

**Item No:** 5.4  
**Application No:** 16/01793/REM Author: Aidan Dobinson Booth  
Date valid: 16 November 2016 ☎: 0191 643 6333  
Target: 15 February 2017 Ward: Valley  
decision date:

Application type: approval of reserved matters

**Location: Land South of 81 Killingworth Avenue, Backworth, NEWCASTLE UPON TYNE**

**Proposal: Erection of 145 residential dwellings (Use Class C3) including 36 affordable dwellings and associated infrastructure, creation of new access to the west onto B1317 and to the east, creation of SUDS, open space and engineered earth bund. Discharge of conditions 1, 2, 5, 7, 11, 13, 14, 15, 20, 22, 24, 26, 30, 33, 36, 37, 38 and 39 of outline planning consent 14/01687/OUT**

Applicant: Cussins (North East) Ltd, FAO David Brocklehurst 12 Bondgate Within Alnwick NE65 1TD

**RECOMMENDATION:** Application Permitted

## **INFORMATION**

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

#### 1. Main Issues

1.1 The main issues for Members to consider is whether the reserve matters relating to layout, scale, appearance and landscaping of 145 dwellings which are part of outline planning permission 14/01687/OUT are acceptable.

#### 2. Description of the Site

2.1 The site which has outline planning permission measures approximately 16.32ha in area with the southern extent used for growing crops and the northern part is grassed. The site is located to the east of the A19 and B1317. The site is surrounded by native hedgerows and trees. The site is generally flat with a slight rise to the north west. The site is accessed by a spur leading from Killingworth Avenue at the northern end of the site.

2.2 The reserve matters application site is situated to the southern end of the larger site. The site is bounded to the west and south by A19. It would be bounded to the north by the new housing and to the east by Backworth Golf Course.

#### 3. Description of the proposed development

3.1 The proposal seeks approval of the reserve matters relating to outline planning permission 14/01687/OUT which are layout, scale, landscaping and

appearance for the erection of 145 dwellings (Use Class C3) including 36 affordable dwellings and associated infrastructure, creation of a new access to the west onto B1317 and to the east the creation of a SUDS, open space and engineered earth bund. The application also seeks to discharge conditions 1, 2, 5, 7, 11, 13, 14, 15, 20, 22, 24, 26, 30, 33, 36, 37, 38 and 39 of the outline planning permission.

#### 4. Relevant Planning History

14/01687/OUT – Erection of around 290 dwellings (including affordable homes) 232 sq m of commercial space, allotments, public space, access to an existing highway, car parking, landscaping and associated works.  
Permitted 30.03.15.

#### 5. Development Plan

5.1 North Tyneside Unitary Development Plan (adopted March 2002).

5.2 Direction from Secretary of State under paragraph 1(3) of Schedule 8 of Town and Country Planning and Compulsory Purchase Act 2004 in respect of policies in the North Tyneside UDP.

#### 6. Government Policy

6.1 National Planning Policy Framework (March 2012)

6.2 National Planning Policy Guidance (March 2014)

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. Main Issues

#### 7.1 Main Issues

7.1 The main issues for Members to consider in this case is whether the reserve matters relating to appearance, landscaping, layout and scale for 145 dwellings which are part of the northern phase of outline planning permission 14/01687/OUT are acceptable.

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

### 7.3 Preliminary Matters

7.4 The principle of building up to 280 residential dwellings on this site was granted outline planning permission on 30 March 2015. Therefore the principle of the development has already been firmly established.

### 7.5 Layout

7.6 The National Planning Policy Framework (NPPF) states that the Government attaches great importance to the design of the built environment.

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

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

7.9 Policy DCPS No.14 'New Housing Estates Design and layout' aims to encourage the provision of housing which is attractive, safe, secure and well planned. It also sets out recommended privacy distances to ensure adequate separation between dwellings.

