## SOUTH EAST AREA PLANNING COMMITTEE
### 16TH JULY 2013

<table>
<thead>
<tr>
<th>Application No:</th>
<th>13/00759/FUL</th>
</tr>
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<tbody>
<tr>
<td>Proposal:</td>
<td>Construction of 41 new dwellings including associated infrastructure, landscaping, car parking and a new 0.2 acre area of public open space</td>
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<tr>
<td>Site Address</td>
<td>Land South Of Featherstone Grove, Hazelmere, Bedlington</td>
</tr>
</tbody>
</table>
| Applicant:      | Persimmon Homes  
                     2 Esh Plaza, Sir Bobby Robson Way, Great Park, Newcastle Upon Tyne  
                     NE13 9BA |
| Agent:          | None |
| Valid Date:     | 25 March 2013 |
| Expiry Date:    | 24 June 2013 |
| Case Officer Details: | Name: Mr Mark Ketley  
                        Job Title: Principal Planning Officer  
                        Tel No: 01670 625542  
                        Email: mark.ketley@northumberland.gov.uk |

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1. Introduction

1.1 The application is recommended for approval contrary to the views of West Bedlington Town Council and therefore falls outside the scope of the current Northumberland County Council scheme of delegation.

2. Description of the Proposals

2.1 Planning permission is sought for the construction of 41 dwellings including associated infrastructure, landscaping, car parking and open space provision on a 1.09ha site immediately to the south of Featherstone Grove, Hazelmere in Bedlington.

2.2 The site is located within the settlement limit of Bedlington as defined by the Wansbeck District Local Plan, and lies towards the western edge of the settlement on the eastern side of Alnwick Drive and to the south of Featherstone Grove/Hazelmere. The site is previously undeveloped (greenfield) land and is surrounded by existing residential development to its northern, western and southern sides, whilst to its eastern side is Meadowdale Middle School and its associated grounds. The site is allocated for mixed use development by Policy CF10 of the Local Plan and, whilst not designated as public open space, appears to be used informally for recreational purposes by local residents. The site features a number of informal footpaths around its periphery and across it centre. A public footpath along Alnwick Drive bounds the site to its western side whilst its eastern side is bound by a designated right of way running between the site and the fence line of the Middle School grounds.

2.3 The proposed development would involve the construction of 41 dwellings on this greenfield site comprising of 12 two-bedroom, 16 three-bedroom and 13 four-bedroom homes. The dwellings would comprise a mix of terraced townhouses and traditional semi-detached and detached units ranging in height from 7.4m - 8.1m for the two storey properties up to 9.8m for the proposed townhouses.

2.4 An area of public open space measuring approximately 0.109ha (0.2 acres) in area would be created in the north western corner of the site to provide an attractive pedestrian entrance to the development from Alnwick Drive. The applicant has stated that this area of open space would be available for use by residents of both the proposed development and existing properties in the area, whilst footpath links running east-west through the site would ensure that existing connectivity with the surrounding area is retained. A terrace of four townhouses and one detached dwelling would face onto the proposed area of public open space, set back from Alnwick Drive itself by approximately 30m. Elsewhere on the site, a row of 8 detached dwellings looking onto Alnwick Drive to provide primary street frontage would be constructed either side of a single vehicular access point. Secondary street frontage would occur throughout the remainder of the site with dwellings being constructed on both sides of either the central access road or shared surfaces. All dwellings would be provided with front and rear gardens and private car parking facilities whilst a total of 14 visitor parking bays would also be provided on the site.
2.5 Of the 41 dwellings being proposed, 30% of these would be affordable units. The housing tenure mix is currently the subject of negotiation with the Council’s Housing Strategy team and would be secured by way of a Section 106 planning obligation.

2.6 The development would be connected to the mains sewer for the purpose of foul sewage disposal. The development would also be connected to the main surface water sewer on Alnwick Drive although the applicant has proposed that sustainable drainage techniques be incorporated into the site itself eg. swales, to ensure that surface water run-off flows into the mains are treated and attenuated as effectively as possible.

