure or medical facilities to support more houses of this type, and the planning makes no mention of any kind of affordable homes within the estate. The line of woodland behind the Hazelmere estate supports a wide range of bird and wildlife, and is home to rare red squirrels, all of which would be disrupted by the building of more houses in this area. The road system along Ridge Terrace into Bedlington is flanked by houses a primary school, and a high school. Building more homes to the west of the town would only serve to increase the traffic flow and the possibility of accidents involving pedestrians. This is a poorly thought out plan and should not be allowed.</td>
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<td>Mr Brian Sykes</td>
<td>35 Hartford Court Bedlington Northumberland NE22 6LP</td>
<td>I find it unbelievable that more houses are planned for Bedlington when there are not enough facilities to provide for the existing houses. There are very few shops and no community facilities. Leisure facilities are almost non-existent. The GP practices are already over-stretched and the schools will struggle to provide places for the increased population that would be created by this and other proposed developments in the town.</td>
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<tr>
<td>Miss Linda Johnson</td>
<td>19 Netherton Lane Bedlington Northumberland NE22 6DS</td>
<td>I would like to register my objection to this proposal which goes against the County’s preferred policy. The land where the development is proposed is designated Green Belt Land (GBL) as detailed on Northumberland County Councils plans. The aim of keeping GBL is to prevent urban sprawl by keeping land permanently open, maintaining areas where agriculture, forestry and wild life (including our endangered red squirrel) can prevail. Once GBL has been taken it is gone forever!!! There are already three approved developments in Bedlington which will put further strain on our already stretched existing facilities, medical, schools, roads and a further 180 dwellings/families will compound this even more and increase the strain on the existing infrastructure and resources. Please register my objection to this application Linda Johnson.</td>
</tr>
<tr>
<td>Chelsea Rutter</td>
<td>31 Beechwood Avenue Stakeford Choppington Northumberland NE62 5AP</td>
<td>Ref 15/01080/OUT I think building new builds in blue house farm Bedlington would be a benefit to Bedlington itself because it would be very successful for first time buyers, my boyfriend is from Bedlington and we both like the area, therefore new builds would be ideal for us and our future. I can see a lot of people been interested in the new houses when they are built and a lot of people will most likely put in for them. This is really our only chance as Bedlington is the place we want to live and we would prefer a new build to an older house, so...</td>
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<td>Mr Paul Wedderburn</td>
<td>3 Spring Park Bedlington Northumberland NE22 5BJ</td>
<td>It is very important to provide new housing for Bedlington as most people looking to buy now find it extremely difficult to save up a 10% deposit. We now have more people looking for housing but very few houses available.</td>
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<tr>
<td>Mr Wayne Middlemiss</td>
<td>35 Skipton Close Hazelmere Bedlington Northumberland NE22 6NP</td>
<td>Bedlington does not have the infrastructure to support more houses. The schools and GPs are over stretched. Traffic is at a dangerous level. 2 crossing guards have left because it is dangerous. The high street needs massive investment. Letting Tesco's in through the backdoor was the beginning of the end. We need a sports centre with a pool, shops and businesses. Not half finished care home on the front street. Houses generate council tax which is then spent in Ashington, Cramlington, Blyth and Newbiggen. Enough is enough.</td>
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<tr>
<td>Mrs Sarah Warwick</td>
<td>10 Knaresborough Close Hazelmere Bedlington Northumberland NE22 6NT</td>
<td>I would like to object to this application, as I feel that this is a substantial development which will affect all residents of Bedlington. After attending the &quot;Make Noise For Bedlington&quot; rally today, I have no idea how these new residents will be accommodated. We have no major supermarket or shopping facilities, no sporting facilities &amp; no provision for young families. Our schools are already oversubscribed, so where do the new children go to school? If every new dwelling has 2 children, that is approximately 1 new school full, with no new school planned. We already have 3 new housing developments being built, Hazelmere Court, Miller houses on Church lane &amp; the new houses being built by Slaley Court. The size of this development will also mean that Nedderton &amp; Bedlington will almost become one &amp; this area of open countryside, should be left to prevent this from happening. The wildlife, including our endangered red squirrel, should be protected for future generations to enjoy, not turned into a concrete jungle. I also feel that Mr &amp; Mrs Rutherford do not</td>
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<td>Mrs Ann Douglas</td>
<td>16 Warwick Grove Hazelmere Bedlington Northumberland NE22 6NW</td>
<td>We object to this application due to the following:- The stress on the transport network and volume of traffic at peak periods, travelling towards Bedlington. There is often gridlock already at peak periods exiting Hazelmere Estate. If you project 90 cars from the proposed estate during this period, it will cause traffic chaos. The town centre will become inaccessible. This is already a hazardous busy road with lots of school children, increasing the potential of a serious accident. The lack of local amenities ie over subscribed dentists, doctors and schools. Lack of public amenities already without increasing the population. Risk of flooding towards Hazelmere. During the winter this already becomes waterlogged. The extra capacity going into the burn which is already in state of disrepair. The displacement of wildlife. As well as this the volume of new developments already underway is going to over burden the town that already lacks facilities and amenities. This is a large development that will ruin the natural beauty and views across to West Northumberland with there being no separation between Bedlington and Nedderton.</td>
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<tr>
<td>Adam And Russell Hogg</td>
<td>14 North Ridge Bedlington Northumberland NE22 6DE</td>
<td>For the attention of the Strategic and Urban Development Management Team, I wish to object about the development purposed for 180 dwellings on Land East and South East of Blue House Farm Netherton Road, Bedlington, on the following grounds as stated below: Demand for housing: There is no demand of housing in Bedlington as information in the county councils Locality...</td>
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and service area profiles states, The West Bedlington Parish Area which covers the whole of Bedlington town and surrounding areas of Netherton and Hartford Bridge has 98 Household spaces with no Residents a total percentage of 2.2%, does this not show there is not a lack of housing in the area? This information is only a few years old and since then permission has been given for 41 more homes in the Hazelmare estate, 33 at Slaley Court and 60 at Broadway house farm. Does this now show there no demand for any further new housing?

