

NORTHUMBERLAND

Northumberland County Council

Mr Guy Munden
The Northumberland Estates
Estates Office
Alnwick Castle
Alnwick
NE66 1NQ

Our Ref: 16/01688/OUT
Your Ref:
Contact: Mr Neil Armstrong
Direct Line: 01670 622697
E-Mail: neil.armstrong@northumberland.gov.uk
Date: 1st March 2017

Dear Sir/Madam,

Application to Northumberland County Council – Development Management

I refer to your application to the above unit and enclose your approval certificate. This is an important legal document that may need to be produced, for example, if you decide to sell your property. It should therefore be safely stored.

Most approvals are subject to conditions and these are listed on the second page of the certificate. These form part of your permission and must be adhered to. Non-compliance could result in the Council taking Enforcement Action. Some conditions may require additional information to be submitted to this unit prior to the starting of any works, whilst others are ongoing, either just during the construction period and others for the life of the development. If you are uncertain about any of the conditions attached to your permission, please contact the Planning Case Officer whose details appear at the top of this page. Under the Fees for Applications Regulations 2012, there is a standard fee of £97 per request to have conditions discharged. This is reduced to £28 for Householder applications.

If you consider that you are unable to comply with any of the conditions, you do have a right to apply to the Council to have a condition removed or varied. This has to be in the form of a variation application. Alternatively you do have a right of appeal to the Planning Inspectorate (see information on reverse of certificate). In either of these circumstances, you are advised to contact the Planning Case Officer first.

Most building work will require Building Regulations approval. If you have not already applied for this, you should contact your area Building Control office at either Alnwick, Hexham or Morpeth (telephone 01670 623838, 01670 623820 or 01670 623728/724 or e mail building.control@northumberland.gov.uk).

Finally, it would be helpful for record keeping purposes, if you could inform the planning unit prior to starting the building or other works, contact information is detailed at the top of this letter.

Yours faithfully,



Mark Ketley
Head of Planning Services

TOWN AND COUNTRY PLANNING ACT 1990(As Amended)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2015

NOTICE OF PLANNING PERMISSION

Application No. 16/01688/OUT

Mr Guy Munden
The Northumberland Estates
Estates Office
Alnwick Castle
Alnwick
NE66 1NQ

Proposal Outline application for the development of 45 no. residential dwellings, including all ancillary works; approval sought for access, landscaping, layout and scale; appearance is a reserved matter (as amended by plans received 13/10/16 - layout of access road)

Location Land South Of Kennedy Green Beadnell Northumberland

Applicant Mr Guy Munden
Estates Office Alnwick Castle Alnwick NE66 1NQ

In pursuance of powers under the above Act the Local Planning Authority hereby PERMITS the development described above which should be carried out in accordance with plans and details submitted with the application subject to all conditions defined in the attached schedule.



Mark Ketley
Head of Planning Services

1st March 2017

NOTE

Failure to adhere to any details shown on the plans forming part of the application for which permission is hereby granted, and/or failure to comply with any conditions attached to this permission, may constitute a contravention of the provisions of the Town and Country Planning Act 1990 in respect of which enforcement action might be taken.

(YOUR ATTENTION IS DRAWN TO THE NOTES OVERLEAF)

Conditions

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

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

- 2 Application for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

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

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

- 4 The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans and documents. The approved plans and documents are:-

540-TNE SD-10.02 E - Proposed Site Plan
540-TNE SD-10.03 E - Proposed Site Plan With Access

Reason: To ensure that the approved development is carried out in complete accordance with the approved plans and documents and to ensure that a satisfactory form of development is obtained.

- 5 The proposed mix of housing shall comprise the following as set out on approved drawing 540-TNE SD-10.02 E - Proposed Site Plan:

13 no. two-bedroom dwellings
23 no. three-bedroom dwellings
9 no. four-bedroom dwellings

Reason: To ensure that the approved development is carried out in complete accordance with the approved plans and documents and to ensure that a satisfactory form of development and housing mix is obtained.

- 6 The appearance of the housing shall follow the principles of the layout as set out on approved drawing 540-TNE SD-10.02 E - Proposed Site Plan and the proposed scale of dwellings as shown in the Design and Access Statement: Revision A (July 2016), and shall not exceed more than two-storeys of accommodation.