2.7 The following documents have been submitted with the application:

- Statement of Community Involvement
- Planning Statement
- Design & Access Statement
- Open Space Assessment
- Extended Phase One Habitat Survey
- Phase One Desk Top Study
- Coal Mining Risk Assessment
- Flood Risk Assessment
- Transport Statement

3. Planning History

**Reference Number:** 89/00014/711FUL  
**Description:** Outline: Residential development  
**Status:** Approved

**Reference Number:** 97/00259/OUT  
**Description:** Outline: Private residential use of approx 27.18 acres (11 hectares) and school site of approx 3 acres (1.21 hectares)  
**Status:** Approved

4. Consultee Responses

| West Bedlington Town Council | Comments: Object - (i) There is concern that the density of housing is too high at 41 dwellings; and (ii) There is also concern about the amount of traffic to be added to the already very busy roads through the estate. |
| Highways Authority | Awaiting response |
| Environment Agency | Comments: No objection |
| Northumbrian Water | Comments: No objection subject to the development being carried out in accordance with the recommendations set out in the submitted Flood Risk Assessment. |
| **SuDS Officer** | **Comments:** No objection in principle, however further information required to demonstrate that the development would not be at risk of flooding during a 1 in 30 year event and, ideally, during a 1 in 100 year event. |
| **Coal Authority** | Awaiting response |
| **County Ecologist** | **Comments:** No objection subject to the development being carried out in accordance with the mitigation measures detailed in the submitted Extended Phase One Habitat Survey. |
| **Fire & Rescue Service** | **Comments:** No objection |
| **Police Architectural Liaison Officer** | No response received |
| **NCC Waste Management** | No response received |
| **NCC Open Spaces** | No response received |

### 5. Public Responses

#### Neighbour Notification

| Number of Neighbours Notified | 19 |
| Number of Objections          | 1 |
| Number of Support             | 0 |
| Number of General Comments    | 3 |

#### Notices

- Site Notice, posted 27th March 2013
- Press Notice, News Post Leader 4th April 2013

#### Summary of Responses:

Four letters of objection/comment have been received raising the following material planning considerations:

- Overdevelopment of the site;
- Impact of the development on neighbouring residential amenity;
- Additional traffic and impact on the local highway network; and
- Impact on existing footpath links.

### 6. Planning Policy

#### 6.1 National Planning Policy

National Planning Policy Framework (March 2012)
6.2 Development Plan Policy

Wansbeck District Local Plan (July 2007)

GP1 Locational strategy for the District
GP4 Accessibility
GP6 Trees and hedgerows
GP13 Biodiversity and wildlife networks
GP22 Flood risk and erosion
GP22a Land instability
GP29 Land contamination
GP30 Visual impact
GP31 Urban design
GP32 Landscaping and the public realm
GP34 Resource conservation and renewable energy
H5 Design and density of new housing development
H6 Housing density
H7 Affordable housing
T3 Provision for cyclists
T4 Provision for walking
REC7 Provision by developers
REC8 Children’s play
CF10 Community facilities and infrastructure

6.3 Other Documents/Strategies

Northumberland Strategic Housing Land Availability Assessment (May 2012)
Northumberland Five Year Housing Land Supply 2012 – 2017
Northumberland Open Space, Sports and Recreation Assessment 2011
Wansbeck District Council SPD “Provision for Sport and Play” (February 2009)
Wansbeck Design Guide SPD (July 2007)
Wansbeck Residential Development Design Guidance (July 2007)

7. Appraisal

7.1 The main issues for consideration in determining this application are as follows:

- Principle of the development
- Affordable housing
- Layout, scale and appearance
- Impact on neighbouring properties
- Nature conservation
- Flood risk and drainage
- Land contamination and ground stability
- Renewable energy
- Access, car parking and impact on the local highway network
- Sports and play provision
- Public rights of way
Principle of the development

7.2 On 27th March 2012 the Government published its National Planning Policy Framework (NPPF) which has, as a golden thread running through the framework, a presumption in favour of sustainable development. In this context the NPPF advocates that Local Planning Authorities (LPA’s) should approve development proposals that accord with the development plan without delay, and in cases where the development plan is absent, silent or relevant policies are out of date, grant permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF taken as a whole, or specific policies in the framework indicate that development should be restricted.

7.3 Annex 1 of the NPPF sets out guidance on the implementation of the NPPF and makes clear at paragraph 215 that following a 12 month “period of grace” from its publication i.e. after 27th March 2013, due weight should be given to relevant policies in existing development plans according to their degree of consistency with the framework. The closer that development plan policies align to the provisions of the NPPF, the greater the weight that may be given to them in the decision-making process.

