

**Item No:** 5.1  
**Application No:** 16/01323/FUL Author: Maxine Ingram  
Date valid: 16 August 2016 ☎: 0191 643 6322  
Target: 11 October 2016 Ward: Weetslade  
decision date:

Application type: full planning application

**Location: Land North of 23 The Villas, North Gosforth, NEWCASTLE UPON TYNE**

**Proposal: Proposed development of 4no. two bed semi-detached houses and 4no. three bed semi-detached houses (amended description)**

Applicant: Mr Ranjit Chahal, Sunny Banks Fernwood Road Jesmond Newcastle Upon Tyne

Agent: Mario Minchella Ltd, FAO Mr Mario Minchella Unit 4, Witney Way Hi-Tech Village Boldon Business Park Boldon NE35 9PE

**RECOMMENDATION:** Minded to grant on expiry consultation

## **INFORMATION**

### **1.0 Summary Of Key Issues & Conclusions**

#### 1.0 Main Issues

1.1 The main issues in this case are;

- Whether the principle of residential development is acceptable on this site;
- The impact upon neighbouring living conditions with particular regard to noise, outlook and privacy;
- The impact of the proposal upon the character and appearance of the surrounding area;
- The impact on the highway network, parking provision and access;
- Other issues.

1.2 Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. Members need to consider whether this application accords with the development plan and also take into account any other material considerations in reaching their decision.

#### 2.0 Description of the Site

2.1 The site to which this application relates is a vacant parcel of land measuring approximately 0.15 hectares (ha). The topography of the site is generally flat and consists of semi-improved grassland and scrub and a number of small trees and shrubs along the eastern boundary with the 'Five Mile Park' development. There

is a small hedge sited along the southern boundary. The site is bounded by residential development on all other sides with the B1318 Great North Road bordering its western boundary and the access road to 'The Five Mile' development(s) adjacent to the northern boundary.

2.2 A public right of way (PROW) borders the site to the north.

2.3 The site is designated as a housing site in the Council's Unitary Development Plan, forming part of the wider housing land allocation known as Five Mile Park. This site was not included within the wider Five Mile Park planning application (09/02537/FUL).

### 3.0 Description of the proposed development

3.1 The proposed development seeks consent for eight residential units (semi detached) with associated parking and landscaping. The dwellings will be two storeys comprising of:

- 4no. two bedroom dwellings (Plots 1-4)
- 4no. three bedroom dwellings (Plots 5-8)

3.2 The footprint of the units would measure approximately 4.5m by 8.9m. The first floor gable windows would be obscure glazed. The proposed units would accommodate a pitched roof with a height of approximately 9.1m (approximately 5.1m to eaves). Ground floor bay windows are proposed to the front elevation. The three bed units would accommodate a dormer to the rear with accommodation in the roof space.

3.3 The residential units and an area of public amenity space are to be sited in the northern part of the site. The car parking area is to be provided in the southern part of the site. Small gardens areas are proposed to the front of the units and the rear gardens would lie adjacent to the Five Mile Park development.

3.4 The following supporting documents have been submitted:

- Design and Access Statement
- Phase 1 Geo-environmental Desk Study and Coal Mining Risk Assessment
- Environmental Search
- Extended Phase 1 Survey
- Transport and Parking Statement
- Noise Report

### 4.0 Relevant Planning History

Adjacent Five Mile Park development

09/02537/FUL - Residential development including 279 residential units and a three storey 51 bed sheltered housing scheme, new access, ancillary landscaping and parking, diversion of right of way and new pitch to form an extension to Lockey Park recreation ground – Refused 16.07.2010. Allowed at appeal.

11/02443/AMEND - Non Material Amendment of 09/02537/FUL. Location and positioning of proposed electricity sub-station - 12.01.2012

12/01841/AMEND - Non material amendment of 09/02537/FUL - Removal of pedestrian link between plots 114 and 182 – Permitted 10.12.2012

12/01990/FUL - Variation of conditions 17 (construction and operation of bus gate), 19 (treatment of bus gate), 51 (playing field) and 52 (assessment of playing field) of planning approval 09/02537/FUL - to allow submission of the details prior to the commencement of each phase – Permitted 03.07.2013

13/00551/FUL - Variation of condition 1 of planning application 09/02537/FUL for the substitution of house types (Plots 252 - 287) (Amended plans received - additional windows added to elevations of some properties 03.06.2013) – Permitted 03.07.2013

## 5.0 Development Plan

5.1 North Tyneside Unitary Development Plan (adopted March 2002).  
Direction from Secretary of State under Paragraph 1(3) of Schedule 8 of the Town and Country Planning and Compulsory Purchase Act 2004 in respect of policies in the North Tyneside UDP.

## 6.0 Government Policy

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

6.2 National Planning Policy Guidance (NPPG) (As amended).

6.3 Planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in the determination of this application. It requires local planning authorities to apply a presumption in favour of sustainable development in determining development proposals. Due weight should still be attached to Development Plan policies according to the degree to which any policy is consistent with the National Planning policy Framework.

## **PLANNING OFFICERS REPORT**

### 7.0 Main Issues

7.1 The main issues in this case for members to consider are:

- The principle of the development, including loss of the open space;
- Housing Supply;
- Impact on Surrounding Amenity and amenity of proposed occupiers;
- Design and Layout;
- Car Parking and Access;
- Other Issues;

7.2 Consultations responses and representations received as a result of the publicity given to this application are set out in the appendix to this report.

### 8.0 Principle of the Proposed Development

8.1 The NPPF confirms that local authorities should attach significant weight to the benefits of economic and housing growth and enable the delivery of sustainable developments. It identifies 12 core planning principles for Local

Authorities that should underpin decision making. One of these is to encourage the effective use of land by reusing land that has been previously developed (brownfield land). However, this is not a prerequisite.

8.2 In relation to housing, NPPF states that the Government's key housing objective is to increase significantly the delivery of new homes. In order to achieve this objective government requires that authorities should identify and maintain a rolling supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements plus an additional buffer of 5% to ensure choice and competition in the market for land. Where there has been persistent under delivery the buffer should be increased to 20 per cent.

8.3 NPPF goes on to say that local planning authorities should plan for a mix of housing based on current and future demographic trends and market trends.

8.4 The NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development.

8.5 Policy H5 of the UDP states that proposals for housing development on sites not identified for this purpose will only be approved where all of the following criteria can be met: (i) The proposal is on a previously developed site and is within the built up area; (ii) It is acceptable in terms of its impact on its site, local amenity, the environment, and adjoining land uses; (iii) It can be accommodated within the existing infrastructure; (iv) It does not have an adverse impact on open space provision.