7.10 LDD 12 Transport and Highways SPD sets out the Council's adopted parking standards.

7.11 The layout is determined by the proposed road layout and the main link road. It links with the new housing site to the south. This road had been designed to allow buses to be able to travel along it and therefore it would be able to serve the new housing. This link road would be located to the south western edge of the site close to the A19 and also allows for an area of an earth bund that will be landscaped to help protect those dwellings facing the A19 from noise. Housing would face onto the main road and it would be landscaped to create a wide boulevard. From this main road there are a series of other roads providing access to a series of smaller cul-de sacs.

7.12 Of the 145 dwellings that are proposed, 36 (25%) would be affordable. Of this 36 there would be 20 x 2 bed and 16 x 3 bed dwellings. Of the 109 market dwellings there would be 26 x 3 bed, 65 x 4 bed and 18 x 5 bed.

7.13 The Council's Design Officer states that the design and layout is well designed with complimentary house types. There are areas of attractive open space with house types arranged well around it.

7.14 In terms of privacy distances plot 122 would be set approximately 20m away from the rear of plot 145 which is 1m below the recommended distance. However, all of the other plots would either meet or exceed the minimum distances and therefore on balance is considered to be acceptable.

7.15 The Highway Network Manager has been consulted and states that that the reserved matters application provides a detailed site layout and is considered to be acceptable in terms of vehicle accessibility, links to Public Rights of Way

Network, parking provision and cycle parking. He recommends conditional approval.

#### 7.16 Scale

7.17 Policy H11 states that in determining applications for residential development, the local planning authority will require that any proposals take into account amongst other matters the scale, density and massing.

7.18 In terms of the surroundings there is a modern housing development to the south of the site, which is predominantly two storey.

7.19 The gross density of the proposed development is approximately 15 dwellings per hectare, which is low by modern standards. Although it would be a low density, it is officer advice that that it would be acceptable given the site's constraints.

7.20 All of the proposed dwellings are two storey in terms of height with some living accommodation being provided in the roofspace in terms of dormers and rooflights and would be in keeping with the scale of surrounding buildings.

7.21 Members need to determine whether the proposed scale is acceptable and whether it would accords with policy H11, T11, DCPS No.14 and LDD12 and weight this in their decision.

#### 7.22 Appearance

7.23 Policy H11 states that in determining applications for residential development amongst other matters, the local planning authority will take into account the quality of its layout and design with particular regard being given to measures to realise a safe and secure environment.

7.24 LDD11, The Design Quality SPD provides guidance on the design of buildings and spaces in North Tyneside. It states that the Council will encourage innovation on the design and layout provided that the existing quality and character of the immediate and wider environment are respected and enhanced and local distinctiveness is generated.

7.25 The proposed dwellings would be traditional in terms of character. Some of the dwellings on site would have traditional features such as chimneys and bay windows, further adding to the character that would be created by the proposed development. The Council's Building for Life Officer considers that the proposed houses are well designed.

#### 7.26 Landscaping

7.27 Policy E14 states that the Council will seek to protect and conserve existing trees and landscape features within the urban environment and will encourage new planting in association with development.

7.28 Policy H11 states that in determining applications for residential development, local planning authorities will require that any proposals take into account amongst other matters the quality of its layout and landscaping.

7.29 Both the Council Biodiversity Officer and Landscape Architect states that no landscape details have been provided. Newcastle Airport also raise concerns in terms of bird strike and although they do not object they do request that the planting is controlled to limit the amount of bird attracting species that are included in the landscape scheme. Indicative plans have been submitted and further specific details can be conditioned. The Council's Design Officer states that there are attractive areas of open space with houses arranged well around it.

7.30 Members need to consider whether the proposed landscaping would be acceptable and in accordance with policies E14 and H11 and weight this in their decision.

### 7.31 Conclusion

7.32 The principle of residential development on this site has been firmly established by the previous outline planning application. The application relates to those details still to be approved. Officer advice is that the layout, scale, appearance and landscaping is acceptable. Members need to decide whether they consider that these reserved matters are acceptable.