Infrastructure:

The current Infrastructure in and around Bedlington is not fit for further housing, Doctor Surgeries are overflowing, all Schools are full of pupils, Roads in the general area are full of potholes and in need of major investment to bring them back to a suitable standard and the main road outside this purposed development is already congested with traffic at peak times and will only get worse if further housing is built, Also there are no leisure facilities at all in Bedlington.

Local Services:

The county Council has to make over £100 million of cuts in the next five years and local services have and continue to suffer cuts, this questions how NCC will be able to maintain the roads, Street lighting, Grassed areas, hedges, tress and even a pond area within the purposed development and surrounding areas?

Local Economy:

Over the past 22 years that I have lived in Bedlington new housing has been built in the area at a cost to the town of local businesses, currently no less then 8 business units are empty, Forrester's a well know Bedlington
Business with a history of well over 30 years of servicing the town closed last year due to lack of investment by the local authority and lack of footfall, Tesco’s scrapped plans to expand the Bedlington Store due to lack of footfall and has now closed for the same reason and several other businesses are close to closing due to lack of footfall.
How will further new housing help this situation?
Green Belt:
This Site is and always has been farming land and nothing else and is thus green belt land, the government has highlighted we can not feed ourselves surely the development of farmland does not help this matter?
Also Green Letch (The watercourse and woodland) to the east of the site forms a natural Boundary for the western end of Bedlington, Thusly as a matter of Importance this scheme should not go ahead as it will impact on the natural boundary of Bedlington and affect all the wildlife in the area.
Land stability:
As Officers and Councillors should be aware the land here is not stable. Skips were put on the proposed site for tests and have since sunk into the ground, attention should be noted to the two skips closest to the B1331, the one on the bottom has almost completely disappeared from sight and this questions the whole sites stability.
There is also a question of Land movement, several houses in Red House farm, North Ridge, Hazelmere and even as far as the Chester's have reported Structural Problems with some of the houses having to be knocked down, This again questions the stability of the site as there seems to be underlying geographical problems with the surrounding area.

I would request that Northumberland County Council stop any further housing development in the Bedlington area as Bedlington will soon become a place for people only to sleep in as
there will be nothing else but houses. I hope you take your time to read this and make the correct choice for Bedlington.

Regards,

Adam Hogg

Mr Adam Hogg
Dear Sir / Madam.

I wish to object to any development of this area for several reasons.

To begin, this proposal would see another green area in Bedlington fall to concrete and tarmac, a loss of hedgerows and wild margins it is also adjacent a burn which is habitat for frogs, newts, birds and other wildlife.

The proposal would increase traffic loads onto the B1331 this is already a chaotic and dangerous stretch of road leading past four schools to the Red Lion roundabout, any development of housing that would lead directly onto this road would increase traffic flow and pose an even greater danger to schoolchildren and parents who have to cross this extremely busy road to reach their respective schools.

Any development of this area or extension to existing estates in this vicinity should not under any circumstances connect directly or indirectly onto the B1331 any developer should be instructed that all proposals include as part of the application that the access be via the old concrete lonnen which could be upgraded to adoptable standard and place the traffic loadings onto the Choppington Road just South of the railway crossing which has no schools, little housing and virtually no pedestrians.

