<table>
<thead>
<tr>
<th>Application No:</th>
<th>13/01103/FUL</th>
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<tbody>
<tr>
<td>Proposal:</td>
<td>Proposed development of 14no dwellings each with 2 parking spaces and visitor parking</td>
</tr>
<tr>
<td>Site Address:</td>
<td>Land North of The George Hotel, Humshaugh, Northumberland,</td>
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<tr>
<td>Applicant:</td>
<td>The Riverside Group &amp; Jewell II Property Company Ltd c/o Agent</td>
</tr>
<tr>
<td>Agent:</td>
<td>Anthony Watson Architects 5 Douro Terrace, Sunderland, Tyne And Wear, SR2 7DX</td>
</tr>
<tr>
<td>Valid Date:</td>
<td>17 April 2013</td>
</tr>
<tr>
<td>Expiry Date:</td>
<td>17 July 2013</td>
</tr>
<tr>
<td>Case Officer Details:</td>
<td>Name: Ms Jenny Green</td>
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<tr>
<td></td>
<td>Job Title: Senior Planning Officer</td>
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<tr>
<td></td>
<td>Tel No: 01670 625543</td>
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<tr>
<td></td>
<td>Email: <a href="mailto:jenny.green@northumberland.gov.uk">jenny.green@northumberland.gov.uk</a></td>
</tr>
</tbody>
</table>
1. Introduction

1.1 This application falls to be determined by Members because it is recommended for approval contrary to more than five letters of objection and to the views of Sport England.

2. Description of the Proposals

2.1 Full planning permission is sought for the construction of 14 affordable dwellings on land to the north of The George Hotel at Chollerford. The development would comprise 6 two bedroomed and 8 three bedroomed properties, all for rent and to be owned and managed by the Riverside Group, a Registered Social Landlord (RSL). Each dwelling would be two storey with a mix of detached, semi-detached and terraced properties arranged around a short cul-de-sac.

2.2 The dwellings would be constructed from random natural stone with slate roofs and painted timber windows and doors. Each dwelling would have two off-street parking spaces and 3 visitor spaces would also be provided within the site. A new access would be taken from the minor road that runs from the Chollerford roundabout into Humshaugh to serve the dwellings. This new road would run eastwards from the minor road and then turn northwards to serve the 14 dwellings.

2.3 All of the dwellings would have a rear garden each with a shed and bin storage compound. The site would be laid out as an open plan estate with front gardens and shared surfaces. According to the Design and Access Statement submitted with the application the development has been designed as a ‘Home Zone’ to ensure the safety of residents, particularly children. A low stone wall and hedgeline runs along the western boundary of the site where it borders the Humshaugh road and this would be retained as part of the scheme. A low stone wall would be built along the southern boundary. Three underground gas tanks to serve the development would be sited to the south of the site.

2.4 The site measures 0.4 hectares in area and is a greenfield site that lies to the north of Chollerford and to the south of Humshaugh. It comprises part grassland and ploughed arable land. Historically, the site has been used as a playing field but this use was abandoned several years ago. Staff accommodation associated with The George Hotel lies to the south of the site and the residential estate of Hadrian Court lies on the opposite side of the road. A farm track borders to the north and agricultural land borders to the east of the site. There is a sewage treatment works 120 metres away to the east.

2.5 The site lies in Chollerford and close to the village of Humshaugh. It is within the landscape setting of the Hadrian’s Wall World Heritage Site and in Flood Zone 1 (with the exception of a small part of the southerly access road that lies in Flood Zone 2). To accompany the planning application, a Planning and Affordable Housing Statement, an Ecological Assessment, a Geophysical
Survey, a Flood Risk and Drainage Impact Assessment, an Archaeological Assessment, an Odour Assessment and a Noise Assessment have been submitted.

3. Planning History

3.1 None.

4. Consultee Responses

<table>
<thead>
<tr>
<th>Consultee</th>
<th>Comments:</th>
</tr>
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<tbody>
<tr>
<td>Humshaugh Parish Council</td>
<td>Support the application. It would encourage families to the village and help to ensure Humshaugh remains a vibrant and sustainable village. It is an attractive scheme, designed to fit in with other developments in the village and the commitment to prioritise letting for local people is welcome.</td>
</tr>
<tr>
<td>Highways</td>
<td>No objection subject to receipt of amended plans showing revisions to layout at entrance to site and subject to conditions.</td>
</tr>
<tr>
<td>Public Protection</td>
<td>No objection subject to conditions.</td>
</tr>
<tr>
<td>County Archaeologist</td>
<td>No objection subject to condition requiring a programme of archaeological work to be carried out.</td>
</tr>
<tr>
<td>County Ecologist</td>
<td>No objection subject to conditions</td>
</tr>
<tr>
<td>Housing Department</td>
<td>Support the application and the mix of houses as there is a need for this size of affordable housing in the local area.</td>
</tr>
<tr>
<td>Waste Management</td>
<td>No objection.</td>
</tr>
<tr>
<td>Environment Agency</td>
<td>No objection.</td>
</tr>
<tr>
<td>English Heritage</td>
<td>No objection.</td>
</tr>
<tr>
<td>Northumbrian Water Ltd</td>
<td>Object to the application. The sewage treatment works to which the development would discharge is at full capacity and cannot accept the foul flows until upgrade works are undertaken. Such works would be completed during 2015-2020 subject to funding. Further response awaited following agreement with Environment Agency regarding use of mains drainage.</td>
</tr>
<tr>
<td>Architectural Liaison Officer - Police</td>
<td>No response received.</td>
</tr>
<tr>
<td>Chief Fire Officer</td>
<td>No objection.</td>
</tr>
<tr>
<td>Sport England</td>
<td>Object to the application. The development would lead to the loss of a playing field and no reprovision for the pitch is proposed. There is not a proven surplus of playing pitches in this part of the County and the development would result in the deficiency in the provision of playing fields.</td>
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5. Public Responses