8.6 Policy H11 of the UDP requires that applications for residential development take into account the impact of the proposal on its site, local amenity, the environment and adjoining land uses. It also requires the need for the resulting dwelling to have acceptable external standards of space, light outlook and privacy.

8.7 The site forms part of a wider housing allocation for new housing development at Wideopen under saved Policy H3. The current application is in accordance with this existing allocation. Members are advised that planning permission has been granted for housing on the remainder of this wider housing allocation. A large proportion of the housing development, known as Five Mile Park, has been constructed.

8.8 The site is also identified within the North Tyneside Council Local Plan Pre Submission Draft (2015) as an area for development and identifies as forming part of a site with existing planning permission for residential development.

8.9 Members must determine whether or not the principle of residential development on this site is acceptable. The proposed development site is positioned within an existing urban area, located in an area that lies within close proximity to local amenities and local bus services. Officer advice is that the principle of residential development on the site is acceptable, subject to any harm arising from the development in terms of layout, impact on amenity and highway safety which will be assessed in the latter parts of this report. This proposal for

new housing accords with the Government's objectives, as set out in the NPPF, and should be considered on the basis of the presumption in favour of sustainable development.

#### 9.0 North Tyneside 5-Year Housing Land Supply

9.1 Paragraph 47 of National Planning Policy Framework (NPPF) requires local planning authorities to identify and maintain a rolling 5-year supply of deliverable housing land. This must include an additional buffer of at least 5%, in order to ensure choice and competition in the market for housing land.

9.2 Through the North Tyneside Local Plan Pre-Submission Draft 2015, the Council has outlined a preferred level of future housing growth to 2032 based on the latest evidence of need. Reflecting this position, and after incorporating a 5% buffer, there is a minimum requirement for 6,416 new homes between 2016/17 and 2020/21.

9.3 The September 2016 Strategic Housing Land Availability Assessment (SHLAA) identifies the total potential 5-year housing land supply in the borough at 5,544 new homes (a total which includes delivery from sites yet to gain planning permission). This represents a shortfall of 872 homes against the Local Plan requirement (or a 4.32 year supply of housing land).

9.4 Paragraph 49 of the NPPF sets out that relevant development plan policies for the supply of housing will not be considered up-to-date if the local planning authority cannot demonstrate a 5-year supply of deliverable housing sites. Therefore, North Tyneside Council remains dependent upon approval of further planning permissions to achieve, and subsequently maintain, its housing supply.

9.5 This proposal would make a small but valuable contribution towards the Council's ability to achieve a deliverable 5-year housing land supply, a situation which provides significant weight in favour of the proposal.

#### 10.0 Impact on Surrounding Amenity and amenity of proposed occupiers

10.1 Paragraph 123 of NPPF states that planning decisions should aim to avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development.

10.2 UDP Policy E3 seeks to minimise the impact of pollution on the environment, including existing land uses and on proposed development and will support and encourage measures including the monitoring of pollution to reduce it to the lowest practicable levels.

10.3 UDP Policy H11 states that in determining applications for residential development, the LPA will take into account the impact of the proposal on its site, local amenity, the environment and adjoining land uses.

10.4 Development Control Policy Statement No. 14 considers guidance in determining applications for residential development. The criteria includes general and detailed design guidance, car parking standards, privacy distances (back to back 21.0m, back to gable 12.0m, front to front 21.0m), amenity space standards (minimum 50 square metres) and site development ratios (area of

buildings should not exceed 50% of plot size). Further to the above, DCPS14 states that in fill sites within established residential areas may not be able to meet those standards relating to privacy distances and a reduced standard may be permissible.

10.5 The objections received regarding the impact on residential amenity are noted.

10.6 The proposed development would be located to the west of the existing sheltered accommodation within the Five Mile Park development. The proposed units would be sited over 26m from this largely three storey building. It is noted that the windows sited in the closest west projection of this existing building accommodate habitable rooms. However, these existing windows would afford direct views over the area of proposed public amenity area. The windows sited in this building that would overlook plots 1 and 2 accommodate the landing/corridor areas. Therefore, it is not considered that the amenity of future occupants would be significantly affected in terms of overlooking or loss of privacy. It is noted that dormer windows are proposed to the rear elevations of the three bed units. These dormer windows would be sited over 21m from the nearest part of this existing building.

10.7 The proposed development would be located approximately 21m to the east of Woodlands. This separation distance complies with the recommended privacy distances set out in DCPS No. 14.

10.8 The proposed residential units would be located to the north of No. 23 The Villas. It is not considered that the siting of the residential units would significantly affect the outlook from the neighbouring property to such an extent that would sustain a recommendation of refusal.

10.9 The proposed car parking area (bays identified 05-08) and the cycle store are sited adjacent to the shared boundary with No. 23 The Villas. These proposed parking bays would be sited approximately 1.3m-1.8m from this shared boundary. It is noted that the garage and associated hardstand of this neighbouring property are sited closest to this shared boundary. It is the view of officers that the siting of these parking bays and cycle store are considered to be acceptable in relation to this neighbouring property.

10.10 Nos. 14 and 15 Woodlands Park are located to the west of the application site. These residential properties would afford views of the proposed car parking area. The proposed parking bays would be separated from the adjacent public footpath by an area of landscaping. This landscaping strip could be utilised to soften the visual impact of the proposed car parking area when viewed from these neighbouring properties. It is the view of officers, that subject to a condition to secure the details of the landscaping strip, the impact on the outlook from this neighbouring properties is considered acceptable.

10.11 The Manager for Environmental Health has been consulted. She has advised that there are concerns with regard to road traffic noise affecting the development site.

10.12 She has assessed the submitted noise assessment which has reviewed the noise from the B1318. This has determined that the road traffic noise exposure at the facades of the properties will be high. However, internal noise levels can be achieved with appropriate building design and glazing. In order to achieve this, residents will need to keep windows to the front facade closed due to the high noise levels from the B1318. Appropriate mechanical ventilation will also be necessary for habitable rooms located to the front of the properties adjacent to the B1318 to ensure residents are provided with adequate ventilation without recourse to open windows. This could consist of whole house mechanical with an extract vent located in each habitable room or individual room mechanical extract vents. The external rear gardens would meet the World Health Organisation community noise level for outside spaces. It is recommended that an appropriate level of amenity for future occupants could be secured through conditions.

10.13 Members need to determine whether the proposal would have a detrimental impact on the amenity of existing properties and future occupants. It is officer advice that the layout of the proposed development is acceptable in terms of impact on outlook, privacy and light for both existing and future occupants.