7.4 The application site is located within the settlement limit of Bedlington as defined in the Wansbeck District Local Plan and is not previously developed thus constituting, by definition, a greenfield site. Policy GP1 of the Local Plan sets out the locational strategy for the former Wansbeck District and makes clear at Part B that development on greenfield sites within defined settlement limits will only be permitted if the site is allocated for development, or it can be demonstrated that the development would meet an identified and justified need and no suitable alternative previously developed site is available. In this case the site is allocated for mixed use development, including new housing, by Policy CF10 of the Local Plan and therefore the “in principle” requirements of Local Plan Policy GP1 are satisfied.

7.5 Turning to the specific requirements of the site allocation, Local Plan Policy CF10 states that mixed use development involving the provision of community facilities and new housing will be permitted on land at Alnwick Drive, Bedlington provided that: (a) it can be demonstrated by way of an up-to-date comprehensive open space assessment for the area that the site will not be required to make good any open space deficiency in the area; and (b) a comprehensive development scheme for the whole site is prepared.

7.6 In accordance with criterion (a) of Policy CF10 the applicant has submitted an open space assessment with this application which demonstrates that there is currently a surplus of amenity open space in the south eastern part of the County. The assessment uses the Council’s Open Space, Sports and Recreation Assessment 2011 as the basis of its findings (this document is also the evidence base for the emerging County-wide Core Strategy) and concludes that there is currently a surplus of 0.12ha of open space per 1000 people in the south eastern sub-area. In addition, an area of open space measuring 0.109ha (0.2 acres) would be provided on the site which is demonstrated in the open space assessment as being commensurate in size
for the number of dwellings being proposed. It is therefore considered that the proposal accords, in principle, with criterion (a) of Local Plan Policy CF10.

7.7 Criterion (b) of the Policy CF10 requires the preparation of a comprehensive development scheme for the whole site. In the context of the site’s allocation for mixed use development, including the provision of community facilities, the proposal for an entirely residential development at least partially fails to accord with the aims of the policy. However, there are two material considerations which indicate that a departure from Local Plan Policy CF10 can be justified on this occasion.

7.8 Firstly, the site allocation was made on the basis that the site is considered to be appropriate for residential development and either a small retail unit or community use provided that it is not required to address a shortfall in open space provision (already addressed above). However, the area is already well provided for by both small and large retailers by virtue of its location just a short walk or drive from Bedlington Town Centre, and is also well served in terms of local services and facilities. The site has remained unused since adoption of the Wansbeck Local Plan in July 2007 and this suggests that there is no interest in bringing the site forward for mixed use purposes. In such cases the NPPF states that LPA’s should seek to avoid the long term protection of allocated sites where there is no reasonable prospect of a site being used for that purpose, and makes clear that applications for the alternative use of land or buildings should be treated on their own merits.

7.9 Secondly, and perhaps more significantly, the NPPF at paragraph 49 states that applications for new housing development should be considered in the context of the overriding presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the LPA is not able to demonstrate a five year supply of deliverable housing sites. In this respect the Council’s published figures on housing land supply for the five year period 2012 - 2017 identify that there is a significant undersupply of housing in the former Wansbeck District with delivery falling well short of the targets set out in the now revoked North East Regional Spatial Strategy (RSS). The figures set out in the former RSS were reinforced in the Northumberland Strategic Housing Land Availability Assessment (May 2012) and, in order to maintain a satisfactory planning policy framework until such time that new local development documents are adopted as part of the County-wide LDF, the Council will continue to have regard to the housing provisions for Northumberland as set out in revoked RSS Policy 28. The requirement to provide 180 dwellings per year across the whole of the former Wansbeck area therefore remains relevant in this case. The figures published in the 2012 - 2017 report demonstrate that current housing land supply falls short of the RSS requirement of 1353 dwellings (adjusted to reflect a deficit of 273 units for the period 2004 - 2012 and the application of a 20% buffer as required by the NPPF in cases where LPA’s have persistently failed to demonstrate a five year supply of housing land) by some 972 units. Permissions granted since publication of the 2012 - 2017 figures have not significantly altered the level of undersupply. The consequence of this is that, in line with the advice set out in paragraph 49 of the NPPF, relevant development plan policies cannot be considered as being up-to-date and as such the presumption in favour of sustainable development set by the NPPF carries significantly more weight in the determination of this application.
7.10 These two factors combined demonstrate that there is a strong case for allowing the application site to come forward for housing development in its entirety. Development of this site with 41 dwelling units would make a positive and meaningful contribution to the five year housing land supply figures for the former Wansbeck area in a location that is both sustainable and representative of a natural addition to an existing, well established housing estate. A departure from the requirements of Local Plan Policy CF10 can therefore be justified on this basis.