7.33 Conditions attached to the outline planning permission remain valid and will have to be complied with as any development is progressed. It is therefore not necessary to repeat conditions which are already in place. Conditions set out below address issues arising from the consideration of the reserve matters submission.

**RECOMMENDATION:     Application Permitted**

### **Conditions/Reasons**

1. The development shall be carried out in accordance with the following approved plans and documents;

Application Form

House Type 12 Active Gable (AS) Dwg. No. HT-15-01 Rev A.

House Type 15 Dwg. No. HT-15-02 Rev A

Roundabout and Level and Drainage Plan Dwg. No. N16302-952 Rev P1

Roundabout Longitudinal Sections Dwg. No. N16302 Rev P1.

Roundabout Setting Out Plan Dwg. No, N16302-950 Rev P1

Roundabout White Lining and Surface Finishes Dwg. No. N16302-953 Rev

P1.

Adoption Plan Dwg. No. 10.02.B.

Boundary Treatment Plan Dwg. No. 10.4.B.

Detailed Site Layout Plan Dwg. No. 10.03.C

Drainage Details Dwg. No. N16302-290 Rev P5

House Type Plans and Elevations Type A Dwg. No. SD-20.01

House Type Plans and Elevations Type B Dwg No. SD-20.02

Landscape Strategy Plan Dwg. No. 792.01.B

Overall Site Layout Plan Dwg. No. 10.01.D

Overall Site layout Plan (Coloured) Dwg. No. 10.06.B

Phasing Plan Drawing No.10.07.B  
 Site Location Plan Dwg. No. 00.01.A  
 Surface Treatment Plan Dwg. No. 10.05.B  
 Sound Attenuation Bund Dwg. No. N16302 Mound Rev P1.  
 Gas Membrane Details Dwg. No. SK001 P1  
 GF Junction Detail Dwg. No. DET-01  
 Typical Gas Protection Detail Corner Dwg. No. PFU-114  
 Prefomed Z vent Cloak Dwg. No. PFU-178  
 Visqueen Data Sheet dated 04.11.16.  
 Visqueen Gas Resistant DPC Datasheet dated 12.04.16.  
 Visqueen Zedex CPT High performance datasheet dated 29.5.13  
 Plots 4-6 Ground and First Floor Plan Dwg. No. BP/4-6/002 Rev A.  
 House Type HT14(B) Plans and elevations Dwg. No. SD-30.01.  
 House Type 14 (No porch) Dwg No. HT-14-01 Rev A  
 House Type 14 (with porch) Dwg. No. HT-14-03 Rev A  
 House Type 15 Dwg No. HT-15-01  
 House Type 2 Elevations Dwg. No. PL-HT-2-02.  
 House Type 2 Plans Dwg. No. PL-HT-2-01  
 House Type A Plans Dwg. No. PL-HT-A-01  
 House Type A Elevations PL-HT-A-01  
 House Type DD Plans and Elevations HT-DP01  
 House Type F Dwg. No. HT-F-01  
 House Type K Dwg. No. PL-HT-K-01  
 House Type K Elevations Dwg No. PL-HT-K-02  
 House Type K+ Dwg. No. HT-K2.5-01  
 Single and Double garage plans GAR\_01

- |    |                                 |       |      |
|----|---------------------------------|-------|------|
| 2. | Veh Parking Garaging before Occ | PAR04 | *H11 |
| 3. | Construction Method Statement   | SIT05 | *T6  |

4. Notwithstanding condition 1, no development shall commence until a scheme to show wheel washing facilities, including its location, type of operation and maintenance programme, have been submitted to and approved in writing by the Local Planning Authority. Construction shall not commence on any part of the development other than the construction of a temporary site access and site set up until the scheme hereby approved has been installed and is fully operational. This scheme shall be retained for duration of construction of the development and if it breaks down during this period construction shall cease until it has been repaired.