#### 11.0 Design and Layout

11.1 The National Planning Policy Framework states that good design is a key aspect of sustainable development and that permission should be refused for development of poor design. NPPF states that it is important to plan positively for the achievement of high quality and inclusive design for all development. It also confirms that authorities should set out their own approach to housing density to reflect local circumstances.

11.2 NPPF states 'LPA's should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably'.

11.3 UDP Policy H11 states that in determining applications for residential development the local planning authority will require that any proposals take account of the impact on its site, local amenity, the environment and adjoining land uses.

11.4 UDP Policy H12 states that housing development will be expected to make the most efficient use of land, usually having a net density of between 30 and 50 dwellings per hectare. However, this policy was a reflection of the previous national planning policy Planning Policy Guidance and therefore cannot be given any weight.

11.5 DCPS No.6 'Landscape and Environmental Improvements' states that the proximity of existing trees to the proposed development, and the effect of these trees on the amenity of future occupiers must be taken into account.

11.6 LDD11 Design Quality provides guidance on layout and design for both new buildings and extensions to existing properties. This states that the context of the site itself, through to its immediate surroundings and to the wider local area should be taken into account in formulation of a design concept. Positive features of the local area should be used as design cues. Whilst contemporary and innovative designs are appropriate in certain locations each site should be considered individually. In some areas a more traditional design may be more appropriate that uses authentic details and local materials.

11.7 In addition LDD11 provides that the scale, mass and form of a building are the most important factors in producing good design and ensuring development integrates into its setting in the wider environment.

11.8 LDD11 states that “All new buildings should be well proportioned and have a well-balanced and attractive, external appearance. Good design requires a harmonious and consistent approach to the proportions of details, the position, style and location of windows and doors, the type and use of materials and the treatment to the roof, its eaves and verges. Preference should be given, when selecting materials, for using materials produced with the greatest consideration given to their environmental impacts, re-used or reclaimed materials, locally produced materials and those products comprising recycled materials.”

11.9 Both the NPPF and the local policies seek to achieve a high standard of design for new residential development.

11.10 The objections received regarding the design and amount of the development are noted.

11.11 New developments should be well designed and should not be viewed in isolation. The application site is located within a predominantly residential area of Wideopen. Within the immediate vicinity there are a variety of property types. The size of the plot and the surrounding built form dictate the layout of the site. It is not considered that the introduction of new residential dwellings in this location would result in significant visual intrusion or significantly affect the character or appearance of the area to such an extent that would sustain a recommendation of refusal.

11.12 The proposed development comprises of eight residential dwellings (semi detached). It is noted that the proposed units sit beyond the front elevations of the residential properties located to the south. However, any development on this land would sit beyond the building line of The Villas. Whilst the proposed units sit beyond this established building line, they have been positioned away from the southern boundary of the site. The units are two storeys which reflect the characteristics of residential properties located to the west and south of the site as well as the two storey dwellings within the Five Mile Park development. The dwellings front onto Great North Road and are separated from this public highway by a small garden areas which are to be enclosed by low level railings.



11.13 The house types have a contemporary approach to their elevation treatment and they have been designed with a consistent palette of materials. The dormer windows to the rear of the three bed units are in keeping with the design characteristics of the adjacent Five Mile Park development. All properties have been designed to have their own areas of private amenity space to the rear.

11.14 The boundary treatment along the west boundary of the site would comprise of low level railings. This type of boundary treatment would maintain openness for users of the adjacent public footpath and increase natural surveillance. The rear gardens would be enclosed by approximately 1.8m high timber fencing. There are concerns regarding the visual impact of this type of boundary enclosure to the northern boundary of Plot 1. A condition is recommended to secure the final details of the boundary enclosure to ensure a satisfactory boundary treatment is secured in terms of visual impact, whilst also providing the necessary acoustic mitigation to rear garden areas.

11.15 All car parking is to be provided in the southern part of the site. A condition is recommended to secure landscaping adjacent to the parking area to soften its visual impact.

11.16 The Council's Landscape Architect has been consulted. It is noted that the development of this site will result in the loss of existing semi-improved grassland and scrub. However, there are opportunities to mitigate this by incorporating wildflower meadow and native tree/hedgerow planting incorporate within the perimeter areas of the scheme. It is important that the existing planting (trees and shrubs) along the eastern boundary and the (south) hedgerow are retained and protected during the course of the works. There are also opportunities for planting within the development frontage areas along the western boundary (B1318) trunk road, which would support and showcase the proposed development. Subject to an appropriate landscaping scheme being conditioned, it is the view of officers that the loss of this parcel of land could be adequately mitigated.

11.17 Members need to determine whether the proposal is in keeping with the character of the area. It is officer advice that the impact on the character of the area is acceptable and accords with guidance in NPPF and policies E14, H11, H12 and LDD11.

## 12.0 Car Parking and Access

12.1 The NPPF states that Transport policies have an important role to play in facilitating sustainable development and also in contributing to wider sustainability and health objectives. The NPPF also states that development should only be prevented or refused on transport grounds where residual cumulative impacts of development are severe.

12.2 UDP Policy T6 states that the highway network will be improved in accordance with the Council's general objective of amongst other matters improving the safety and convenience of the public highway.

12.3 UDP Policy T8 seeks to encourage cycling by amongst other matters ensuring cyclists needs are considered as part of new development.

12.4 UDP Policy T9 states that the needs of pedestrians, including people with disabilities and special needs will be given a high priority when considering transport and development issues.

12.5 UDP Policy T11 states that parking requirements will in general be kept to the operational maximum and should include adequate provision for people with disabilities and special needs.

12.6 Development Control Policy Statement (DCPS) 4 'Car and Cycle Parking Standards' has been devised to minimise the impact on the private car by encouraging the greater use of public transport and cycling. This will be achieved by, amongst other matters, adopting a reduced requirement for car parking.

12.7 LDD12 Transport and Highways SPD sets out the Council's adopted parking standards.

12.8 The objections received regarding the impact on the highway network, parking provision and pedestrian safety are noted.

12.9 The applicant has submitted a Transport and Parking Statement. The application site is located within close proximity to existing local services, including schools, Weetslade Country Park, Lockey Park, local convenience stores and other local services sited on Great North Road. The site is also in close proximity to the A1 and local bus services.

12.10 Vehicular access to the site is provided via a T-junction from the adjacent public highway (B1318). Car parking and cycle storage is provided within the site and meets the Council's maximum parking standards set out in LDD12.