Neighbour Notification
<table>
<thead>
<tr>
<th>Number of Neighbours Notified</th>
<th>10</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Objections</td>
<td>5</td>
</tr>
<tr>
<td>Number of Support</td>
<td>0</td>
</tr>
<tr>
<td>Number of General Comments</td>
<td>0</td>
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</tbody>
</table>

Notices

Site Notice expired 21 May 2013
Press Notice (Hexham Courant) expired 24 May 2013

Summary of Responses:

Five letters of objection have been received. Concerns raised by the local residents include:

- Overlooking from the proposed two storey dwellings towards the bungalows on Hadrian Court, resulting in a loss of privacy;
- Additional traffic that would impact on highway safety;
- Sewage treatment works already at capacity;
- Other brownfield sites close to the site;
- Impact on landscape setting of Hadrian’s Wall World Heritage Site and on the National Trail;
- Lack of evidence that there is a need for rented housing within the village;
- Potential for flooding of the site;
- Loss of a playing pitch;
- The site is not included within the Council’s Strategic Housing Land Availability Assessment;
- Problems of odour from the nearby sewage treatment works, and;
- Lack of local employment opportunities and bus services are already limited with the potential for cuts to be made the services.

6. Planning Policy

6.1 National Planning Policy
National Planning Policy Framework (NPPF) (27 March 2012)

6.2 Development Plan Policy
Tynedale Local Development Framework: Core Strategy (adopted October 2007)

GD1 General location of development
GD2 Prioritising sites for development
GD4 Principles for transport and accessibility
GD5 Minimising flood risk
GD6 Planning obligations
NE1 Principles for the natural environment
BE1 Principles for the built environment
H1 Principles for housing
H2 Housing provision and management of supply
H3 The location of new housing
H4 Housing on greenfield land
H5 Meeting affordable housing needs
CS1 Principles for community services and facilities
EN3 Energy conservation and production in major new developments

Tynedale Local Plan (adopted April 2000, saved Policies September 2007)
GD2 General design criteria
GD4 Access arrangements
GD6 Parking provision
NE17 Development in the setting of Hadrian’s Wall World Heritage Site
NE27 Protection of protected species
NE33 Protection of trees, woodlands and hedgerows
NE37 Landscaping in developments
BE28 Archaeological assessment
H32 Residential design criteria
CS19 Pollution control
CS22 Noise generating development
CS27 Sewerage
LR3 Protection of sports and recreational facilities and amenity open space
LR11 Outdoor sports facilities for new residential development
LR15 Play areas for new residential developments

6.3 Other Documents/Strategies

Northumberland County Wide Housing Needs Assessment (2012)
Northumberland Strategic Housing Market Assessment (2010)

7. Appraisal

7.1 The main issues for consideration in the determination of this application are:

Principle of residential development
Loss of playing pitch
Housing density
Scale and design
Impact on residential amenity
Impact on the landscape setting of Hadrian’s Wall World Heritage Site
Highways
Impact on biodiversity
Archaeology
Sports and play provision
Drainage and flood risk

Principle of development

7.2 The application site lies in Chollerford which, together with Humshaugh, is identified in the Core Strategy as a smaller village where small scale development, such as that proposed, is permitted in principle. Core Strategy Policies H1 and H3 permit new build housing within these smaller villages where there is an adequate range of services. Given the close relationship between the boundaries of Chollerford and Humshaugh it is reasonable to argue that the proposed dwellings would be served by a good range of
services provided by the two villages, including a primary school within easy
walking distance of the site, petrol station, shop, public house, swimming pool
and gym, and a regular bus service to Hexham. In accordance with these
policies, the site would be appropriate for new build housing.