Reason: To ensure that the adoptable highway(s) is kept free from mud and debris in the interests of highway safety having regard to Policy T6 of the North Tyneside Unitary Development Plan 2002.

5. No dwelling hereby approved shall be constructed above damp proof course until a fully detailed landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The approved landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and

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 H11 of the North Tyneside Unitary Development Plan 2002.

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

The Local Planning Authority worked proactively and positively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirements in Paragraphs 186-187 of the National Planning Policy Framework.



**Application reference: 16/01793/REM**  
**Location: Land South of 81 Killingworth Avenue, Backworth**  
**Proposal: Erection of 145 residential dwellings (Use Class C3) including 36 affordable dwellings and associated infrastructure, creation of new access to the west onto B1317 and to the east, creation of SUDS, open space and engineered earth bund. Discharge of conditions 1, 2, 5, 7, 11, 13, 14, 15, 20, 22, 24, 26, 30, 33, 36, 37, 38 and 39 of outline planning consent 14/01687/OUT**

Not to scale  
 Date: 02.03.2017

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## **Appendix 1 – 16/01793/REM Item 4**

### **Consultations/representations**

#### Internal Consultees

##### 1. Highway Network Manager

1.1 This application is a reserved matters application for 145 residential dwellings (Use Class C3) including 36 affordable dwellings and associated infrastructure, creation of new access to the west onto B1317 and to the east, creation of SUDS, open space & engineered earth bund. The original application (14/01687/OUT) was granted permission in 2015. As part of the outline permission, the following off site highway works, Section 106 contributions & Travel Plan Bond were agreed:

##### 1.2 Highway works:

New roundabout at the site access and B1317 Killingworth Lane

Altered access to Killingworth Avenue

Relocation of existing bus lay-by on B1317 Killingworth Lane

Pedestrian refuge on B1317 Killingworth Lane

Provision of a shared pedestrian/cycle connection into existing route NCN 10

##### 1.3 Section 106 agreement:

Funding of bus routes through site for three years £360,000

Contribution to improvements to Holystone interchange of £207,000

##### 1.4 Travel Plan Bond:

£65,000

1.5 The off site highway works, Section 106 Agreement, Travel Plan Bond & original planning conditions all remain in place. The reserved matters application provides a detailed site layout and it is considered to be acceptable in terms of vehicle accessibility, links to the Public Right of Way Network, parking provision & cycle parking. The detailed layout of the road will be covered by a Section 38 Agreement as part of the construction process. Conditional approval is recommended.

##### 1.6 Recommendation - Conditional Approval

##### 1.7 Conditions:

ACC02 - House Est: Details, Adopt Roads, No Occ

ACC10 - New Access: Access before Devel

ACC17 - Exist Access Closure: Misc Points, By \*6 months

ACC25 - Turning Areas: Before Occ

DRN02 - Housing Est: Details, Road Drainage, No Occ

PAR04 - Veh: Parking, Garaging before Occ

SIT05 - Construction Management

1.8 No development shall commence until a scheme to show wheel washing facilities has been submitted to and approved in writing by the Local Planning

Authority. Construction shall not commence on any residential dwellings until this scheme has been installed and is fully operational. The scheme shall be retained for the duration of construction and if it breaks down during this period, construction shall cease until it has been repaired.

Reason: In the interests of highway safety.

1.9 Notwithstanding Condition 1, the development hereby approved shall be carried out in full accordance with the submitted Travel Plan unless otherwise agreed in writing by the Local Planning Authority.

Reason: To accord with Central Government and Council Policy concerning sustainable transport.