12.11 The Highways Network Manager has been consulted. He has recommended conditional approval.

12.12 Members need to determine whether the proposal will have a severe impact on the transport network. It is officer advice that the development would have an acceptable impact on highway safety and the local road network.

### 13.0 Other Issues

#### 13.1 Contamination

13.2 NPPF states that the planning system should contribute to remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land where appropriate.

13.3 UDP Policy E3 states that the LPA will seek to minimise the impact of pollution on the environment including existing land uses and on proposed development.

13.4 The Contaminated Land Officer has been consulted. She has recommended conditional approval.

#### 13.5 Flooding

13.6 NPPF states that when determining applications, local planning authorities should ensure that flood risk is not increased elsewhere. The size of the site does not trigger the requirement for a Flood Risk Assessment (FRA).

13.7 Northumbrian Water Limited has been consulted. They have recommended conditional approval.

13.8 Members need to consider whether the proposed development is acceptable in terms of flood risk. It is officer advice, that subject to the imposition of the suggested conditions, the impact on flood risk is acceptable.

#### 13.9 Impact on biodiversity

13.10 An environmental role is one of the three dimensions of sustainable development according to NPPF, which seeks to protect and enhance our natural, built and historic environment as part of this helping to improve biodiversity amongst other matters.

13.11 Paragraph 109 of NPPF states that the planning system should contribute to and enhance the natural and local environment by amongst other matters minimising the impacts on biodiversity and producing net gains to biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity.

13.12 Paragraph 118 of NPPF states that when determining a planning application, local planning authorities should aim to conserve and enhance biodiversity. If significant harm resulting from development cannot be avoided or as a last resort be compensated for, then planning permission should be refused.

13.13 A Phase 1 Habitat Survey has been submitted. This survey confirms that there are scattered trees along the eastern boundary. The Council's Ecology Officer has advised that previously there was a mature hedge along this boundary but this has since been removed. There is a small intact hedge to the south of the site. The Council's Ecology Officer has advised that this should be retained. She has also advised that there should be some form of boundary between the application site and the Five Mile Park development even if this is within the proposed garden areas.

13.14 The Council's Ecology Officer has advised that there would be semi-improved grassland, trees and scrub lost as a result of the development of this site. This would need to be mitigated for and this mitigation could be achieved within the area designated as public amenity space on the plans. She has also advised that bird and bat features should also be included within the scheme. Subject to conditions securing an appropriate level of mitigation, the Council's Ecology Officer has raised no objections.

13.15 Members need to determine whether the proposal will have an acceptable impact on the biodiversity of the site. It is officer advice that the development would have an acceptable impact on biodiversity.

#### 13.16 Aviation safety

13.17 Newcastle International Airport (NIA) has been consulted. They have raised no objection to the proposed development.

#### 14.0 Financial Benefits

14.1 The proposal involves the creation of 8 dwellings. The Government pays New Homes Bonus to local authorities to assist them with costs associated with housing growth and payments were first received in the financial year 2011/12. The payments are based on the net addition to the number of dwellings delivered each year, with additional payments made to encourage bringing empty homes back into use, and the provision of affordable homes. Granting consent for new dwellings therefore increases the amount of New Homes Bonus, which the Council will potentially receive.

14.2 As the system currently stands, for North Tyneside, for the new increase in dwellings built in 2016/17, the Council will receive funding for the six years from 2018/19. It should be noted, however, that the Government are currently reviewing the operation of the New Homes Bonus Scheme, including reducing the numbers of years for which payments are made. This was outlined in the Government Consultation paper "New Homes Bonus: sharpening the incentive: technical consultation", which they issued in December 2015. This Consultation closed on 10 March 2016, and the Government are yet to report their findings.

14.3 In addition, the units will bring in revenue as a result of Council tax.

14.4 Members should give appropriate weight amongst all other material considerations, to the benefit accrued to the Council as a result of the monies received from central government.

#### 15.0 Conclusion

15.1 In conclusion, Members should be aware that North Tyneside does not have a 5-year housing land supply and the proposal would make a small contribution seeking to address this. Members also need to consider whether the proposal will impact on existing land uses, whether the occupants of the proposed dwellings will have a suitable level of residential amenity, whether the development would have an acceptable impact upon biodiversity and impact on the character and appearance of the area.

15.2 Members need to weigh the benefits of the proposal against the impacts and determine whether or not to grant planning permission.

15.3 It is officer advice, that subject to the imposition of appropriate conditions that the proposed development would be acceptable and would accord with relevant national and local planning policy and would therefore be acceptable.

**RECOMMENDATION: Minded to grant on expiry consultation**

**It is recommended that members indicate they are minded to approve the application subject to the consultation period expiring and the conditions set out below and the addition or omission of any other considered necessary, subject to the receipt of any additional comments received following expiry of the consultation period and grant plenary powers to the Head of Environment, Housing and Leisure to determine the application providing no further matters arise which in the opinion of the Head of Environment, Housing and Leisure, raise issues not previously considered which justify reconsideration by the Committee.**

**Members are also requested to authorise that the Head of Law and Governance and the Head of Environment, Housing and Leisure to undertake all necessary procedures (Section 278 Agreement) to secure:**

Upgrade of footpaths fronting the site  
Associated street lighting  
Associated drainage  
Associated road markings  
Associated Traffic Regulation Orders  
Associated street furniture and signage

**Conditions/Reasons**

1. The development to which the permission relates shall be carried out in complete accordance with the approved plans and specifications:
  - Application form
  - Site location plan (1:1250)
  - Existing site plan Dwg No. A-01 Rev A
  - Proposed site plan Dwg No. A-02 Rev B
  - Proposed floor plans 2-bed housetype A-05
  - Proposed elevations 2-bed housetypes A-06
  - Proposed floor plans 3-bed housetype A-04
  - Proposed elevations 3-bed housetypes A-03Reason: To ensure that the development as carried out does not vary from the approved plans.

- |    |                                       |       |   |
|----|---------------------------------------|-------|---|
| 2. | Standard Time Limit 3 Years FUL       | MAN02 | * |
| 3. | Restrict Hours No Construction Sun BH | HOU04 | * |
| 4. | Gas Investigate no Development        | GAS06 | * |

5. Contaminated Land Investigation Housing CON01 \*

7. The new means of access to the site shall be sited and laid out in accordance with details that have been previously submitted to and approved in writing by the Local Planning Authority prior to the occupation of any dwelling.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access having regard to policy H11 of the North Tyneside Unitary Development Plan 2002.