7.3 Also material to the consideration of this application is the National Planning
Policy Framework (NPPF). Advice given in 214 of the NPPF states that,
following the 12 month period (following the date of the publication of the
NPPF, namely after 27 March 2013) due weight should be given to relevant
policies in existing plans according to their degree of consistency with this
framework (the closer the policies in the plan to the policies in the Framework,
the greater the weight that may be given). In assessing this application,
therefore, consideration must be given as to whether existing development
plan policies align with policies in the NPPF, and then due weight must be
afforded to these policies accordingly.

7.4 The NPPF seeks to promote sustainable development within rural areas, with
housing being located where it would enhance or maintain the vitality of rural
communities. The provision of 14 further dwellings, which would impact
positively by supporting local services would, therefore, accord with both the
development plan and with the NPPF. Also material to the assessment of this
application is housing land supply. The NPPF advises that, where a five year
supply of deliverable sites cannot be demonstrated, then housing applications
should be considered in the context of the presumption of sustainable
development. The Council’s Five Year Housing Land Supply (5YHLS)
document published in July 2012 shows that there is insufficient deliverable
housing land supply in the five year period in both the former Tynedale District
and in the City Region Commuter Area housing market area (CRCA HMA).
The additional 14 dwellings would contribute positively to housing supply,
according with the NPPF and with the Ministerial Statement: Planning for
Growth from 2011.

7.5 The development is for 14 affordable houses, all for social rent. In this location
the principle of developing the site for affordable housing would accord with
Core Strategy Policy H7 which permits such development in smaller villages
where there is an adequate range of services, such as is the case here. The
Council’s Housing Enabling Officer supports the application, identifying the
settlement as an area which experiences affordability issues. The most recent
figures on housing need are contained within the Northumberland County
Wide Housing Needs Assessment from 2012 which identifies a need of 242
affordable dwellings per annum to address the current backlog of demand
over a 10 year period. As a further evidence base, there are 19 applicants
with a Humshaugh address on the Northumberland Homefinder waiting list
confirming a local need for affordable housing in the parish. The mix of 6 two
bedroomed and 8 three bedroomed houses that are proposed on the site was
agreed with the Council’s Housing Services Officer at pre-application stage
and this mix would match closely with the needs for affordable housing within
the parish. Furthermore, all of the units would be for rent which is the tenure in
greatest need. The affordability of the units for rent would be secured in
perpetuity through an appropriately worded Section 106 agreement with
priority given to local residents with a strong local connection to Humshaugh
parish.
The NPPF advises local planning authorities to plan housing development to reflect local needs, particularly for affordable housing including through rural exception sites where appropriate. The proposal would accord with this approach.

The proposed dwellings would be on a greenfield site. Core Strategy Policy GD2 sets out a sequential approach for the location of new development, advising that priority should be given to the development of previously developed sites within built up areas, followed by other sites within the built up area and then other suitable sites adjoining built up areas. Whilst this approach is in general conformity with the NPPF which has, as one of its core planning principles, that planning should encourage the effective use of land by reusing land that has been previously developed, there is no longer a requirement for local planning authorities to adopt a sequential approach to the location of new housing development. This means that only very limited weight can actually be given to Core Strategy Policy GD2 which, in advocating such a sequential approach, does not align with current national planning policy. There would not, therefore, be any justification to restrict the development of this sustainable, but greenfield, site on the basis of sequentially preferable sites elsewhere in the parish, even if sites were readily available. Furthermore, the development would accord with the NPPF which states that priority will be given to sites which are more accessible to services and facilities by all modes of transport, particularly public transport, which is the case here with four regular buses a day to and from Humshaugh to Hexham and additional services on this route during the summer months.

**Loss of playing pitch**

It is acknowledged that the site has historically contained a football pitch and a visit to the site by Officers 4 years ago revealed the presence of goalposts there. At this time, however, the pitch was overgrown, not marked out and clearly had not been played on for a number of years previously. Since this site visit the goal posts have been removed and the land left fallow. Research undertaken during the assessment of the current planning application has revealed that the pitch ceased to be used over 12 years ago when the local football team disbanded.

Sport England have objected to the application on the basis that the site has been used as a playing field within the last 5 years, and encompasses at least one playing pitch of 0.2 hectares or more. This means that the development of the site would lead to a deficiency in the provision of playing fields within the County and the proposal would not accord with any of the exceptions in Sport England’s playing fields policy.

In response to this objection the applicant argues that the site does not meet the statutory definition of a playing pitch, the pitch not being delineated on the ground, and Sport England’s response being based upon a Google Earth image which shows the goalposts in 2009. Furthermore, the site is not identified as a pitch in the Council’s Playing Pitch Strategy which was produced following a comprehensive auditing exercise involving Parish Councils, sports clubs, Council officers and previous strategy documents.
7.11 Sport England have responded to the applicant’s comments, contending that
the presence of goal posts is a more important signal of delineation than the
transient presence of white lines. Sport England argue that the pitch featured
in the Tynedale Playing Pitch Strategy, although was then not included in the
Northumberland Playing Pitch Strategy. This omission does not mean that the
site does not contain a playing pitch. Sport England conclude that, if the
applicant cannot prove conclusively that the site has not been used as a pitch
at any time within the last five years then the Council will need to afford Sport
England’s views special weight in any decision reached on the proposal and
refer the application to the National Planning Casework Unit if the site is local
authority owned land and the Council are minded to approve the application.