Affordable housing

7.11 Policy H5 of the Local Plan makes 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 developments involving 15 or more dwellings to provide at least 30% affordable housing.

7.12 The applicant has confirmed that the proposed development would incorporate 30% affordable housing thus satisfying the requirements of Local Plan Policy H7 and the more generic objectives of the NPPF. The affordable housing tenure mix is currently the subject of negotiation with the Council’s Housing Strategy team, however the applicant has agreed to enter into a Section 106 planning obligation with the Council to secure the delivery of the affordable units on the site.

Layout, scale and appearance

7.13 Policies GP30, GP31 and GP32 of the Local Plan all seek to protect the character and appearance of the former Wansbeck District and achieve high standards of urban design. Meanwhile, Local Plan Policies H5 and H6 refer specifically to the design and density of new housing development and set out a number of criteria for proposals to satisfy. Also of relevance in the determination of the application are the Wansbeck Supplementary Planning Documents (SPD’s) relating to design and residential development design. All of these Local Plan policies and the SPD’s align firmly with the one of the core planning principles of the NPPF in promoting good design and as such can be afforded full weight in the determination of this application.

7.14 The design and access statement submitted with the application sets out the design thinking behind the proposed scheme and explains that an area of public open space in the north western corner of the site, equating to approximately 0.109ha (0.2 acres), would act as the focal point for the development by providing an open space facility that could be used by residents of both the development itself and existing properties in the area. The provision of this area of open space, easily accessible from Alnwick Drive, would also ensure that the development has a high degree of connectivity and integration with the surrounding housing estate. To further
enhance the development’s connectivity and integration, dwellings to be constructed along the western edge of the site would face west onto Alnwick Drive to create a primary street frontage not out of keeping with the general scale, character and appearance of existing dwellings along the street. Public footpath links through the site would also ensure that pedestrian access to the public right of way running along the eastern site boundary is retained. Such measures would ensure that the development assimilates successfully into the street scene without appearing dominant, overbearing, inward-looking or visually intrusive from the wider surrounding area.

7.15 Behind the site frontage properties the remaining dwelling units would be constructed on both sides of either the secondary access road or shared surfaces. This part of the site would have the feel of a typical modern housing estate and would generally follow the well established development pattern in this part of Bedlington. The density of development would be in keeping with the existing residential areas to the north, south and west of the site and all properties would be of a scale appropriate for the site and wider surrounding area, being a mix of two and two-and-a-half storeys in height. All of the proposed dwellings would feature front/rear gardens and private parking facilities commensurate to the size of dwellings being proposed.

7.16 In terms of the appearance of the proposed dwellings, this would again be typical of a modern housing scheme and generally in keeping with the style of existing housing in the area. The properties would be constructed using predominantly red and buff facing brickwork with either grey or red roof tiles. A condition can be imposed to give the LPA appropriate control over the final palette of materials to be used during the construction of the development.

7.17 Subject to the recommended conditions the scheme would be representative of good design and acceptable in terms of its proposed layout, scale and appearance. The development therefore accords with the NPPF, Local Plan Policies GP30, GP31, GP32, H5 and H6, and the SPD’s relating to design and residential development design.

Impact on neighbouring properties

7.18 Criterion (c) of Policy H5 of the Local Plan states that new housing developments should be well designed and ensure that residents enjoy reasonable standards of privacy, outlook and daylight. This advice is reiterated in the Residential Development Design Guide SPD.

7.19 There are a number of existing residential properties which back onto the northern and southern boundaries of the application site, and also properties on the opposite side of Alnwick Drive which either back or sit gable on to the public highway and the application site thereafter. By virtue of being surrounded by residential properties on three sides there is inevitably the potential for the proposed development to impact on the amenities currently enjoyed by neighbouring occupiers. However, the proposal would be of a scale and form not dissimilar to that of the existing housing in the immediate surrounding area and all properties would feature reasonable length back gardens ensuring appropriate spacing between dwellings. In cases where existing and proposed dwellings would have a back-to-back relationship a separation distance of at least 21m would be achieved whilst, in the case of
back-to-gable relationships, a distance of between 13m - 15m would be provided. The taller townhouses would also be positioned on parts of the site where their impact on neighbouring properties would be minimised ie. adjacent to a blank opposing gable elevation, or next to an adjacent turning head and garage block. Overall therefore it is considered that the proposed development could be accommodated on the application site without unacceptably affecting neighbouring residential amenity. The scheme therefore accords with Local Plan Policy H5 in this respect.