8. No development shall commence until a detailed scheme for surface water management and a scheme for the disposal of surface and foul water from the development has been submitted to and approved by in writing the Local Planning Authority in consultation with Northumbrian Water. Thereafter, this scheme shall be implemented in accordance with the approved details before the development is occupied.

Reason: This information is required at the outset, in the interests of surface water management of the site in accordance with NPPF.

9. Turning Areas Before Occ ACC25 \*refuse  
\*H11

10. Exist Access Closure Misc Points By ACC17 \*3  
\*H11

11. Notwithstanding Condition 1, prior to the construction of any part of the development above damp proof course details of a refuse management strategy shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, this refuse management strategy shall be carried out in accordance with the approved details.

Reason: In the interests of highway safety having regard to Policy H11 of the North Tyneside Council Unitary Development Plan 2002.

12. Notwithstanding Condition 1, prior to the construction of any dwelling above damp proof course details of facilities to be provided for the storage of refuse at the premises shall be submitted to and approved in writing by the Local Planning Authority. The facilities which should also include the provision of wheeled refuse bins shall be provided in accordance with the approved details, prior to the occupation of any part of the development and thereafter permanently retained.

Reason: In order to safeguard the amenities of the area having regard to policy H11 of the North Tyneside Unitary Development Plan 2002.

14. Construction Method Statement SIT05 \*H11

15. Notwithstanding Condition 1, prior to the occupation of the first dwelling a scheme for the provision of secure undercover cycle storage for residential use shall be submitted to and approved by in writing the Local Planning Authority. Thereafter, this scheme shall be implemented in accordance with the approved details before the development is occupied.

Reason: To comply with the Council's policy on cycle storage regarding residential dwellings.

16. The scheme for parking and manoeuvring indicated on the approved plans shall be laid out prior to the initial occupation of each dwelling hereby permitted and these areas shall not thereafter be used for any other purpose.

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway having regard to policy H11 of the North Tyneside Unitary Development Plan 2002.

17. Prior to the commencement of development the following details and a timescale for their implementation shall be submitted to and approved in writing by the Local Planning Authority:

- Upgrade of footpaths fronting the site
- Associated drainage
- Associated street lighting
- Associated road markings
- Associated Traffic Regulation Orders
- Associated street furniture and signage

Thereafter, these agreed works shall be carried out in accordance with the agreed timescales and retained thereafter.

Reason: This information is required at the outset, in order to minimise danger, obstruction and inconvenience to users of the highway and of the development having regard to policy H11 of the North Tyneside Unitary Development Plan 2002.

18. No development shall commence until a scheme to introduce waiting restrictions and pedestrian guardrail on the B1318 North Road and a timescale for their implementation shall be submitted to and approved in writing by the Local Planning Authority. Thereafter this scheme shall be laid out in accordance with the approved plan.

Reason: This information is required at the outset, in the interests of highway safety having regard to Policy H11 of the North Tyneside Council Unitary Development Plan 2002.

19. Notwithstanding the details to be submitted pursuant to condition 1, prior to the construction of any part of the development hereby approved above damp proof course a schedule and/or samples materials and finishes for the development and all surfacing materials shall be 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.

Reason: To ensure a satisfactory appearance having regard to Policy H11 of the North Tyneside Council Unitary Development Plan 2002.

21. Notwithstanding condition 1, prior to the construction of any dwelling above damp proof course a detailed landscaping plan including a timetable for its implementation shall be submitted to and approved in writing by the Local Planning Authority. These details shall include: the retention of hedgerows to the east, including native planting, and south of the site, native tree and scrub planting and wildflower meadow to the western boundaries and the public amenity space. Thereafter, the development shall only be carried out in accordance with these agreed details. Any trees or plants which, within a period of five years from the completion of the development, die are removed or become seriously damaged or diseased, shall be replaced in the current or first planting season following their removal or failure with others of similar size and species, unless the Local Planning Authority first gives written consent to any variation.

Reason: In the interests of amenity and to ensure a satisfactory standard of landscaping having regard to policy E14 of the North Tyneside Unitary Development Plan 2002.

22. Notwithstanding Condition 1, prior to the commencement of any part of the development above damp proof course details of bird and bat features shall be submitted to and approved in writing by the Local Planning Authority. These details shall include 2no. bat features (bat slates, bat bricks or soffit boxes) to be incorporated within the new buildings on the site and 2no. bird boxes or bird bricks to be incorporated into the scheme on buildings or trees. Thereafter, the development shall be carried out in accordance with these agreed details and permanently retained.

Reason: In the interests of wildlife protection having regard to NPPF.

23. No vegetation removal shall take place within the bird nesting season (March-August inclusive) unless a survey by a suitably qualified ecologist has checked for the presence of nesting birds and these results shall be submitted to (by e-mail) and approved in writing by the Local Planning Authority.

Reason: In the interests of wildlife protection having regard to NPPF.

24. Notwithstanding condition 1, prior to the commencement of development a Tree Protection Plan shall be submitted to and approved in writing by the Local Planning Authority. This plan shall be provided in accordance with best practice and to BS5837: 2012, 'Trees in Relation to Design, Demolition and Construction - Recommendations'. Appropriate protective barriers, any other relevant physical protection measures including ground protection and construction exclusion zones to protect the root protection areas, shall be provided to avoid physical damage to trees and root plates during construction and existing boundary trees and hedgerows. The plan shall also show the position (dimensioned) and stand off distances of the protective fencing throughout the site. Thereafter, the development shall be carried out in accordance with these agreed details.

Reason: This information is required from the outset in the interests of amenity and to ensure a satisfactory standard of landscaping having regard to policy E14 of the North Tyneside Unitary Development Plan 2002.



25. Notwithstanding Condition 1, prior to the commencement of any part of the development above damp proof course level a noise scheme shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall provide details of the window glazing to be provided to habitable rooms as outlined in noise report reference MM/GNR/001 to ensure bedrooms meet the good internal equivalent standard of 30 dB(A) at night and prevent the exceedance of Lmax of 45 dB(A) and living rooms meet an internal equivalent noise level of 35dB(A) as described in BS8233:2014. Thereafter, the development shall be carried out in accordance with these agreed details which shall be permanently retained.

Reason: In order to protect the amenities of occupiers having regard to policy E3 of the North Tyneside Unitary Development Plan 2002.

26. Notwithstanding Condition 1, prior to the commencement of any part of the development above damp proof course a ventilation scheme shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be implemented in accordance with these agreed details to ensure an appropriate standard of ventilation that meets as a minimum System 3 of Table 5.2c of Approved Document F. Each habitable room must have a variable control installed for ventilation and be fitted with a mechanical extract vent. These agreed details shall be permanently retained.