7.12 Local Plan Policy LR3 seeks to prevent a net loss of open space, including
playing fields, through development. Under this policy, where a playing field is
proposed for development, then a replacement pitch should be provided. Core
Strategy Policy CS1 also seeks to protect recreational facilities such as
playing pitches. The NPPF states that existing recreational land, including
playing fields, should not be built on unless they are shown to be surplus to
requirements; or equivalent or better replacement facilities are provided, or;
the development is for alternative sports and recreational provision where the
needs clearly outweigh the loss. As the development plan policies align with
the NPPF then they may also be given due weight in the consideration of this
application.

7.13 The key issue for the Council to consider is whether the development of the
site would lead to the loss of an existing playing pitch and, if so, whether there
are other material planning considerations that would outweigh any harm
cauised by this loss. No alternative provision is being offered by the applicants
and it is acknowledged that the Northumberland Playing Pitch Strategy (PPS)
does not show an excess in pitch provision in the West Northumberland area.

7.14 The site does not feature in the current Northumberland Playing Pitch
Strategy and, whilst noting Sport England’s comment that this is an omission,
it does appear that a comprehensive exercise was carried out in the
preparation of the Strategy document, including consultations with Parish
Councils and sports clubs. It is, therefore, surprising that the pitch, if actively
in use, was not identified in the Northumberland PPS produced in 2009. Sport
England maintain that the proposal would lead to the loss of a playing pitch
but this appears to be based upon the fact that the site is listed in the
Tynedale Playing Pitch Strategy produced prior to 2009. It is understood from
a member of the now disbanded Humshaugh football team that the pitch was
last in use by the local team more than 12 years ago and pictures taken in
2009 show the pitch to be overgrown and clearly not in use, with the only
evidence of its existence being the two goal posts. No robust evidence has
been put forward from any quarter to suggest that the pitch has been in use
within the 5 last years, either from objectors to the scheme, from the Parish
Council or from photographic evidence and, in the absence of such evidence,
the conclusion must be reached that the development would not lead to the
loss of an existing playing pitch. For this reason the development would not
result in a deficiency in the provision of playing fields within the County, and,
in assessing the application, significant weight should also be given to the
benefits that the proposed affordable housing scheme would bring, both
socially and economically, to the local area and community. The development
would not, therefore, conflict with Core Strategy Policy CS1, with Local Plan Policy LR3 or with the NPPF.

7.15 Sport England have objected to the application but, as the site is not owned by a local authority, is not currently used by an educational institution as a playing field or has not at any time in the last five years been used by an educational institution as a playing field, then there is no requirement for the application to be referred to the Secretary of State through the National Planning Casework Unit if Members are minded to approve the application.

Housing density

7.16 Core Strategy Policy H5 sets out the requirement for a minimum density of 30 dwellings to the hectare unless such development would adversely affect the character of an existing area of low density housing. The NPPF does not include any guidance on minimum densities for new housing. An equivalent density of 35 dwellings to the hectare would be achieved on this site and this would generally reflect the character of the site’s surroundings in accordance with Core Strategy Policy H5.

Scale and design

7.17 The proposed dwellings would all be two storey comprising a mix of detached, semi-detached and terraced properties arranged around a cul-de-sac. The scale of the dwellings would match those nearby such as on Beechcroft to the northwest of the site and the residential accommodation associated with The George Hotel that adjoins the site to the south. Whilst the houses to the west on Hadrian Court are all bungalows, the introduction of two storey houses on the site would not appear out of scale with those on Hadrian Court, being set down at a lower level and benefitting from the screening provided by the hedge and stone wall along the roadside boundary. The dwellings would be of a simple, traditional pitched roof design constructed from random natural stone and slate roofs. The boundary wall, a feature throughout the village, would be continued around into the entrance into the site and short sections of wall would also be introduced to the front of some of the gardens. In addition to these common themes, the design would incorporate a variation in roof heights, shared surfaces, the introduction of bay windows on some of the units and two different styles of shelter porches. These, together with the traditional materials used and the simple overall form of design, would ensure that the development has a rural, rather than a suburban, feel. In terms of scale and design the development would accord with Core Strategy Policy BE1 and with Local Plan Policies GD2 and H32. These policies may be accorded due weight as they seek to achieve a high quality of design, consistent with one of the key principles of sustainable development set out in the NPPF.