Bedlington has for many years suffered serious decline, house building has gone on for more than sixty years and this has failed to halt the decline in facilities and the town centre. I who have lived in Bedlington for 55
years have witnessed a massive decline in shops and available services which actually of late is gathering momentum. Only a few months ago a developer who gained permission to build at the bottom of church lane broadcast how building houses would bring hundreds of thousands of pounds into the town providing an "economic boost”. What we have seen in reality once the proposal was granted permission was the closure of Forresters, French Grey Tales, the Black Bull Public House and Tesco, in addition we are also to be faced with the closure of the Court House, the Council Offices and the NCC Day Centre.

A caption was put in the local newspaper and comments from a senior NCC official stated that the Council office once demolished the site would be sold for development (what type I wonder), and that a Chemist would be moving into the library. More lost jobs for the town and actually the Chemist is the one situated on the corner of Market Place/ Vulcan Place resulting in another empty shop. This is the very formula that has Bedlington in the predicament it is in today, change is needed and needed soon.

I am of the opinion that Government strategy is economic generation 1st house building 2nd.

Bedlington has suffered enough, such is the outcry a rally in the town centre proved that. Will NCC listen to almost two thousand people who all cannot be wrong, why on all four compass points is there industry / retail / leisure facilities working in harmony with expansion, yet Bedlington which is in the centre suffers such abandonment by all? There is unprecedented decay in the town it is more than apparent that wholesale house building in and around Bedlington has not and will not aid regeneration. A long term strategy needs to be in place to ensure that growth and prosperity are moving in the right direction.
before any further expansion of the area. We as residents are suffering the long term effects of poor decision making, lack of infrastructure and investment in the town. There have been no road improvements to ease congestion, no strategy for shopping, no leisure facilities and most of all very few permanent jobs. All of this results in an increased number of family vehicles being used for people to travel to work, shop and to use leisure facilities and other amenities in surrounding towns. Development of housing alone will never solve any of the problems being suffered in Bedlington. The Local Authority and County have failed the people of this Town for no less than sixty years with what appears to be a one sided policy of house building and little else. Encouraging people to move into the area by way of development when there is precious little for them cannot be the way forward, a continuation of this strategy can only result in the creation of a dormitory town.

Also in my opinion it appears that the land proposed for development may have some form of instability? Just by my observations from the road there are builders skips full of material on what may be test piles as there had been activity with a 360 machine and drill rig in the field in the weeks leading up to their appearance. I find it difficult to accept that such a scant trial can possibly give accurate representation of the ground conditions of the area. The surrounding area has leant itself to some serious geological problems, this is also a view shared by the former leader of Northumberland County Council (14 houses to the west of Netherton Lane). Whilst I am not a geologist or a structural engineer I have in my past employment been directly involved in some serious issues surrounding ground stability and problems resulting from this with buildings and structures in and around the Bedlington area.
Ground instability from redundant mine workings continue to plague the area as well as groundwater and running sand, there has been movement of a minor nature in some places also there has been more catastrophic land failure in others resulting in expensive repairs to properties or in some cases complete demolition. Almost all of the land including the West end of Bedlington has been heavily mined, relatively shallow collieries in the centre and West wards such as the Doctor, Frances, Howard and Hall pits have all extracted coal at many levels, and still to this day possible collapse and settlement many metres below may have serious influence on land stability. Over the years there has been movement in Red House Farm where cracks have appeared in the terraced housing, the main road carriageway and kerb lines (B1331) have deformed adjacent the bus stop heading west just before the left turn into Netherton Lane, issues have arisen in the East entrance to Meadowdale Crescent where there was movement with the dwellings, a full terrace in Cloverdale was demolished due to sudden and catastrophic land movement, properties on the Hazlemere Estate have had to be evacuated so serious and sudden was the movement a 300mm thick raft foundation snapped resulting in cracked brickwork and none of the doors or windows being able to be opened, one of the other dwellings ended up 100mm out of level, of late bungalows in the Chester's just off Augustus drive have had to be demolished after vain attempts to grout the strata and underpin the properties failed. There may be no link whatsoever with any of these instances however it appears to be a pattern that may point to similar cause. All of the aforementioned developments prior to build would have had trial holes bored on site and analysis done of the strata prior to build but none to any significant depth. It is likely that there will be more problems with subsidence and settlement for many years to come due to mining activity. This undoubtedly
will have serious implications on any developments which may be given the green light.

Yours sincerely

Russell Hogg.