Reason: To ensure that the approved development is carried out in complete accordance with the approved plans and documents and to ensure that a satisfactory form of development and housing mix is obtained.

- 7 The development shall not be occupied until a detailed scheme for the provision, maintenance and management of areas of open and play space (excluding private gardens) has been submitted to, and approved in writing by the Local Planning Authority. Details to be submitted shall include;

Details of landscape management and maintenance plans

Details of planting, grass cutting, weeding and pruning

Inspection, repair and maintenance of all hard landscaping and structures

Management, monitoring and operational restrictions

Maintenance and planting replacement programme for the establishment period of landscaping

A procedure that would be implemented in the event of any tree (or item of soft landscaping) being removed, uprooted/ destroyed or dying

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

Reason: To ensure appropriate maintenance and management of open space in accordance with Policy F2 of the Berwick-upon-Tweed Borough Local Plan and the National Planning Policy Framework.

- 8 Notwithstanding the landscape plans submitted with the application, prior to the commencement of development a revised plan for the landscape planting of the whole site shall be submitted to and approved in writing by the Local Planning Authority. The plan shall detail the species and number of trees, hedgerows and shrubs, and shall use only Northumberland native species. The landscaping, including any trees and shrubs, shall ensure that it does not impact upon the archaeological features to be retained within the development (WWI practice trenches). Once approved the plan shall be implemented in full during the first planting season (November March inclusive) following the commencement of development.

Reason: To maintain and protect the landscape value of the area from the outset, to enhance the biodiversity value of the site, and to ensure that archaeological features retained within the development layout are not impacted by landscaping activities, in accordance with the provisions of Policy F2 of the Berwick-upon-Tweed Borough Local Plan and the National Planning Policy Framework.

- 9 No construction work shall take place on the construction of the dwellings or the road hereby approved until the following details have been submitted to and approved in writing by the Local Planning Authority:-

- i. The details and positioning of all new means of enclosure, walls and fences;
- ii. Details of the positioning and height of any retaining wall over 1 metre high and of flights of steps and handrails; and
- iii Finished floor levels of the dwellings.

The development shall thereafter be undertaken in accordance with the approved details.

Reason: In the interests of the appearance of the area in accordance with Policy F2 of the Berwick-upon-Tweed Borough Local Plan and the National Planning Policy Framework.

- 10 No development above damp proof course level on the construction of the dwellings shall commence until details of a biodiversity enhancement plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall incorporate measures to build features for biodiversity into the new dwellings, including provision for swift nest sites and bat roosts. The development shall thereafter be undertaken in accordance with the approved details.

Reason: To enhance the biodiversity value of the site, in accordance with the National Planning Policy Framework.

- 11 No development shall commence until the details of a scheme of fencing to protect identified archaeological features during the construction phase have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be implemented in full and retained for the duration of the construction works.

Reason: To ensure that archaeological features and monuments within the development layout are not damaged by heavy plant or construction activity during the development process, from the outset, in accordance with the National Planning Policy Framework.

- 12 No dwellings shall be occupied until a scheme has been implemented on the site for an interpretive display or facility summarising the archaeological and historical significance of the site as a whole and individual heritage assets, in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the detail of an interpretive facility (as outlined in the application) is accurate, appropriate and proportionate to the heritage significance of the site, in accordance with the National Planning Policy Framework.

- 13 No development shall commence until a method statement for the consolidation and repair of agreed heritage assets, including the limekiln and the pillbox, has been submitted to and approved in writing by the Local Planning Authority and their archaeological advisors.

Reason: To ensure that identified heritage assets retained within the development area are conserved for the benefit of current and future generations, from the outset, in accordance with the National Planning Policy Framework.

- 14 A programme of archaeological work is required in connection with this development. The programme of work should collate archaeological assessments undertaken to date and any additional archaeological work undertaken as part of repair and consolidation works to the pillbox and limekiln. A copy of the final report(s) and archive record is deposited with the relevant record office. The scope of archaeological work should be set out in a Written Scheme of Investigation and submitted to the Local Planning Authority. The approved scheme of archaeological

work shall comprise three stages of work. Each stage should be completed and approved in writing by the Local Planning Authority before it can be discharged.