Impact on residential amenity

7.18 Each of the dwellings would have a garden with space for a shed, patio area and bin storage. Adequate private amenity space in the form of rear and side gardens for each of the units would be achieved in accordance with Local Plan Policy H32. Within the development, adequate privacy distances between the proposed dwellings themselves would be provided with the
dwellings generally facing front to front or gable to gable. The nearest
dwellings are to the south of the site comprising the single dwelling and staff
accommodation associated with the hotel. A distance of 18 – 22 metres from
the rear of this existing residential development and the gable of the nearest
proposed dwelling would be achieved. This would exceed the minimum
distance of 15 metres set out in Local Plan Policy H32 which aims to ensure
that new development does not have an overbearing impact upon existing
properties.

7.19 Concern has been raised by some of the objectors regarding the potential for
overlooking from the rears of the 7 units that would face towards the
properties on Hadrian Court. As noted earlier, the properties on Hadrian Court
are bungalows with the rear of three properties facing towards the application
site. There would be a distance of 32 to 38 metres between these bungalows
and the rears of the 7 units within the application site. There is no
recommended privacy distance between these types of dwellings set out in
Local Plan Policy H32, although it would exceed the 25 metres recommended
between the rears of existing and proposed two storey dwellings. There are
also a number of mitigating factors that reduce any potential for harm due to
overlooking, namely the finished ground floor levels of the new dwellings
would be between 2 – 3 metres lower than those on Hadrian Court, and the
presence of mature beech hedging to the rear of Hadrian Court and hawtho
hedging and a low stone wall along the boundary of the application site.
Taking these factors into account then the development would not cause
harm to the amenities of nearby residents in terms of loss of privacy or having
an overbearing impact and so would not conflict with Local Plan Policies GD2
and H32. These policies may be accorded due weight as they align with the
NPPF which has, as one of its core planning principles, the need for a good
standard of amenity for all existing and future occupants of land and buildings.

7.20 Due to the proximity of the site to the sewage treatment works and the
external plant associated with The George Hotel, and the potential for
nuisance from both of these sources, the applicants have carried out an odour
and noise assessment. These have both been scrutinised by Public
Protection. The odour assessment concludes that it is unlikely that an
unacceptable odour impact, from the existing sewage treatment plant, would
occur at the dwellings nearest to the plant. On this basis Public Protection are
satisfied that there would not be harm to the amenities of future occupants of
the site in terms of odour in accordance with Local Plan Policies GD2 and
CS19, and the NPPF.

7.21 The noise assessment considered the potential for noise from the hotel and
the road to the west of the site. The George Hotel is located 40 metres from
the southern boundary of the application site and the report states that no
noise from the hotel was audible at the site during the daytime due to the
dominance of road traffic noise. During the night-time the report concludes
that noise from mechanical services associated with the hotel would be only
slightly above the existing background noise level at the nearest proposed
dwelling. No mitigation measures would, therefore, be required. Public
Protection have raised no objection to the application in terms of noise subject
to a standard condition restricting the hours of working. Subject to this the
development would accord with Local Plan Policies CS19 and CS22. These
policies align with the NPPF which advises that planning decisions should
avoid noise from giving rise to significant adverse impacts on health and quality of life.

**Impact on the landscape setting of Hadrian’s Wall World Heritage Site**

7.22 The site lies within the landscape setting of Hadrian’s Wall. Core Strategy Policies NE1 and BE1, and Local Plan Policy NE17, seek to conserve the wider landscape of the former Tynedale area, and to protect Hadrian’s Wall and its setting. The NPPF takes a more proportionate approach to protecting such heritage assets and their setting by advising local planning authorities to assess the particular significance of any heritage asset, including their setting, which may be affected by a proposal. The landscape within which the Wall sits is of high significance and is an area where the Wall itself can be viewed or land which can be viewed from the Wall itself.

7.23 The line of Hadrian’s Wall runs to the south of Chollerford, about half a mile at its closest point from the application site. Due, however, to the only crossing of the river being next to The George Hotel then the main views of this part of the Wall are from the Military Road to the west and southeast of the site and from the B6320 road. The National Trail along the Wall also follows the route of the Military Road at this point. At its nearest point to the Wall the site would be most visible from the roundabout, although from here the proposed dwellings would be seen in the context of the hotel and staff accommodation buildings. The site would not be particularly visible within the landscape from more distant views along the Wall or National Trail and from such vantage points the scheme would again be seen in the context of the adjoining properties on Hadrian Court/Beechcroft and the hotel buildings. For these reasons, the impact of the development on the setting of the heritage asset would be minimal and English Heritage, who are consulted on all planning applications within the landscape setting of the World Heritage Site, have raised no objection to the proposal. The development would not, therefore, conflict with development plan policy or with the NPPF. Concerns have been raised by some of the objectors that the proposal would have a negative impact on the National Trail which passes about 100 metres from the site but, given the negligible landscape impact that the proposal would have, such concerns do not appear to be justified or offer sound reasons for refusing the scheme.