1.10 Condition 1 - not attached by Engineering Services

Condition 2 - not attached by Engineering Services

Condition 7 - not attached by Engineering Services

Condition 11 - can be discharged

Condition 13 - cannot be discharged \*

Condition 14 - can be discharged

Condition 15 - can be discharged

Condition 20 - can be discharged

Condition 22 - can be discharged

Condition 24 - can be discharged

Condition 26 - refer to PROW Officer

Condition 30 - cannot be discharged\*

Condition 33 - not attached by Engineering Services

Condition 36 - not attached by Engineering Services

Condition 37 - not attached by Engineering Services

Condition 38 - not attached by Engineering Services

Condition 39 - not attached by Engineering Services

\*S38/278 Drawings not approved

## 2. Manager of Environmental Health (Pollution)

2.1 I have viewed the boundary treatment plan for the site but full details of the fencing design for those garden areas with line of sight to the A19 has not been provided on the plan to confirm if the fencing is to be double boarded or overlapped fencing panels. I would therefore require the fencing design to be provided.

2.2 The following conditions are therefore necessary to ensure all requirements of the noise mitigation measures are implemented for the reserved matters application.

2.3 Submit and implement on approval of the local Planning Authority a noise scheme providing details of the window glazing and ventilation scheme, in accordance to noise report reference NT11855, to be provided to habitable rooms to ensure bedrooms meet the good internal equivalent standard of 30 dB LAeq at night and prevent the exceedance of LMAX of 45 dB(A) and living rooms meet an internal equivalent noise level of 35 dB LAeq as described in BS8233:2014.

2.4 Prior to the occupation of the housing details of the acoustic screening to be provided to outdoor garden areas that have line of sight to the A19 and B1317 to attenuate against road traffic noise to ensure reduction of external noise levels to achieve where possible 50dB LAeq, and shall thereafter retained.

2.5 Prior to the occupation of the housing a 3m high engineered earth bund to be provided to the western and southern boundary of the site, to screen noise arising from the A19, and thereafter retained.

2.6 The housing to be set back by a minimum of 25 metres from the A19 on the south western boundary of the site to achieve façade noise levels specified within report NT11855.

SIT03  
HOU04

### 3. Manager of Environmental Health (Contaminated Land)

3.1 I have read the geo-environmental report and the gas addendum report submitted. I can confirm that the chemical test result show no contamination that requires remediation. As such Condition 39 can be discharged.

3.2 I accept that the site has been assessed as Characteristic 2. I have reviewed the information submitted showing the remediation measure to be used. I can confirm that it is sufficient to discharged Conditions 36 and 38.

3.3 Condition 37 can also be discharged.

### 4. Local Lead Flood Authority

4.1 This application is for the erection of 145 residential dwellings (Use Class C3) including 36 affordable dwellings and associated infrastructure, creation of new access to the west onto B1317 and to the east, creation of SUDS, open space and engineered earth bund. Discharge of conditions 1, 2, 5, 7, 11, 13, 14, 15, 20, 22, 24, 26, 30, 33, 36, 37, 38 and 39 of outline planning consent 14/01687/OUT

4.2 The site was granted outline permission in 2015 and following discussions with the developer, the scheme proposed as part of the reserved matters application is acceptable. Approval is recommended.

4.3 Recommendation - Approval

### 5. Landscape Architect

5.1 Discharge of conditions 1 and 5 of outline planning consent 14/01687/OUT. Conditions 1: Landscape – no details have been provided. Any landscape condition appears to be associated with Condition 1. There does not appear to be a separate condition for landscape.

5.2 Condition 5: Phasing – I have no issues with the proposed phasing plan.

## 6. Biodiversity Officer

### 6.1 Landscaping Plan

6.2 No detail has been provided on landscaping. The plan is an indicative plan with no detail of species mixes or what specific habitats will be going in some of the 'public realm' areas. Therefore a condition will need to be attached to the application regarding the submission of a detailed landscape plan.

I have some concerns about the size of the SUDs pond presently shown on the landscape plan. A series of smaller linked SUDs ponds along the eastern boundary would be far more beneficial from an ecological perspective and would enable links to be made with SUDs features within the housing scheme to the south. A series of smaller SUDs ponds planted with reeds would also be viewed more positively by the airport in terms of bird strike risk. Previous plans at outline stage have shown a number of SUDs ponds (not one large one) and the ecological survey submitted at outline stage recommended at least 3 connected smaller SUDs ponds to benefit biodiversity.