- a) No development shall take place until a Written Scheme of Investigation (WSI) for archaeological mitigation work has been submitted to and approved in writing by the Local Planning Authority.
- b) The archaeological recording scheme must be completed in accordance with the approved written scheme of investigation.
- c) The programme of analysis, reporting, publication and archiving, if required, must be completed in accordance with the approved written scheme of investigation.

Reason: The site is of local historical and archaeological interest, in accordance with the National Planning Policy Framework.

- 15 No development shall commence until details of the existing and proposed site levels have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details.

Reason: In the interests of ensuring the visual amenity of the area from the outset, in accordance with Policy F2 of the Berwick-upon-Tweed Borough Local Plan and the National Planning Policy Framework.

- 16 No development shall commence until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Construction Method Statement shall be adhered to throughout the construction period. The Construction Method Statement shall, where applicable, provide for:
- i. details of temporary traffic management measures, temporary access, routes and vehicles;
 - ii. vehicle cleaning facilities;
 - iii. the parking of vehicles of site operatives and visitors;
 - iv. the loading and unloading of plant and materials;
 - v. storage of plant and materials used in constructing the development
 - vi. measures to control the emission of dust and dirt;

Reason: To ensure residential amenity and highway safety, from the outset, in accordance with the National Planning Policy Framework.

- 17 No ground works or development shall commence until temporary passing places/localised widening have been provided on Swinhoe Road, to be used during the construction period, in accordance with details which shall first have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of ensuring highway safety and amenity, from the outset, in accordance with the National Planning Policy Framework.

- 18 The materials to be used in the construction of the external surfaces of the adoptable highway elements of the estate shall be in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority prior to

construction of these elements of the development. The development shall thereafter be carried out in accordance with the approved details.

Reason: In the interests of visual amenity, in accordance with Policy F2 of the Berwick-upon-Tweed Borough Local Plan and the National Planning Policy Framework.

- 19 No dwelling shall be occupied unless passing places / localised widening have been provided along Swinhoe Road, between the site access and county road B1340 junction, including localised widening of the Swinhoe Road carriageway fronting the site access, in accordance with details which shall first have been submitted to and approved in writing by the Local Planning Authority. Thereafter the works shall be undertaken in accordance with the approved plans prior to first occupation of any dwelling.

Reason: In the interests of highway safety and amenity, in accordance with the National Planning Policy Framework.

- 20 Notwithstanding the details provided, no development shall be commenced on the proposed dwellings unless revised details of car parking provision across the development area, including within plot and communal visitor parking spaces, have been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved scheme shall be implemented in accordance with the approved details prior to the occupation of dwelling to which the parking serves and shall be so retained

Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework.

- 21 Notwithstanding the details submitted, the development shall not be occupied until revised details of the means of vehicular access (estate road junction) to Swinhoe Road, including road widening and provision of footway link and visibility splays, together with any accesses, footway, verge areas to be reinstated, have been submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details. Thereafter, the vehicular access and reinstated highway works shall be retained in accordance with the approved details.

Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework.

- 22 No development shall commence until an Estate Street Phasing and Completion Plan has been submitted to and approved in writing by the Local Planning Authority. The Estate Street Phasing and Completion Plan shall set out the development phases, completion sequence and construction standards that estate streets serving each phase of the development will be completed. The development shall then be carried out in accordance with the approved Estate Street Phasing and Completion Plan.

Reason: To ensure estate streets serving the development are completed in the interests of residential amenity and highway safety, from the outset, in accordance with the National Planning Policy Framework.

- 23 No development shall commence until details of proposed arrangements for future management and maintenance of the proposed streets within the site have been submitted to and approved in writing by the Local Planning Authority. Following occupation of the first dwelling on the site, the streets shall be maintained in accordance with the approved management and maintenance details.

Reason: To ensure estate streets serving the development are completed in the interests of residential amenity and highway safety, in accordance with the National Planning Policy Framework.

- 24 No development shall commence until full engineering, drainage, street lighting (where required within the housing layout) and constructional details of the streets proposed for adoption have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be constructed in accordance with the approved details.

Reason: In the interests of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the amenities of the locality and users of the highway, from the outset, in accordance with the National Planning Policy Framework.