**Highways**

7.24 The site would be served by a new access from the minor road that runs between Chollerford and Humshaugh. This access would be immediately to the north of the dwelling associated with The George Hotel. The Highway Authority has confirmed that this arrangement would provide satisfactory visibility splays and there would be an adequate distance from adjacent and opposing junctions. There would, however, need to be a two metre wide verge on the southern side of the access road in order that it meets the Council’s adoptable standards and this would require a slight realignment of the access road within the site. Amended plans showing this have been sought from the applicant. The Highway Authority is also satisfied that the local road network in the area would be able to accommodate the number of additional vehicle movements that would be generated by the proposed development. Subject to the receipt of appropriately amended plans the development would be
served by a safe access and would not cause harm in highway safety terms through the additional traffic generated. In these respects the development would accord with Core Strategy Policy GD4 and with Local Plan Policies GD2 and GD4. These policies may be accorded due weight as they align with the NPPF which also requires new development to provide a safe and suitable access onto the highway network.

7.25 Two car parking spaces per dwelling would be provided together with 3 visitor parking spaces within the site. The Highway Authority is satisfied that this arrangement would provide sufficient parking and adequate manoeuvring space within the development and, on this basis, and subject to conditions, the development would accord with Local Plan Policy GD6.

Impact on biodiversity

7.26 Government policy set out in the NPPF, together with Core Strategy Policy NE1 and Local Plan Policy NE27 all seek to give protection to habitats and species recognised for their environmental and scientific interest. An ecological assessment of the proposed development has been carried out. This concluded that, due to the limited ecological value of the site (with the exception of the hedgerow along the roadside), the development would not affect the overall biodiversity of the site and surrounding area. No protected species would be affected by the proposal. Providing that the hedgerow is retained, the landscaping of the site has the potential for a positive impact on the biodiversity of the site and the strengthening of linear features such as hedges and shrubs which would link to the wider landscape. A number of enhancement measures are recommended.

7.27 The Council’s Ecologist has raised no objection to the proposal subject to conditions regarding the use of native landscaping, and the provision of other biodiversity enhancement measures. Subject to these conditions the development would accord with Core Strategy Policy NE1, Local Plan Policies NE27 and NE37 and the NPPF.

Archaeology

7.28 A desk-based archaeological assessment and geophysical survey have been submitted with the application. The Council’s Archaeologist has commented that, whilst these surveys have not identified a high density of important archaeological remains across the site, it still has an archaeological potential. The Archaeologist has, therefore, recommended that a programme of archaeological strip, map and record is carried out prior to the commencement of construction. A condition requiring this work is recommended in accordance with Core Strategy Policy BE1 and Local Plan Policy BE28. These policies may be accorded due weight as they align with the NPPF in adopting a precautionary approach whereby if heritage assets, such as archaeological remains, would be damaged or lost as a result of development, then a recording of these should be undertaken.

Sports and play provision

7.29 Core Strategy Policy GD6 states that planning obligations will be sought in cases where they are necessary to mitigate the impact of a development. In
terms of children’s play and outdoor sports provision there is at present a deficiency in amount of such facilities in the sub-area of parishes that include Humshaugh. Local Plan Policies LR11 and LR15 seek to ensure that new housing developments provide an adequate level of sports and play provision. These policies are in general conformity with the NPPF which, at paragraph 73, stresses the importance that access to high quality open spaces and opportunities for sport and recreation can make to the health and well-being of communities. To supplement the Local Plan Policies, the Council adopted its Supplementary Planning Document ‘New housing: planning obligations for sport and play facilities’ in 2006. This SPD states that where on-site provision of children’s play and outdoor sports facilities are not appropriate, a financial contribution towards such facilities will be sought towards the provision or improvement of facilities in the area instead. Such contributions involve £694 per bedroom (up to a maximum of four bedrooms per dwelling) towards off-site play facilities and £394 per bedroom (again up to a maximum of four bedrooms per dwelling) towards off-site sports facilities.

7.30 For schemes involving more than 10 residential units, the SPD normally requires on-site play provision. In this instance, however, there is a well-equipped play area on the playing fields to the north of the site that serves the village. Given this facility, it would not be reasonable to require on-site play provision.

7.31 A Section 106 agreement to ensure that these contributions are made prior to the commencement of development is currently being drawn up. Subject to this being completed and signed then the development would accord with Local Plan Policies LR11 and LR15 and with the NPPF.

Drainage and flood risk

7.32 The application proposes the use of mains drainage to serve the development with the Humshaugh Sewage Treatment Works being located to the east of the site. This drainage arrangement resulted in an initial objection from Northumbrian Water Ltd (NWL) who objected on the basis that the sewage treatment works to which the development would discharge is at full capacity and unable to accept any further foul water flows until upgrade works are undertaken.

7.33 Following this objection discussions have taken place between NWL and the Environment Agency. Both parties have now agreed to vary the discharge consent for flows from the sewage treatment works meaning that the additional foul water from the proposed dwellings can be accepted and treated. Whilst the final comments of NWL, and the withdrawal of their objection is awaited, it appears that the site would be served by mains drainage in accordance with Local Plan Policy CS27. This policy accords with the NPPF which advises local planning authorities to ensure that new development is appropriate for its location in terms of pollution risk.