<table>
<thead>
<tr>
<th>Mr &amp; Mrs Peter &amp; Barbara Basnett</th>
<th>3 Raby Close Hazelmere Bedlington Northumberland NE22 6NL</th>
<th>15/01080/OUT - Blue House Farm - 180 dwellings residential development</th>
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<tbody>
<tr>
<td></td>
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<td>We strongly object to this proposal. As residents of Raby Close we are still waiting, since 1998, for improvements to the supporting infrastructure in Bedlington for the hundreds of houses built on the Hazlemere estate alone. The green open space area which was designated for public use has now been packed with new houses.</td>
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<td>It appears that the building of new housing estates is the only growth industry in Bedlington. Open fields and green areas are disappearing and we object to developments that are extending the town boundary. If it continues Bedlington will merge with Choppington, Netherton Colliery and then Nedderton Village.</td>
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<td>Bedlington as a town is dying with no investment in the infrastructure. Tesco is now closed and the post office is closing. There are numerous eyesore sites in the town such as the former Elliotts garage site where a sheltered housing scheme has been abandoned half built when the developer ran out of money and the derelict old school site on the front street, the former Co-op building and the gap site near Tesco which despite promises has not been developed.</td>
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<td>The three schools, First, Middle and High, are located in close proximity. Can they cope with the increasing population? The growing numbers of pupils exacerbates the existing</td>
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problem of the terrible narrow access to Benet Biscop, between the two blocks of terrace housing. Traffic is at a standstill at school starting and finishing times.

In addition the increasing population due to the extensive new house building places an increasing strain on medical, dental, social and other support services.

We can see the results of investments being targeted at other towns in South-East Northumberland. Since the creation of the Wansbeck District Council and now under the Northumberland Unitary Council, Bedlington has been left to wither on the vine.

The results are plain to see and are all around us. Enough is enough. Let us have improvements to the supporting infrastructure of the town before embarking on more seemingly endless indiscriminate house building.

Mrs Sarah Johnson
11 Warwick Grove
Hazelmere
Bedlington
Northumberland
NE22 6NW

Bedlington does not have the necessary infrastructure to support the population increase these houses would bring. The doctors is severely over stretched with appointments almost unattainable. Schools are full with class sizes on the increase. The existing road network could not support the increased traffic flow ? specifically within the peak times. Traffic is brought to a standstill with queues back into the Hazlemere estate, along the site of the previous Ridge Farm and across the roundabout back towards Nedderton. This level of traffic coupled with children trying to access the schools is a high risk environment? increasing the traffic flow through this bottle neck will only increase the risk of accident and delays. Increasing the population which then need to travel out of Bedlington to complete the weekly shop, purchase necessaties etc does not make sense. The current landscape offers home to the endangered red squirrel, deer and many other species of wildlife. If the
| Mr S Megraw | 11 Fontburn Road Bedlington Northumberland NE22 5JB | I am emailing you, as a local resident of Bedlington, to fully support the application to build new houses at the Blue House Farm site currently under review.

My reasoning for this support is because of my high interest in purchasing one of the plots once complete. Apart from my purchasing interest I also believe that the town will benefit from the increased investment in the area, with more residents living within the town, this will provide a boost for the local economy.

I look forward to hearing of the successful planning application in the near future. |
| Tony Lannon | 66A Victoria Terrace Bedlington Northumberland NE22 5QD | Please approve the planning application 15/01080/out!

We need more new homes in Bedlington, I want to continue to live in Bedlington and not surrounding area such as Blyth, Ashington or |
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<th>Name</th>
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<tbody>
<tr>
<td>Evelynne Atkinson</td>
<td>56 Eastgate Scotland Gate Choppington Northumberland NE62 5SA</td>
<td>I am all for the new houses being built we are looking for a new house to rent as the area we live in isn't a very nice area anymore since the council have moved in family's that don't care about the estate</td>
</tr>
</tbody>
</table>
| Mr Nicholas Mark | 15 Nottingham Court Hazelmere Bedlington Northumberland NE22 6PE | Hello,  
Please see below my comments regarding the proposed Blue House Farm, 1,280 new homes Residential Development by Miller Homes.  
I would like to suggest the protection of the wooded area and Green Letch stream which are both adjacent to the proposed development at Blue House Farm in Bedlington.  
Please find attached a plan onto which I have marked in yellow the wooded area and Green Letch stream.  
Also marked in red is the land proposed for development.  
Regards, 
Nickolas Mark |
| Mr Neil Douglass | 9 Featherstone Grove Hazelmere Bedlington Northumberland NE22 6NU | I wish to register my objection to this plan of building 180 homes.  
Bedlington does not have the capabilities to support this and other residential developments. The GP is a nightmare to get an appointment, schools are full, traffic is horrendous and there has been no investment in the town for 15 years.  
Our town is becoming a cash cow to support other nearby towns and we see no benefit of these extra houses, yet have to put up with all of the negatives they bring.  
The farmer selling this land obviously is out for |
financial gain but at the expenses sacrificing green belt land. It is the councils responsibility to protect this green belt land.

More houses are not needed, there are plenty for sale at present, especially on the Hazelmere Estate, so increasing the housing stock in the town is pointless, they'll sit empty for ages.

Enough is enough.