- 25 The development shall not be occupied until details of refuse storage facilities and a refuse storage strategy have been submitted to and approved in writing by the Local Planning Authority. The approved refuse storage facilities shall be implemented before the development is occupied. Thereafter, the refuse storage facilities and refuse storage strategy shall operate in accordance with the approved details.

Reason: In the interests of the amenity of the surrounding area and highway safety, in accordance with the National Planning Policy Framework.

- 26 Notwithstanding the details provided, no dwelling shall be occupied on plots 1, 7, 15, 22, 28 and 32 until revised details of manoeuvring/turning for cars from the driveways for those plots (including extending adoptable carriageway areas) have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved arrangements shall be implemented and shall be so retained.

Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework.

- 27 No development shall commence until details of the proposed crossing points in respect of the new access road and the routes of Public Footpaths Nos. 4 and 5 have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details on construction of the access road.

Reason: To maintain the routes of the existing public rights of way, from the outset, and in the interests of highway safety, in accordance with the National Planning Policy Framework.

- 28 No action should be taken to obstruct the route of Public Footpaths Nos. 4 and 5 or in any way prevent or deter public use of the paths without the necessary legal

temporary diversion/closure Order having been made, confirmed and an alternative route provided.

Reason: To maintain the routes of the existing public rights of way, in accordance with the National Planning Policy Framework.

- 29 No development shall commence until details of measures to protect the routes and users of Public Footpaths Nos. 4 and 5 during the construction phase have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be implemented in full and retained for the duration of the construction works.

Reason: To maintain the routes of the existing public rights of way, from the outset, and in the interests of highway safety, in accordance with the National Planning Policy Framework.

- 30 No dwelling hereby permitted shall be occupied until a scheme of improvements to Public Footpath No. 5, extending for the full length of the application site and up to Beadnell Links Caravan Site, has first been submitted to the Local Planning Authority for approval. The scheme shall include proposals for the future maintenance of this footpath. The development shall thereafter be undertaken and maintained in accordance with the approved details prior to first occupation of the dwellings.

Reason: In order to improve the public right of way links within the area, in accordance with the National Planning Policy Framework.

- 31 No development shall commence until a scheme to dispose of surface water from the development has been submitted to and approved by the Local Planning Authority. This scheme shall:
- i. Restrict discharge from the development to Qbar for all rainfall events up to and including the 1 in 100 year event, unless otherwise agreed by LLFA and the Local Planning Authority.
 - ii. Adhere to the principles as set out in the drainage strategy from Wardell Armstrong job number NT12310.
 - iii. Provide attenuation on site for the 1 in 100 year plus climate change event incorporating urban creep.
 - iv. Incorporate sustainable drainage techniques throughout the development wherever possible and practicable.
 - v. Provide details of the adoption and maintenance of all surface water features on site.
 - vi. Provide details of how the drainage details submitted within this application will interact with any future phases

The scheme shall be implemented in accordance with the approved details prior to first occupation of any dwelling.

Reason: To ensure the effective disposal of surface water from the development, from the outset, in accordance with the National Planning Policy Framework.

- 32 Prior to first occupation of the dwellings details of the adoption and maintenance of all SuDS features shall be submitted to and approved by the Local Planning

Authority. A maintenance schedule which includes details for all SuDS features for the lifetime of development shall be comprised within. The scheme shall be implemented in accordance with the approved details prior to first occupation of any dwelling and thereafter maintained at all times in accordance with the approved details.

Reason: To ensure that the scheme to disposal of surface water operates at its full potential throughout the development's lifetime, in accordance with the National Planning Policy Framework.

- 33 No development shall commence until full details of the works for the disposal of foul drainage have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the approved sewerage details have been fully implemented in accordance with the approved details.

Reason: In order to ensure a satisfactory means of foul drainage is provided on site, from the outset, in accordance with the National Planning Policy Framework.

- 34 Prior to the installation of any temporary lighting during the construction phase or external lighting (within the site/on the buildings hereby permitted), details of the external lighting shall be submitted to and agreed in writing by the Local Planning Authority. Details should include:

The specific location of all external lighting units;
Design of all lighting units;
Details of beam orientation and lux levels; and
Any proposed measures such as motion sensors and timers that will be used on lighting units

The approved lighting scheme shall be installed in accordance with the approved details and shall be maintained as such thereafter, unless removed entirely.