7.34 With regards to flood risk, a Flood Risk Assessment has been submitted. The proposed dwellings would be sited within Flood Zone 1, with the southerly part of the access road in Flood Zone 2. The Environment Agency have raised no objection to the proposed development and there is no requirement for the sequential test to be carried out which would consider if there are sites
available that would be at lower risk of flooding. On the basis of the site lying predominantly in Flood Zone 1, the development would not itself be at risk of flooding and it would not increase flood risk elsewhere. The proposal would, therefore, accord with Core Strategy Policy GD5 which aligns closely with the approach to flooding set out in the NPPF.

8. **Conclusion**

8.1 The site, which would be well served by local services, would be appropriate for new build housing in accordance with Core Strategy Policies GD1, H1 and H3. The scheme has the support of the Parish Council on the basis that it would encourage families to the village, support local services and help ensure Humshaugh remains a vibrant and sustainable village.

8.2 Whilst acknowledging that the site has historically contained a football pitch, it does not feature within the Northumberland Playing Pitch Strategy and there is no firm evidence to suggest that the pitch has been used in the last five years. The development of the site would not, therefore, lead to the loss of an existing playing pitch and so would not result in a deficiency in the provision of playing fields within the County. Significant weight should also be given to the benefits that the proposed affordable housing scheme would bring, both socially and economically, to the local area and community. The development would not, therefore, conflict with Core Strategy Policy CS1, with Local Plan Policy LR3 or with the NPPF.

8.3 The dwellings would be of a simple, traditional pitched roof design constructed from random natural stone and slate roofs, giving the scheme a rural character appropriate for its location. In terms of scale, design and density, the development would accord with Core Strategy Policies H5 and BE1, and with Local Plan Policies GD2 and H32. These policies may be accorded due weight as they seek to achieve a high quality of design, consistent with one of the key principles of sustainable development set out in the NPPF.

8.4 Adequate levels of amenity, including each unit having sufficient garden space, would be provided for the future occupants of the dwellings. The development would not cause harm to the amenities of nearby residents in terms of loss of privacy or having an overbearing impact and so would not conflict with Local Plan Policies GD2 and H32. These policies may be accorded due weight as they align with the NPPF. There would be no harm caused to future occupants in terms of noise or odour nuisance in accordance with Local Plan Policies GD2, CS19 and CS22, and with the NPPF.

8.5 The development would not cause harm to the landscape setting of Hadrian’s Wall World Heritage Site and so would not conflict with Core Strategy Policy NE1 or with Local Plan Policy NE17.

8.6 Subject to the receipt of amended drawings showing a minor revision to the proposed entrance layout, the development would be served by a satisfactory access and adequate parking would be provided within the site in accordance with Local Plan Policies GD4 and GD6. The additional traffic generated by the proposal would be accommodated on the local road network without harm to highway safety.
8.7 Subject to conditions the development would not affect the biodiversity of the site, and appropriate landscaping would be achieved in accordance with Core Strategy Policy NE1 and with Local Plan Policies NE20, NE27 and NE37. A programme of archaeology prior to works commencing on site would be conditioned in accordance with Core Strategy Policy BE1 and Local Plan Policy BE28.

8.8 A Section 106 agreement would ensure that appropriate contributions towards off-site sports and play provision are made in accordance with Core Strategy Policy GD6 and with Local Plan Policies LR11 and LR15.

8.9 The site would be served by mains drainage in accordance with Local Plan Policy CS27 and, as the site lies predominantly in Flood Zone 1, the development would not itself be at risk of flooding and it would not increase flood risk elsewhere. The proposal would, therefore, accord with Core Strategy Policy GD5 which aligns closely with the approach to flooding set out in the NPPF.

9. **Recommendation**

Authority be given to the Head of Development Services to GRANT CONDITIONAL PERMISSION subject to the receipt of amended plans showing revisions to the site entrance, subject to further comments from Northumbrian Water Ltd, and subject to the completion of a Section 106 agreement to secure the provision of the affordable units in perpetuity and a contribution towards off-site sports and play provision, and subject to the following conditions:

Conditions/Reason

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

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

02. The development hereby approved shall be carried out in accordance with the following approved plans:

Drwg no. 12_019 102 A Site Plan - Proposed
Drwg no. 12_019 104 A Roof Plans - Proposed
Drwg no. 12_019 200 A Proposed House Plans - 2 bedroom properties
Drwg no. 12_019 201 A Proposed House Plans - 3 bedroom properties
Drwg no. 12_019 401 A Elevations - Proposed Plots P1 to P7
Drwg no. 12_019 402 A Elevations - Proposed Plots P7 to P9
Drwg no. 12_019 403 A Elevations - Proposed Plots P10 to P14
Drwg no. 12_019 404 A Elevations - Proposed Plots P1 _ P14 and Plots P6 _ P10

Reason: For the avoidance of doubt and in the interests of proper planning.