Reason: In order to protect the amenities of occupiers having regard to policy E3 of the North Tyneside Unitary Development Plan 2002.

27. Notwithstanding Condition 1, prior to the commencement of any part of the development above damp proof course details of all screen, boundary walls, fences and other means of enclosure and their location shall be submitted to and approved in writing by the Local Planning Authority. These details shall include a 1.8m high acoustic fence to be provided to the rear gardens of the development site as detailed in Figure 2 of noise report MM/GNR/001, with the exception of the northern boundary of Plot 1 which shall be a 1.8m high brick wall or a 1.8m high brick wall with piers and acoustic timber infills. The development shall thereafter only be carried out in accordance with the approved details and each unit hereby approved shall not be occupied until the details have been fully implemented.

Reason: To ensure that the proposed development does not adversely effect the privacy and visual amenities at present enjoyed by the occupiers of neighbouring properties, and to ensure a satisfactory environment., including appropriate noise attenuation, within the development having regard to policy E3 and H11 of the North Tyneside Unitary Development Plan 2002.

**Statement under Article 35 of the Town & Country (Development Management Procedure) (England) Order 2015):**

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirements in Paragraphs 186-187 of the National Planning Policy Framework.

## **Informatives**

Building Regulations Required (I03)

No Doors Gates to Project Over Highways (I10)

Do Not Obstruct Highway Build Materials (I13)

Take Care Proximity to Party Boundary (I21)

Advice All Works Within Applicants Land (I29)

Coal Mining Standing Advice (FUL,OUT) (I44)

Street Naming and numbering (I45)

Highway Inspection before dvlpt (I46)

Northumbrian Water can inform you that a public sewer crosses the site and may be affected by the proposed development. Northumbrian Water do not permit a building over or close to our apparatus and therefore we will be contacting the developer direct to establish the exact location of our assets and ensure any necessary diversion, relocation or protection measures required prior to the commencement of the development. We will be contacting the developer/agent directly in this matter, however, for planning purposes you should note that the presence of our assets may impact upon the layout of the scheme as it stands.



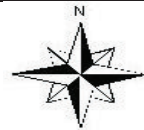
**Application reference: 16/01323/FUL**  
**Location: Land North of 23 The Villas, North Gosforth, NEWCASTLE UPON TYNE**

**Proposal: Proposed development of 4no. two bed semi-detached houses and 4no. three bed semi-detached houses (amended description)**

Not to scale

Date: 13.10.2016

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**Appendix 1 – 16/01323/FUL  
Item 1**

**Consultations/representations**

1.0 Ward Councillors

1.1 Councillor Muriel Green has requested that this application be presented at Planning Committee for the following reasons:

- Great deal of opposition from local residents.
- The objections from local residents refer to the scale of the development, leading to over development as the site was formerly occupied by one bungalow.
- Parking and access route onto the site which is at the junction of the main road into the site and traffic lights.

2.0 Internal Consultees

2.1 Highways Network Manager

2.2 The site is accessed from the B1318 North Road, parking is provided in a courtyard area to the south of the site and cycle parking has also been provided. Conditional approval is recommended.

2.3 Recommendation - Conditional Approval

2.4 The applicant will be required to enter into an appropriate Legal Agreement for the following works:

- Upgrade of footpaths fronting the site
- Associated street lighting
- Associated drainage
- Associated road markings
- Associated Traffic Regulation Orders
- Associated street furniture and signage

2.5 Conditions:

- ACC10 - New Access: Access before Devel
- ACC17 - Exist Access Closure: Misc Points
- ACC25 - Turning Areas: Before Occ
- PAR04 - Veh: Parking, Garaging before Occ
- REF01 - Refuse Storage: Detail, Provide Before Occ
- SIT05 - Construction Management

Prior to works commencing a scheme for the provision of secure undercover cycle parking shall be submitted to and approved by in writing the Local Planning Authority. Thereafter, this scheme shall be implemented in accordance with the approved details before the development is occupied.

Reason: In the interests of highway safety.

No development shall commence until details of a refuse management strategy been submitted to and approved in writing by the Local Planning Authority. Thereafter, this refuse management strategy shall be carried out in accordance with the approved details.

Reason: In the interests of highway safety.

No development shall commence until a scheme to introduce waiting restrictions and pedestrian guardrail on the B1318 North Road has been submitted to and approved in writing by the Local Planning Authority. Thereafter this scheme shall be laid out in accordance with the approved plan.

Reason: In the interests of highway safety.

#### 2.6 Informatives:

I10 - No Doors/Gates to Project over Highways

I13 - Don't Obstruct Highways: Build Materials

I45 - Street Naming and Numbering

I46 - Highways Inspection before development

#### 2.7 Contaminated Land Officer

2.8 The site lies within 250m of the former Wideopen Colliery and a former landfill site. There may be the potential for gas migration. Due to the presence of a building in the centre of the site there is the potential for contamination from demolition arising and from the disposal of ash and clinker. Due to the proposed sensitive end use the following should be attached:

GAS 06

CON01

#### 2.9 Ecology Officer

2.10 The eastern boundary (adjacent to the 5 mile development) actually has a line of scattered trees along it (immature willow and sycamore) confirmed by the Phase 1 habitat survey. I think there was a mature hedge along here originally but Bellway removed it. There is small intact hedge to the south of the site (between the proposed car parking area and the adjacent house) and I would like this to be retained. It is not shown to be retained in the present plans. I am not sure if the line of immature willow and sycamore along the eastern boundary is within the boundary of this site or within Bellway's boundary? There should be some sort of boundary treatment between these two developments so there should be some planting along this eastern boundary, even if it is in the proposed gardens.

2.11 There will be semi-improved grassland, trees and scrub lost as a result of the development of this site. To mitigate for this, there should be wildflower meadow and native tree/scrub planting incorporated within the scheme, ideally within the area designated as 'public amenity space' on the plans.

2.12 Bird and bat features should also be included within the scheme, as recommended within the Ecology Report.

2.13 I have no objection to this scheme, subject to the following conditions being attached:-

-Detailed landscape plans to be submitted to the Local Authority for approval prior to development commencing. Wildflower meadow and native tree and scrub planting must be incorporated within the scheme (within amenity space) and native planting along the eastern boundary should be retained and enhanced.

-The native hedge to the south of the site must be retained as part of this scheme.

-2no. bat features (bat slates, bat bricks or soffit boxes) to be incorporated within new buildings on the site. Details of the location and design of these features to be submitted to the Local Authority for approval prior to development commencing

-2no. bird boxes or bird bricks to be incorporated into the scheme on buildings or trees. Details of the location and design of these features to be submitted to the Local Authority for approval prior to development commencing.