Reason: In order to ensure that there is no harmful effects upon the landscape character of the area, from the outset, in accordance with the provisions of Policy F2 of the Berwick-upon-Tweed Borough Local Plan and the National Planning Policy Framework.

- 35 No development shall commence until a report detailing the protective measures to prevent the ingress of ground gases, to the standards required in BS8485:2015 (Code of Practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings), have been submitted to and approved in writing by the Local Planning Authority. The report shall contain full details of the validation and verification assessment to be undertaken on the installed ground gas protection, as detailed in CIRIA C735 (Good practice on the testing and verification of protection systems for buildings against hazardous ground gases)

Reason: In order to prevent any accumulation of ground gas, from the outset, which may potentially be prejudicial to the amenity of the occupants of the respective properties, in accordance with the National Planning Policy Framework.

- 36 The development shall not be brought into use until the applicant has submitted a validation and verification report to the approved methodology in Condition 35, which has been approved in writing by the Local Planning Authority.

Reason: In order to prevent any accumulation of ground gas, which may potentially be prejudicial to the amenity of the occupants of the respective properties, in accordance with the National Planning Policy Framework.

- 37 The development hereby permitted shall not be commenced until a scheme to deal with any contamination of land or pollution of controlled waters has been submitted to and approved in writing by the Local Planning Authority and until the measures approved in that scheme have been implemented. The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement in writing:

a) Thereafter, a written Method Statement (or Remediation Strategy) detailing the remediation requirements for the land contamination and/or pollution of controlled waters affecting the site shall be submitted and approved by the Local Planning Authority, and all requirements shall be implemented and completed to the satisfaction of the Local Planning Authority. No deviation shall be made from this scheme without express written agreement of the Local Planning Authority.

b) Two full copies of a full closure (Verification Report) report shall be submitted to and approved by the Local Planning Authority. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the closure report to demonstrate that the required remediation has been fully met.

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

- 38 If during redevelopment contamination not previously considered is identified, then an additional method statement regarding this material shall be submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until the method statement has been submitted to and approved in writing by the Local Planning Authority, and measures proposed to deal with the contamination have been carried out.

Reason: To ensure that risks from land contamination to the future users of the land and dwellings are minimised and to ensure that the development can be carried out safely without unacceptable risks to any future occupants, in accordance with the National Planning Policy Framework.

- 39 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no buildings, structures or other development shall be constructed to the rear of plots 44 and 45 as shown on drawing 540-TNE SD-10.02 E - Proposed Site Plan, without the prior grant of planning permission from the Local Planning Authority.

Reason: In order to safeguard an existing soakaway facility that serves the Kennedy Green development to the rear boundary and to allow further

consideration of the potential effects on this of any development in this location in accordance with Part 10 of the National Planning Policy Framework.

- 40 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions, porches, dormer windows, roof lights or free standing buildings or structures shall be added to or constructed within the curtilage of the dwelling houses hereby permitted without the prior grant of planning permission from the Local Planning Authority.

Reason: In order to consider the impacts of any extensions on the approved housing mix of the area, and that the impact on the appearance of the dwellinghouses and on neighbouring properties and the character of the area of any additions or curtilage buildings may be properly assessed in the interests of amenity, in accordance with Policy F2 of the Berwick-upon-Tweed Borough Local Plan and the National Planning Policy Framework.

In dealing with the application we have worked with the applicant in a positive and pro active manner and have implemented the requirement in paragraph 187 of the National Planning Policy Framework.