03. The dwellings shall be constructed with the walls of natural stone and the roofs of slate. The stone to be used on the exterior of the buildings shall be
laid with its natural quarry bed horizontal, with mortar of a colour to match the natural colour of the stone and with flush or very slightly recessed joints.

Reason: To ensure that the appearance of the dwellings is appropriate for their location. In accordance with Policy BE1 of the Tynedale Local Development Framework: Core Strategy and Policies GD2 and H32 of the Tynedale District Local Plan.

04. Before any development commences a landscaping scheme shall be submitted to, and approved in writing by, the Local Planning Authority for the site, including the planting of trees and hedging along the northern and eastern boundary of the site. Thereafter the said scheme, including the planting of trees, shall be carried out as agreed not later than the next planting session immediately following the commencement of any development and shall be maintained thereafter and replaced as may be necessary for a period of two years from the date of completion of the planting to the satisfaction of the Local Planning Authority.

Reason: In the interests of visual amenity and the enhancement of the biodiversity of the site. In accordance with Policy NE3 of the Tynedale District Local Plan.

05. The wall and hedge along the western boundary of the site shall be retained in perpetuity as part of the residential scheme hereby approved, with the exception of the stretch of hedge and wall to be removed in order to accommodate the new access road. Details of any further hedge planting or repairs to the wall shall be submitted as part of the requirements for condition no. 5.

Reason: In the interests of visual amenity in accordance with Policy NE1 of the Tynedale Local Development Framework: Core Strategy.

06. A programme of archaeological work is required in accordance with the brief provided by Northumberland Conservation (NC ref T29/2: 16830 dated 18/6/2013). 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. In accordance with Policy BE1 of the Tynedale Local Development Framework: Core Strategy and Policy BE28 of the Tynedale District Local Plan.

07. If during development, 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
dwelling shall be occupied until the method statement (if required) 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 protect the environment and to ensure that the remediated site is
reclaimed to an appropriate standard. In accordance with CS23 of the
Tynedale District Local Plan.

08. No machinery shall be operated, no activity carried out and no deliveries
received at or dispatched from the site outside the hours of 8.00 am to 6.00
pm Monday to Friday, and 9.00 am to 1.00 pm on Saturdays, nor at any time
on Sundays or Bank Holidays.

Reason: To protect the occupants of nearby housing from excessive noise
and disturbance associated with the implementation of this permission. In
accordance with Policy CS22 of the Tynedale District Local Plan.

09. No development shall take place until a Construction Method Statement for
the duration of the construction period has been submitted to and approved in
writing by the local planning authority. The approved statement shall provide
for the parking of vehicles of site operatives and visitors; storage of plant and
materials used in constructing the development; wheel washing and/or road
cleaning facilities. The approved Statement shall be implemented and
complied with during and for the life of the works associated with the
development, unless otherwise is approved in writing by the local planning
authority.

Reason: In order to achieve a satisfactory form of development having regard
to highway safety. In accordance with Policies GD2 and GD4 of the Tynedale
District Local Plan.

10. The development hereby approved shall be completed in strict accordance
with a fully dimensioned layout plan incorporating road drainage, street
lighting and landscaping together with a longitudinal section of the new road
and details of construction of the carriageway, footpaths and accesses which
shall first have been submitted to and approved in writing by the local
planning authority.

Reason: To achieve a satisfactory form of development in the interests of
highway safety. In accordance with Policy GD4 of the Tynedale District Local
Plan.

11. All road works and associated works intended for adoption shall be laid out
and constructed in accordance with the Northumberland County Council
Manuals or as otherwise agreed in writing by the local planning authority.

Reason: To achieve a satisfactory form of development in the interests of
highway safety. In accordance with Policy GD4 of the Tynedale District Local
Plan.

Date of Report: 2 August 2013
Background Papers: Planning application file(s) 13/01103/FUL
List and Comments of representations received:

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Summary of Comments</th>
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<tbody>
<tr>
<td>Malcolm and Anne Race</td>
<td>1 Hadrian Court Humshaugh Hexham Northumberland NE46 4DE</td>
<td>See attached letter.</td>
</tr>
<tr>
<td>David and Caroline Milne</td>
<td>10 Hadrian Court Humshaugh Hexham Northumberland NE46 4DE</td>
<td>See attached letter.</td>
</tr>
<tr>
<td>M and J Oakley</td>
<td>9 Hadrian Court Humshaugh Hexham Northumberland NE46 4DE</td>
<td>See attached letter.</td>
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<tr>
<td>G R I Burton</td>
<td>6 Hadrian Court Humshaugh Hexham Northumberland NE46 4DE</td>
<td>See attached letter.</td>
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<tr>
<td>Pauline McKenna</td>
<td>4 Hadrian Court Humshaugh Hexham Northumberland NE46 4DE</td>
<td>See attached letter.</td>
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