Nature conservation

7.20 The extended phase one habitat survey submitted with the application identifies the site as being of low ecological value, dominated by poor quality semi-improved grassland and scattered scrub. The report identifies no potential roosting locations for bats on the site, and no birds were recorded on site during the survey work undertaken. The risk of great crested newts being present on the site is identified as being low and habitats are considered to be unsuitable for badger sett creation. The report does identify the potential for nesting birds in hedgerows along the eastern boundary of the site whilst it is also possible that bats may forage on and around the site. The report concludes that the proposed development is at very low risk of adversely affecting nature conservation interests but still recommends that a number of mitigation measures are put in place including retention of the eastern boundary hedge, removal of scrub being undertaken outside of the bird breeding season, and the inclusion of bat roosting features within the new properties. The County Ecologist has been consulted on the application and has raised no objection subject to a condition requiring development to be carried out in accordance with the mitigation measures identified in the habitat survey. Subject to an appropriately worded condition to this effect it is considered that the development would not have a negative impact on protected species or their habitat in accordance with the NPPF and Policies GP6 and GP13 of the Local Plan.

Flood risk and drainage

7.21 A flood risk assessment (FRA) has been submitted with the application which advises that the site is located entirely within Flood Zone 1 where flooding from fluvial sources has a probability of 1 in 1000 in any one year (0.1%). The proposed development would therefore be at low risk from flooding and is considered to be an appropriate location for new housing in accordance with the advice set out in the NPPF and Local Plan Policy GP22.

7.22 In terms of foul and surface water disposal, the applicant has stated that the development would be connected to the respective mains sewers. However, the applicant has also stated their intention to incorporate sustainable drainage techniques into the development of the site eg. swales, to ensure that surface water run-off flows into the mains are treated and attenuated as effectively as possible. Northumbrian Water and the Environment Agency have raised no objection to the proposed foul and surface water drainage arrangements. The Council’s SuDS Officer has also raised no objection to the proposal, in principle, but has requested the submission of additional information to demonstrate that the proposed SuDS techniques to be incorporated into the development of the site would be capable of
accommodating surface flows in the 1 in 30 year, and 1 in 100 year, flood events. Submission of this additional information and the subsequent comments of the Council’s SuDS Officer are awaited.

Land contamination and ground stability

7.23 A phase one desk top study has been submitted with the application to inform the Council’s assessment of the development proposal in respect of contaminated land. This concludes that no contaminants that are likely to pose a risk to human health have been identified on the site. Based on the information submitted however, it is recommended that a condition be imposed requiring the use of a heavy-duty membrane to prevent the ingress of land gases. A further condition covering the event of previously unidentified contamination being found whilst development works are being carried out is also recommended. Subject to these conditions it is considered that the proposal would accord with Local Plan Policy GP29 which addresses issues relating to land contamination.

7.24 Turning to the issue of ground stability, Policy GP22a of the Local Plan requires developers to submit a ground stability report in cases where a proposed development may be at risk from unstable ground conditions. In this particular case the site is located within a Coal Mining Referral Area and therefore a coal mining risk assessment has been submitted with the application. This concludes that the risk of surface subsidence affecting the site as a result of former coal mining activity is negligible. The Coal Authority has been consulted on the application and their response is awaited at the time of writing the report.

Renewable energy

7.25 Policy GP34 of the Local Plan states that for developments involving 10 or more dwelling units there will be a requirement for at least 10% of predicted energy requirements to be provided on-site from renewable sources. This policy requirement remains generally consistent with the advice set out in the NPPF which supports the move towards a low carbon future. In their submitted planning statement the applicant has confirmed their willingness to satisfy the requirement of Local Plan Policy GP34 by adopting the Fabric First approach. A condition can be imposed to secure the details and delivery of the applicant’s proposal in this respect.