Notes to Applicant

1. Your attention is drawn to the Agreement under Section 106 of the Town and Country Planning Act 1990 affecting this site.
2. The applicant is advised to obtain a technical approval for all estate street details from the Local Highway Authority prior to the submission of such approved details to the Local Planning Authority to discharge condition 24 of this permission. You can contact the Highway Development Management at highwaysplanning@northumberland.gov.uk.
3. You are advised to contact the Council's Highway Development Management team at highwaysplanning@northumberland.gov.uk concerning the need for a Section 38 Agreement of the Highway Act 1980 relating to the adoption of new highways.
4. You are advised that offsite highway works required in connection with this permission are under the control of the Council's Technical Services Division and will require an agreement under section 278 of the Highway Act 1980. These works should be carried out before first occupation of the development. All such works will be undertaken by the Council at the applicant's expense. You should contact Highway Development Management at highwaysplanning@northumberland.gov.uk to progress this matter.
5. The following highway works will be agreed under the terms of Section 278 of the Highways Act 1980:
 - i) Localised widening of Swinhoe Road carriageway fronting the estate road junction/site access, together with associated works.
 - ii) Provision of passing places/localised widening along Swinhoe Road, together with signage and associated works.
6. You are advised to contact the Council's Lighting Section at HighwaysStreetLighting@northumberland.gov.uk before and during the construction period with respect of street lighting design to ensure sufficient illumination levels of the public highway and adoptable highway elements.
7. You should note that a highway condition/dilapidation survey is required to be carried out before the commencement of construction vehicle movements to/from this site. To arrange a survey contact Highway Development Management at highwaysplanning@northumberland.gov.uk.
8. The specification and verification of a clean cover system should adopt the Public Protection adopted guidance on the "Verification Requirements for Cover Systems - Technical Guidance for Developers, Landowners and Consultants" produced in collaboration with the Yorkshire and Humberside Pollution Advisory Council; this can be found at the bottom of the following webpage:

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

9. During the construction period, there should be no noisy activity, i.e. audible at the site boundary, on Sundays or Bank Holidays or outside the hours: Monday to Friday - 0800 to 1800, Saturday 0800 to 1300. Any repeatedly noisy activity at any time may render the developer liable to complaints which could result in investigation as to whether a statutory nuisance is being caused.
10. No deliveries or collections shall be made to or from the premises outside the hours of Monday to Friday - 0800 to 1800, Saturday 0800 to 1300 during the construction phase.
11. There shall be no burning of any material associated with the construction phase on the site.
12. Any areas of hardstanding areas (patio, driveways etc.) within the development shall be constructed of a permeable surface so flood risk is not increased elsewhere. There are three main types of solution to creating a permeable surface:

Using gravel or a mainly green, vegetated area.

Directing water from an impermeable surface to a border rain garden or soakaway.

Using permeable block paving, porous asphalt/concrete.

Further information can be found here:

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

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

NORTHUMBERLAND

Northumberland County Council

County Hall • Morpeth • Northumberland • NE61 2EF • Web: www.northumberland.gov.uk

Town and Country Planning Act 1990

NOTIFICATION OF COMMENCEMENT OF DEVELOPMENT SUBJECT TO s106 AGREEMENT

Planning Permission Reference: 16/01688/OUT

Development: Outline application for the development of 45 no. residential dwellings, including all ancillary works; approval sought for access, landscaping, layout and scale; appearance is a reserved matter (as amended by plans received 13/10/16 - layout of access road)

Location: Land South Of Kennedy Green Beadnell Northumberland

Please complete and return to 'S106 Officer' at the address above

I confirm that the above development will begin on site on: _____

Name: _____

Signed: _____

Date: _____

Contact Tel No: _____

Postal Address for Invoice _____

IMPORTANT

Submission of this notice will allow us to help you by monitoring your development effectively. Please return it at least two weeks before work begins on site to:

S106 Officer, Planning department, County Hall, Morpeth, Northumberland NE61 2EF

It is your responsibility to ensure that all requirements of the planning permission and its attached conditions have been met before starting works.

THANK YOU FOR YOUR CO-OPERATION

Development Management · Development Services
County Hall • Morpeth • Northumberland • NE61 2EF
Telephone: 0345 600 6400 • Web: www.northumberland.gov.uk

NOTES

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the First Secretary of State under section 78 of The Town and Country Planning Act 1990.
- If this is a decision on a planning application relating to the same or substantially the same land and development that is already the subject of an enforcement notice, if you want to appeal against your local planning authorities decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within six months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.
- If you want to appeal, then you must do so within six months of the date of this notice (if this is a decision to refuse planning permission for a householder application or a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice) using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online <https://www.gov.uk/appeal-planning-inspectorate>.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

- If either the local planning authority or the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.