-Tree protection measures in place to ensure existing/retained trees and hedges are not impacted upon by the scheme.

#### 2.14 Landscape Architect

2.15 The application site is 0.15 hectares (gross) in size and is currently vacant of any use. The topography of the site is generally flat and consists of semi-improved grassland and scrub and a number of small trees and shrubs along the eastern boundary with the 'Five Mile Park' development. The site is within a central location between North Gosforth and Wideopen and located towards the north west of North Tyneside Council's administrative boundary. The site is bounded by residential development on all other sides with the B1318 trunk road delineating its western boundary and the access road to 'The Five Mile' development(s) adjacent to the northern boundary.

2.16 The eastern boundary has a line of scattered trees occupying its margins (Salix and Acer species), which is confirmed by an associated site document (Phase 1 Habitat Survey: Ecology Report). There is a small intact hedge to the south of the site (between the proposed car parking area and the adjacent house), which also formed part of a longer hedgerow (now removed) running the length of the eastern boundary.

#### 2.17 Planning Context

2.18 There is also local planning policy of relevance to the site in relation to trees and the landscape and in respect of the proposed development. This policy is defined within the North Tyneside Unitary Development Plan (UDP), adopted March 2002, although the Local Development Framework (LDF) will supersede this.

2.19 The relevant UDP policy is summarised as follows:

Policy E14: Trees and landscaping in urban areas. The local planning authority will seek to protect and conserve existing trees and landscape features within the urban environment and will encourage new planting in association with development and whenever possible in other suitable locations.

2.20 To this end there is valid guidance can be taken from the Planning Statement (Sections 5.43 and 5.44) and the North Tyneside Council, Emerging Policy DM5.9 (Trees, Woodland and Hedgerows) which *'supports the protection and management of existing woodland, trees, hedgerows and landscape features. It seeks to secure new tree planting and landscaping schemes for new development and, where appropriate, promote and encourage new woodland, tree and hedgerow planting schemes and encouraging native species of local provenance'*.

### 2.21 Landscape Comments (Trees and Landscape Design)

2.22 With reference to the (Phase 1 Habitat Survey: Ecology Report), it is unavoidable that the existing semi-improved grassland and scrub will be lost as a result of the development of this site. However there will be opportunities to mitigate this, in relation to wildflower meadow and native tree/hedgerow planting incorporated within the perimeter areas of the scheme, ideally within the area designated as 'public amenity space' on the plans. The interface between the proposed garden areas (eastern) boundary line and existing tree and hedgerow areas does not appear to have been given much design consideration. Might there be some level of more meaningful integration between the two, incorporating hedgerow planting and/or some landscape element within or outside of the garden areas?

2.23 In relation to the proposed residential units a detailed Landscape Scheme should also be submitted, with reference to the layout of the general external areas including associated garden areas and the car-parking and perimeter areas bordering the scheme. This should take into account the prevailing native landscape flavour and species of the immediate and wider area, including type and sizes, as well as the connectivity of the planting design as detailed above.

2.24 This should also detail the treatments (hard and soft landscape) and also within the context of wildflower meadow and potential native tree planting being incorporated into the scheme. It is important that the existing planting (trees and shrubs) along the eastern boundary and the (south) hedgerow, as highlighted in the submitted documents are retained and protected during the course of the works. There are also opportunities for planting within the development frontage areas along the western boundary (B1318) trunk road, which would support and showcase the proposed development.

2.25 Protection of the existing trees, hedgerows and any trees growing close to the boundary of the proposed development area will be required during the construction works in accordance with best practice and to BS5837: 2012, 'Trees in Relation to Design, Demolition and Construction - Recommendations'. Appropriate protective barriers, any other relevant physical protection measures including ground protection and construction exclusion zones to protect the root protection areas, will be provided to avoid physical damage to trees and root plates during construction and existing boundary trees and hedgerows. A plan showing the position (dimensioned) and stand off distances of the protective fencing throughout the site should also be submitted.

### 2.26 Environmental Health

2.27 I would have concerns with regard to road traffic noise affecting the development site.

2.28 I have viewed the noise assessment that has reviewed the noise from the B1318. This has determined that the road traffic noise exposure at the facades of the proposed properties will be high with exposures of 72 dB LAeq 16 hour. If considered in relation to the former planning guidance PPG 24 this would place the site within the former category C where planning should not normally be granted and should only be given if no other alternative sites were available. The purpose of the NPPF is that the planning system should contribute to and

enhance the natural environment by preventing it from being affected by unacceptable levels of noise pollution. It is clear that if planning consent is to be given it will result in the development being exposed to high levels of traffic noise.

2.29 Internal noise levels of below 30 dB LAeq and maximum noise level of 45dB for bedrooms and 35 dB LAeq for living rooms can be achieved with appropriate building design and glazing and external gardens would meet the world health organisation community noise level for outside spaces to below 55 dB. However, residents will need to keep windows to the front facade closed due to the high noise levels from the B1318. Appropriate mechanical ventilation will also be necessary for habitable rooms located to the front of the properties adjacent to the B1318 to ensure residents are provided with adequate ventilation without recourse to open windows. This could consist of whole house mechanical ventilation with an extract vent located in each habitable room or individual room mechanical extract vents.

2.30 If planning consent is to be given I would recommend the following:

Submit and implement on approval of the local Planning Authority a noise scheme providing details of the window glazing to be provided to habitable rooms as outlined in noise report reference MM/GNR/001 to ensure bedrooms meet the good internal equivalent standard of 30 dB(A) at night and prevent the exceedance of Lmax of 45 dB(A) and living rooms meet an internal equivalent noise level of 35dB(A) as described in BS8233:2014.

Prior to development, the ventilation scheme for habitable rooms with line of sight to the B1318 must be submitted for approval in writing and thereafter implemented to ensure an appropriate standard of ventilation that meets as a minimum System 3 of Table 5.2c of Approved Document F. Each habitable room must have a variable control installed for ventilation and be fitted with a mechanical extract vent.

Details of the 1.8 metre acoustic screening to be provided to rear gardens of the development site as detailed in Figure 2 of noise report MM/GNR/001 must be submitted and implemented on approval of the local Planning Authority, to attenuate noise from the B1318.

HOU04  
SIT03

### 3.0 Representations

3.1 A petition (38 signatures) has been submitted objecting to the proposed development. The objections raised are summarised below:

- Overdevelopment of a small site.
- Inappropriate and not in keeping with the surrounding houses.
- It would stand beyond The Villas completely altering the visual outlook of the street.
- Vehicular access and the additional traffic would also be problematic to existing residents and local traffic.