Access, car parking and impact on the local highway network

7.26 The development would be served by a single vehicular access point towards its south west corner leading off Alnwick Drive. In principle this is considered to be satisfactory and capable of accommodating the traffic flows likely to be generated by the proposed development. The proposed position of the access is also such that it would appear not to conflict with other junctions along Alnwick Drive. The comments of the Highways Authority on the proposed means of access to the site, and road layout within the site itself, are however awaited at the time of writing the report. Similarly, comments are awaited on the proposed level of car parking provision within the site which would total 51 dedicated parking spaces for residents and 14 visitor bays.
In terms of its impact on the local highway network, the applicant has submitted a transport statement (TS) with the application. This considers the potential traffic and transportation implications arising from the proposed residential development and concludes that the proposal would not give rise to any significant increase in traffic flows on the surrounding road network. The TS also advises that following a study of accident records for the local highway network, no significant road safety issues have been identified. The site is also identified as being in close proximity to a range of public transport links, and within walking and cycling distance of local services and facilities. Again the comments of the Highways Authority are awaited in respect of the findings of the TS. However, on the basis of the evidence submitted it would appear that the proposed development could be accommodated in this location without having an unacceptable adverse impact on the surrounding road network, according therefore with Local Plan Policies GP4, T3 and T4.

Sports and play provision

Local Plan Policies REC7 and REC8 require developers to make appropriate provision for sports and play facilities in cases where additional demand for such facilities is likely to be generated. The Wansbeck SPD Provision for Sport and Play, adopted in February 2009, sets out a framework for this and establishes a figure per dwelling unit for the financial contribution that will be sought in cases where on-site provision is not proposed. Whilst an area of public open space is proposed in the north western corner of the application site, no formal sports and play facilities would be provided on the site and therefore, in accordance with the requirements of Local Plan Policies REC7 and REC8 and the SPD, an appropriate financial contribution has been sought in lieu of on-site provision. The applicant has agreed to enter into a Section 106 planning obligation to secure the requisite amount towards off-site sports and play facilities. Subject to completion of the S106 obligation the proposal would accord with Local Plan Policies REC7, REC8 and the SPD.

Public rights of way

An issue raised by those neighbouring residents that have commented on the application relates to the existing footpath provision in the area. In this respect it is important to note that the site currently features a number of informal footpaths around its periphery and across it centre, whilst designated public footpaths bound the site to the east and west. Although the proposed development would result in the loss of the existing informal footpaths within the site itself, footpath links running east-west through the site would ensure that connectivity to the surrounding area is retained for existing local residents. In addition, the proposal would have no impact on the existing footways which line the eastern and western site boundaries. Should Members be minded to approve the application an informative can be included on the planning decision notice advising the developer that these existing designated rights of way must be kept clear of obstruction at all times.

8. Conclusion

The site is located within the settlement limit of Bedlington as defined in the Wansbeck District Local Plan and is not previously developed thus constituting, by definition, a greenfield site. Policy GP1 of the Local Plan sets
out the locational strategy for the former Wansbeck District and makes clear at Part B that development on greenfield sites within defined settlement limits will only be permitted if the site is allocated for development. In this case the site is allocated for mixed use development, including new housing, by Policy CF10 of the Local Plan and therefore the “in principle” requirements of Local Plan Policy GP1 are satisfied.

8.2 The proposal would conflict, at least partially, with the requirements of Local Plan Policy CF10 insofar as an entirely residential development is proposed on a site allocated for mixed use purposes. However, the site has remained unused since adoption of the Local Plan in July 2007 and this suggests that there is no interest in bringing the site forward with a mixed use scheme. In addition, there is not currently a five year supply of housing land in the former Wansbeck District, the consequence being that relevant development plan policies cannot be considered as being up-to-date in accordance with the guidance set out in the NPPF. These two factors combined demonstrate that there is a strong case for allowing the application site to come forward for housing development in its entirety. Development of this site with 41 dwelling units would make a positive and meaningful contribution to the five year housing land supply figures for the former Wansbeck area in a location that is both sustainable and representative of a natural addition to an existing, well established housing estate. A departure from the requirements of Local Plan Policy CF10 can therefore be justified on this occasion.

8.3 The technical issues relating to the proposed development have been assessed and, subject to the outstanding consultation responses from statutory consultees, appropriate conditions being applied to any planning permission and the successful conclusion of a Section 106 planning obligation to secure affordable housing provision and financial contributions towards off-site sport and play facilities, are considered to be acceptable and in accordance with the NPPF and all relevant development plan policies.

9. Recommendation

That the Committee resolves that it is minded to approve the application and that delegated authority be given to the Head of Development Services to grant conditional permission subject to the comments of the Highways Authority, Coal Authority and SuDS Officer, and subject to the completion of a Section 106 planning obligation to secure the delivery of the affordable housing and an appropriate financial contribution towards off-site sports and play facilities.