How does this SUDs system work? Where will the surface water held in the SUDs pond(s) be discharged to and will there be any adverse ecological impacts from this? If the water is discharged into the golf course and there are destructive works associated with this, then a great crested newt survey may be required, as GCN has previously been found in the golf course ponds. There may need to be a condition on this application that addresses this, to ensure there are no impacts on European protected species.

The green buffer area shown as 'public realm' to the eastern boundary should be planted with habitats of ecological benefit such as wildflower grassland and scrub planting – not ornamental planting.

The small area of 'public realm' space to the south of the primary internal road route (next to A19) is planted with too many trees. This area should remain open with meadow grassland and some small groups of native trees.

The tree planting along the southern end of the primary road route should be replaced with a mixed native hedge along this route. This area is shown on the key as a green corridor, however, an avenue of trees will have limited value as opposed to a native hedge that will provide connectivity and a true green route.

### 6.3 Bat/bird boxes

6.4 This condition has not been discharged yet, however, I want to ensure that as part of this condition, bat slates are provided in some of the houses adjacent to the woodland boundaries and the eastern boundary of the site as these provide the most suitable areas for bat foraging and commuting. This was recommended in the Extended Phase 1 Habitat Survey submitted by BSG as part of the outline application.

## 7. Design Officer

7.1 The design and layout is well designed with complimentary house types. There are areas of attractive open space with houses arranged well around it.

7.2 Corner plots have generally not been considered in the design other than house type KK. All other house types with a side elevation facing onto a key street should be revised in order to contribute towards an attractive street scene.

7.3 Boundary treatments are well considered – only amendments required are to plot 12 and 117 - replace 1.8m high boarded fence with stonewall and fence. This is because both of these boundaries will be highly visible within the street.

7.4 Surface materials are generally well planned across the site. Recommend that all visitor car parking bays should be surfaced in concrete blocks to contribute towards a well balanced and attractive street scene. This will still be an adoptable material.

7.5 Comments for both application 16/01793/REM and 16/01764/REM

7.6 The house types proposed in each application are different in design; one being more traditional while the other being more contemporary. These could sit comfortably next to each other on the site, if consideration is given to linking together other elements of the design between the applications – such as materials and boundary treatments. For both applications it would be beneficial to see a consistent design for:

Boundary treatments - 16/01793/REM proposes a 1.8 stone wall and fence; 16/01764/REM proposes a brick wall with fence.

Surface materials – agree a consistent design and colour for block paving to shared and private driveways.

Window colour – agree to use either grey/green or white windows.

7.7 The above points should be considered across the whole site or at the very least on those streets where the two schemes connect.

## 8. Tyne and Wear Archaeology Officer

8.1 Archaeological Services Durham University are currently archaeologically excavating a prehistoric enclosed settlement on this site. I am pleased to see that the agreed Written Scheme of Investigation for the archaeological work has been submitted, along with the preceding archaeological evaluation trenching report. The archaeological site is much better preserved than the geophysical survey and evaluation trenching suggested. Finds include prehistoric pottery, flint tools and a quernstone (for grinding corn). Unfortunately, half of the enclosure has been destroyed by the A19.

8.2 Because the archaeological fieldwork is not yet finished, the archaeological conditions imposed on the outline application will also be needed on this reserved matters application:

### 8.3 Archaeological Excavation and Recording Condition (Condition 44)

No groundworks or development shall commence until a programme of archaeological excavation has been completed. This shall be carried out in accordance with a specification provided by the Local Planning Authority. Reason: The site is located within an area identified as being of potential archaeological interest. The investigation is required to ensure that any archaeological remains on the site can be preserved wherever possible and recorded, in accordance with saved Unitary Development Plan Policy E19/6 and paragraph 141 of the NPPF.