3.2 20 letters of objection have been received. The comments are summarised below:

- Impact on landscape.
- Inadequate drainage.
- Loss of privacy.
- Out of keeping with surroundings.
- Poor/unsuitable vehicular access.
- Traffic congestion.
- The density applied for in this site is far too many dwellings.
- The access will add to the problems on the B1318 as the new entry/exit will complicate the traffic signalling at the Five Mile Park.
- I would urge the planning committee to reject this application.
- Loss of visual amenity.
- Will result in visual amenity.
- Adverse effect on wildlife.
- Will result in visual intrusion.
- Within greenbelt/no special circumstance.
- Affect character of conservation area.
- Affect setting of listed building.
- Affect site of special scientific interest.
- Impact on landscape.
- Inadequate drainage.
- Inadequate parking provision.
- Inappropriate design.
- Inappropriate in special landscape area.
- Loss of/damage to trees.
- Nuisance: disturbance, dirt, dust, fumes, noise.
- Pollution of watercourse.
- Poor traffic/pedestrian safety.
- Precedent will be set.
- The vista of The Villas will be affected greatly and ruin the aesthetic view of this street in both directions.
- The view from my front window will be affected.
- The Villas is one of the oldest streets in North Gosforth (built 1927 approximately) and building the proposed new houses will reduce this authenticity.
- As a resident of The Villas, we have lost the fabulous view of the fields etc. from the rear of our property in the building of Five Mile Park and this new proposal reduces even more the village atmosphere and feel of open space.
- I would have no objection if perhaps 2/3 bungalows were built instead. The single storey aspect would be less intrusive to the vista and maintain the village/country feel that North Gosforth offers to its residents, which is obviously well sought after i.e. the quick sale of new houses on Five Mile Park.
- The junction of the Great North Road with the entrance to the Five Mile Park already gets congested with traffic and will be substantially increased with closure/roadworks on nearby Sandy Lane with a knock on effect at this location.
- Due to the junction and road markings i.e. double yellow lines outside these proposed dwellings will make this problem worse. This is a safety issue that cannot be ignored due to a heavy pedestrian presence leading to the wagon way area. These houses with or without driveways/parking areas will impact negatively on this small area.

- Did not receive notification of this but did see notice on lamppost. I am unable to open the documents online.
- Overdevelopment and not an appropriate infill site especially being on the public highway.
- The site used to hold one large cottage with garden. Putting eight houses on this land with their front doors opening onto the pavement is not acceptable and is out of keeping with the rest of The Villas which are set back from the road. This would end up blocking out The Villas as you travel south.
- Traffic flow has already been increased by Five Mile Park and we have difficulty getting out our driveway at peak times. Building these houses will not help the situation.
- The proposed car park is not big enough for eight houses and vehicles will be parked on the pavement causing further obstructions and pedestrian safety issues.
- Development will sit beyond The Villas and will also block the visual line of traffic. This will incur traffic problem and could cause accidents. I have already suffered having my car be written off when it was parked on the top of the path outside my property.
- Communal car park is too small, and will cause noise pollution to myself and immediate neighbour, including car engines and doors slamming.
- Once the oncoming traffic have stopped, I then have to pull forward of my property. If there are cars parked blocking my property, I will be parking over two lanes putting myself and child in danger of being hit by cars that speed up to drive past me. With cars waiting to turn into the car park and lining up for the filter lane, I will be blocked from entering and leaving my property. This will be exacerbated when family cars are parked at my property if we are repositioning the cars when leaving or entering the property.
- The once semi rural area has now become built up with the new housing development and this proposal will surely increase this problem.
- The view from my house now of the "colditz" type building has changed the landscape vastly and no doubt the proposal of the new properties and traffic it brings will just increase the ongoing traffic issues.
- The two lane road leading to the Five Mile Park is very busy and feels like I'm now living on the M25 even though it is a so called 30 mile an hour road.
- The proposal for the houses directly next to the road will definitely increase the hemmed in feeling we now feel living here together with the car park directly opposite our house will make getting into our own drive not only much more difficult but with the speed of the traffic dangerous.
- The site last housed one bungalow so how on earth can this proposal be passed to site 4 houses and a car park?
- It is totally ridiculous and definitely not right for the area. Where on earth can the wildlife now call home?
- The land is being more and more built on and then the question is raised about flooding? Surely it is totally obvious why this happens, over development which this proposal would definitely add to.
- The site being 'unkempt' is not a reason to build on it.
- Car park is next to my property, creating noise and disturbance from car engines, doors slamming.

#### 4.0 External Consultees

##### 4.1 Northumbrian Water

4.2 In making our response to the local planning authority Northumbrian Water will assess the impact of the proposed development on our assets and assess the capacity within Northumbrian Water's network to accommodate and treat the anticipated flows arising from the development. We do not offer comment on aspects of planning applications that are outside of our area of control.

4.3 Having assessed the proposed development against the context outlined above I can confirm that at this stage we would have the following comments to make:

"An enquiry was received by Northumbrian Water from the applicant for allowable discharge rates and points into the public sewer for the proposed development. I note that our response to this enquiry has not been submitted with the planning application."

4.4 In this document it states that foul flows from the development would be permitted to discharge without restriction into the 375mm diameter combined sewer at manhole 2307, or the 150mm diameter foul sewer within Havannah Drive via manhole 3303.

4.5 This document further states that if more sustainable options prove to be unfeasible, the estimated surface water flow can discharge without restriction into the 375mm diameter surface water sewer via manhole 3304.

4.6 Because the applicant has not submitted a drainage scheme with the application, Northumbrian Water request the following condition:  
Development shall not commence until a detailed scheme for the disposal of surface and foul water from the development hereby approved has been submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water. Thereafter the development shall take place in accordance with the approved details.

Reason: To prevent the increased risk of flooding from any sources in accordance with the NPPF.

4.7 Any drainage scheme submitted to the Local Planning Authority should be in line with the above Northumbrian Water comments.

##### 4.8 For information only

4.9 We can inform you that a public sewer crosses the site and may be affected by the proposed development. Northumbrian Water do not permit a building over or close to our apparatus and therefore we will be contacting the developer direct to establish the exact location of our assets and ensure any necessary diversion, relocation or protection measures required prior to the commencement of the development. We will be contacting the developer/agent directly in this matter, however, for planning purposes you should note that the presence of our assets may impact upon the layout of the scheme as it stands.

##### 4.10 Newcastle International Airport (NIA)

4.11 No objection.