Conditions/Reason

01. The development hereby permitted shall be begun 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 the permission.

02. The development hereby permitted shall not be carried out other than in complete accordance with the following approved plans:

   Dwg No 267/A/GA/001 (Proposed Site Plan)
Dwg No HB-WD01 (Hanbury - Plans & Elevations)
Dwg No CD-WD01 (Chedworth - Plans & Elevations)
Dwg No HT-WD01 (Hatfield - Plans & Elevations)
Dwg No RS-WD01 (Roseberry - Plans & Elevations)
Dwg No RF-WD01 (Rufford - Plans & Elevations)
Dwg No WS-WD01 (Winster - Plans & Elevations)
Dwg No 2004/A/SWA2/001 Rev C (Swale 2 - Plans & Elevations)
Dwg No 2004/A/GAR/001 (Single Garage Construction Plans)
Dwg No 2004/A/GAR/002 (Double Garage Construction Plans)

Reason: To enable control to be exercised over the development as it proceeds.

03. No construction work or deliveries to the construction site, in connection with the development hereby approved, shall be carried out other than between the hours of 08.00 to 18.00 Mondays to Fridays, 08.00 to 13.00 on Saturdays, and not at all on Sundays and Bank Holidays.

Reason: In the interests of neighbouring residential amenity and in accordance with Policy H5 of the Wansbeck Local Plan.

04. No development shall commence until a schedule and samples of the materials to be used on the external elevations of the dwellings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be constructed other than with these approved materials.

Reason: In the interests of the satisfactory appearance of the development upon completion and in accordance with the provisions of Policy H5 of the Wansbeck Local Plan.

05. No development shall commence until details of the provision of refuse and recycling storage for each dwelling, and a programme for implementation, have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be carried out other than in accordance with the approved details and approved implementation schedule. The refuse/recycling area shall have a direct and level access from the street to the dwelling and be capable of accommodating the appropriate refuse/recycling bins.

Reason: In the interests of the provision of adequate refuse storage/collection facilities and of general and visual amenities in accordance with Policy H5 of the Wansbeck Local Plan.

06. No development shall commence until a detailed landscaping scheme, showing both hard and soft landscaping proposals (the detailed landscape planting plan must include the planting of locally native trees and shrubs) has been submitted to and approved in writing by the Local Planning Authority. This shall include, where required, the planting of trees and shrubs including a fully detailed planting schedule setting out species, numbers, densities and locations, the provision of screen walls or fences, the mounding of earth, the creation of areas of hardstanding, pathways etc, areas to be seeded with grass and other works or proposals for improving the appearance of the
development. The scheme shall be carried out in accordance with the approved drawings not later than the expiry of the next planting season following commencement of the development, or within such other time as may be agreed in writing by the Local Planning Authority. The landscaped areas shall be subsequently maintained to ensure establishment of the approved scheme including watering, weeding and the replacement of any plants, or areas of seeding or turfing comprised in the approved landscaping plans, which fail within a period up to five years from the completion of the development.

Reason: In the interests of visual amenity, the satisfactory appearance of the development, to maintain and protect the landscape value of the area and to enhance the biodiversity value of the site in accordance with Policies GP6, GP13 and GP32 of the Wansbeck Local Plan.

07. No development shall commence until a detailed landscape management plan (for areas other than domestic gardens) has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved plan shall be implemented in complete accordance with the approved details.

Reason: In the interests of visual amenity and the satisfactory appearance of the development upon completion in accordance with Policy GP32 of the Wansbeck Local Plan.

08. No development shall commence until a fully detailed scheme of energy conservation for the dwellings hereby approved has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be carried out other than in accordance with the agreed details.

Reason: To ensure that the development as a whole contributes to a reduction in carbon emissions in accordance with Policy GP34 of the Wansbeck Local Plan.

09. No lighting shall be installed on any part of the site unless details have first been submitted to and approved in writing by the Local Planning Authority. Thereafter, any lighting shall not be installed other than in accordance with the approved details.

Reason: To safeguard the amenities currently enjoyed by neighbouring residential properties and in accordance with Policy H5 of the Wansbeck Local Plan.

10. No development shall commence until a scheme of dust suppression, to be implemented for the duration of construction works, has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include the use of dust suppression on power tools, the wetting of any surface being broken up by tools or plant when required and any stockpiles of loose construction materials being sheeted or wetted in dry and windy conditions.