#### 8.4 Archaeological Post Excavation Report Condition (Condition 45)

The buildings shall not be occupied/brought into use until the final report of the results of the archaeological fieldwork undertaken in pursuance of condition ( ) has been submitted to and approved in writing by the Local Planning Authority.

Reason: The site is located within an area identified as being of potential archaeological interest. The investigation is required to ensure that any archaeological remains on the site can be preserved wherever possible and recorded, in accordance with saved Unitary Development Plan Policy E19/6 and paragraph 141 of the NPPF.

#### 8.5 Archaeological Publication Report Condition (Condition 46)

The buildings shall not be occupied/brought into use until a report detailing the results of the archaeological fieldwork undertaken has been produced in a form suitable for publication in a suitable and agreed journal and has been submitted to and approved in writing by the Local Planning Authority prior to submission to the editor of the journal.

Reason: The site is located within an area identified in the Unitary Development Plan as being of potential archaeological interest and the publication of the results will enhance understanding of and will allow public access to the work undertaken in accordance with saved Unitary Development Plan Policy E19/6 and paragraph 141 of the NPPF.

8.6 The archaeological work should be finished in the New Year.

#### External Consultees

##### 9. Newcastle International Airport

9.1 Thank you for consulting Newcastle International Airport (NIA) on the above application. The application has been assessed by the aerodrome safeguarding team and I have the following comments to make.

9.2 Certain types of landscaping can be bird attracting, providing a habitat/feeding source for birds with the potential to result in an increase in bird strike incidences. The landscaping masterplan provides no detail of the species to make up the planting scheme.

9.3 Within the 13km safeguarding zone for birdstrikes the airport would expect that species do not make up over 10% of the total additional planting and are not clustered. The site is circa 4km from the eastern approach/ascent path to the airport for larger aircraft, whilst smaller planes turn onto final ascent close to the site. Therefore the airport objects to the discharge of condition 1 based on the information provided, as no detail is provided on the mix species to make-up the proposed landscaping scheme.

9.4 For information, the following species are considered to be bird attracting and should not be used in the landscaping masterplan-

*Crataegus monogyna* Hawthorn

*Ilex aquifolium* Holly

*Rosa canina* Dog Rose

*Berberis spp* Barberry

*Cotoneaster*

*Viburnum*  
*Aucuba Buddleia*  
*Callicarpa* Beauty Berry  
*Chaenomeles* Japonica  
*Clerodendrum*  
*Danae* Butcher's Broom  
*Daphne*  
*Euonymus* Spindle  
*Hypericum* St John's Wort  
*Lonicera* Honeysuckle  
*Mahonia*  
*Malus* Crab Apple  
*Sorbus aucuparia* Rowan  
*Pernettya* Prickly Heath  
*Prunus avium* Wild Cherry  
*Pyracantha* Firethorn  
*Rhus* Sumac  
*Ribes* Ornamental Currant  
*Sambucus nigra* Elder  
*Skimmia*  
*Stranvaesia*  
*Symphoricarpos* Snowberry  
*Taxus* Yew

#### 10. Northumbrian Water

10.1 Having assessed the proposed development against the context outlined above I refer you to our previous response to the application, dated 27<sup>th</sup> November 2014, and can confirm that at this stage we would have no additional comments to make.

#### 11. Nexus

11.1 No comments.

#### 12. Northumberland County Council

12.1 No objections.

#### 13. Police Architectural Liaison Officer

13.1 Having considered the documents I have no objection to it progressing however I can only find reference to the core principles of Secured by Design (SBD) mentioned in the D&A and no further details of proposed security to the individual dwellings. SBD is a police approved scheme designed to ensure a safe and secure environment for residents and visitors alike. I would recommend that the dwellings be built in accordance with the specifications set out in SBD Homes 2016. Further information can be obtained either from myself or by visiting [www.securedbydesign.com](http://www.securedbydesign.com) and following the links to design guides.

#### Representations

None.