Reason: In order to protect the amenity of neighbouring occupiers and ensure a commensurate level of protection against dust in accordance with Policy H5 of the Wansbeck Local Plan.
11. The development shall not be carried out other than in accordance with the recommendations set out in the report “Phase 1: Desk Top Study, Proposed Residential Development, Land off Alnwick Drive, Bedlington” by arc environmental (December 2012)

Reason: In the interests of protecting human health and the environment in accordance with Policy GP29 of the Wansbeck Local Plan.

12. If, during development, contamination not previously considered is identified, then the Local Planning Authority shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing with the Local Planning Authority.

Reason: In the interests of protecting human health and the environment in accordance with Policy GP29 of the Wansbeck Local Plan.

13. Written validation certification that the works have been completed in a manner to ensure safety for future occupiers of the development shall be submitted to the Local Planning Authority within one month of the date of completion of the remediation works.

Reason: In the interests of protecting human health and the environment in accordance with Policy GP29 of the Wansbeck Local Plan.

14. No development shall commence until details of protective measures, including the use of a heavy-duty membrane, to prevent the ingress of land gases have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the dwellings shall not be occupied unless the approved measures have been incorporated into the construction of the dwellings.

Reason: In order to prevent any accumulation of oxygen deficient air which may potentially be prejudicial to the amenity of the occupants of the respective properties in accordance with Policy GP29 of the Wansbeck Local Plan.

15. No development shall take place unless in accordance with the mitigation detailed within the ecological report “Extended Phase One Survey, Alnwick Drive, Bedlington” by E3 Ecology Ltd (January 2013) including retention and protection of the eastern boundary hedge; adherence to precautionary working methods and method statement for great crested newts and cotoneaster species; adherence to external lighting recommendations; any trenches left open overnight to include method of escape (to ensure animals do not become trapped) by means of a ramp not less than 300mm wide and angled no steeper than 45 degrees; and inclusion of bat roosting features (such as bat slates and gaps at ridges) within the roofs of the dwellings with numbers, types and locations to be agreed with the Local Planning Authority before development commences.

Reason: To maintain the favourable conservation status of protected species in accordance with Policies GP6 and GP13 of the Wansbeck Local Plan.
### Background Papers: Planning application file(s) 13/00759/FUL

### List and Comments of representations received:

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Summary of Comments</th>
</tr>
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<tbody>
<tr>
<td>Mr Darren Rogers</td>
<td>3 Ayton Court Hazelmere Bedlington Northumberland NE22 6NS</td>
<td>When will a plan of the development be published in order to show the new public open space? Also will access across the land be denied once the development is completed? In the current economic climate is the development of 41 new houses appropriate as the housing market is slow at the moment, or is the development for housing association tenants?</td>
</tr>
<tr>
<td>Ms Gillian Wright</td>
<td>5 Richmond Close Hazelmere Bedlington Northumberland NE22 6NG</td>
<td>With regards to the above planning application, I have always been aware that houses may be built on this land therefore this is not my issue. My concern is in relation to the type of houses that will be built adjacent to the existing houses at Richmond Close and Featherstone Grove. In order to respect the existing householders privacy I would like to request that the houses built are no higher than the existing properties ie. two storey. Any higher three storey properties could be easily situated in the middle of the development or backing onto the school/farm field. I am also surprised that the pathway north or Richmond Close to the &quot;black path&quot; leading to Meadowdale School is not being maintained. This is used by the estate's children and dog walkers alike, and from the plans if this is not maintained access will only be via Featherstone Grove, increasing distance. I would like my points to be taken into consideration before any planning application be granted, and look forward to a response.</td>
</tr>
<tr>
<td>Mr David Laidlaw</td>
<td>7 Ripley Close Bedlington Northumberland NE22 6NR</td>
<td>I note that the footpath to the rear of proposed properties 11-19 is to be retained. This footpath is in need of repair and street lighting should be provided as this is a busy</td>
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<tr>
<td>Name</td>
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<tr>
<td>Colin Seccombe</td>
<td>1 Richmond Close Hazelmere Bedlington Northumberland NE22 6NG</td>
<td>My main concern is the increase of fast traffic past my house which this increase in housing will cause. Would it be possible to slow the traffic down with traffic calming measures etc. The cars come past my house at speed which makes it dangerous for me getting out of my street and I think that more cars will increase the risk of an accident to me or my family as well as the other people who live in my street.</td>
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