



# Northumberland

## County Council

Mr Allen Creedy  
72 B-Box Studios  
Newcastle  
NE2 1AN

Our Ref: 21/02253/CCD  
Your Ref:  
Contact: Mr Gordon Halliday  
Direct Line: 07785727053  
E-Mail: [Gordon.Halliday@northumberland.gov.uk](mailto:Gordon.Halliday@northumberland.gov.uk)  
Date: 9th November 2021

Dear Sir/Madam,

### **Application to Northumberland County Council – Development Management**

I refer to your application to the above unit and enclose your approval certificate. This is an important legal document, it should therefore be safely stored.

Most approvals are subject to conditions and these are listed on the second page of the certificate. These form part of your permission and must be adhered to. Some conditions may require additional information to be submitted to this unit prior to the starting of any works, whilst others are ongoing, either just during the construction period and others for the life of the development. If you are uncertain about any of the conditions attached to your permission, please contact the Planning Case Officer whose details appear at the top of this page. Under the Fees for Applications Regulations 2012 (as amended), there is a standard fee of £116 per request to have conditions discharged. This is reduced to £34 for Householder applications.

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

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

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

Yours faithfully,

**Rob Murfin**  
**Director of Planning**



# Northumberland

## County Council

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

**Application No.** 21/02253/CCD

Mr Allen Creedy  
72 B-Box Studios  
Newcastle  
NE2 1AN

#### **DEVELOPMENT BY NORTHUMBERLAND COUNTY COUNCIL**

**Proposal** Construction of a new single platform railway station including new highway access and signalised junction; modifications to existing highways including pedestrian footways; provision of parking for cars, electric vehicles, motorcycles, cycles, and taxis; works to public rights of way. Construction of: facilities ancillary to the station including, lighting, soft and hard landscaping, surface and subsurface drainage, utilities and other services, boundary treatment and other associated works

**Location** Land South East Of Delaval Court Astley Road Seaton Delaval  
Northumberland

**Applicant** Northumberland County Council  
County Hall Morpeth NE61 2EF

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

**Rob Murfin**  
**Director of Planning**

9th November 2021

#### NOTE

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

**(YOUR ATTENTION IS DRAWN TO THE NOTES OVERLEAF)**

**Conditions**

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

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

- 2 The development hereby permitted shall not be carried out otherwise than in accordance with the following plans and documents.

60604435-ACM-XX-ZZ-DRG-LEP-000011 (Rev PO1.1) Site Location Plan  
60601435-ACM-03-PL-DRG-ECV-000100 (Rev PO1) Existing / Demolition General Arrangement  
60601435-ACM-03-ZZ-DRG-EHW-030001 (Rev PO5) Car Park Highways General Arrangement  
60601435-ACM-03-ZZ-DRG-EHW-030003 (Rev PO4) Car Park Highways Typical Cross Sections Sheet 1 of 2  
60601435-ACM-03-ZZ-DRG-EHW-030007 (Rev PO4) Car Park Highways Typical Cross Sections Sheet 2 of 2  
60601435-ACM-03-ZZ-DRG-EHW-030006 (PO4) Car Park Traffic Sign and Road Marking Layout  
60601435-ACM-03-ZZ-DRG-EHW-030009 (Rev PO4) Vehicle Tracking Sheet 1  
60601435-ACM-03-ZZ-DRG-EHW-030011 (Rev PO2) Vehicle Tracking Sheet 2  
60601435-ACM-03-ZZ-DRG-EHW-030010 (Rev PO3) Seaton Delaval Car Park Existing Public Utilities Layout  
60601435-ACM-03-ZZ-DRG-EHW-030005 (Rev PO1) Car Park Drainage Layout Sheet 1 of 2  
60601435-ACM-03-ZZ-DRG-EHW-030004 (Rev PO2) Car Park Drainage Layout Sheet 2 of 2  
60601435-ACM-03-PL-DRG-ECV-000001 (Rev PO3) Platform General Arrangement  
60601435-ACM-03-PL-DRG-ECV-000005 (Rev PO1) Platform Section and Details  
60601435-ACM-03-PL-DRG-ECV-000006 (Rev PO1) Platform Services and General Arrangement Details  
60601435-ACM-03-ZZ-DRG-EPT-000060 (Rev PO2) E&P Proposed Lighting Layout Seaton Delaval Car Park  
60601435-ACM-03-ZZ-DRG-HLG-001301 (Rev PO2) Highways Lighting Proposed Lighting Layout  
60601435-ACM-03-ZZ-DRG-HLG-001302 (Rev PO2) Highways Lighting Contours Layout  
60601435-ACM-03-ZZ-DRG-HLG-001303 (Rev PO2.1) Highways Lighting Calculation Results  
60601435-ACM-03-ZZ-REP-HLG-001301 (Rev PO2) Lighting Calculation Report  
60601435-ACM-03-ZZ-SKT-HLG-001300 (Rev PO2) Highways Lighting Proposed Lighting Class  
60601435-ACM-XX-ZZ-DRG-EEN-000501 (Rev PO1) Station Landscape Design Seaton Delaval  
270\_SD\_P\_400 Sections Seaton Delaval Station  
Seaton Delaval Arboricultural Impact Assessment, Aecom for Northumberland County Council. May 2021  
Northumberland Line Seaton Delaval Transport Assessment. Aecom for Northumberland County Council. May 2021  
Northumberland Line Seaton Delaval Transport Assessment Addendum. Aecom for Northumberland County Council. September 2021

Reason: To ensure that the approved development is carried out in accordance with the approved plans.

- 3 The development hereby permitted shall not be commenced until plans of the site showing the existing and proposed ground levels have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter, the development shall be carried out in accordance with the approved details.

Reason: To ensure that the work is carried out at suitable levels in relation to adjoining properties and highways, having regard to amenity, access, highway and drainage requirements in accordance with the NPPF.

- 4 The development hereby permitted shall not be commenced until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved Management Plan shall be adhered to throughout the demolition and construction period. The Management Plan shall provide for:
- a. An assessment of construction noise and vibration including detailing measures for the control and reduction of noise and vibration emissions associated with demolition, earthworks and construction.
  - b. Details of the disposal of surface water from the development through the construction phase.
  - c. Equipment cleaning and washing facilities.
  - d. Excavation plant machinery to be fitted with fuel spill kits.
  - e. The provision of welfare facilities that shall be maintained by a licenced Waste Carrier.
  - f. Details of behavioural policies for all site staff to minimise noise, vibration and air quality impacts from vehicles, plant and equipment.
  - g. The engines / generators of all construction vehicles, plant and equipment shall be turned off when not in use. Hybrid generators shall be used wherever practicable to reduce noise and fuel consumption.
  - h. Details of the measures to be taken to protect existing trees that will not be removed as part of the development.

Reason: To prevent nuisance in the interests of residential amenity in accordance with the National Planning Policy Framework, to ensure that the risk of flooding does not increase during the construction phase, to limit the siltation of any site surface water features, to ensure the welfare of site operatives and to ensure trees are protected from construction works.

- 5 Details of the proposed boundary treatment to the site shall be submitted to and approved by the Local Planning Authority. The details shall include plans showing the location of existing, retained and proposed new boundary treatments and scaled drawings indicating the positions, height, design, materials, type and colour of the proposed new boundary treatments. The approved scheme shall be implemented before the station is brought into operational use.

Reason: In the interests of visual amenity of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the area in accordance with Policies DC21 and DC27 of the Blyth Valley Borough Local Development Framework Development Control Policies

- 6 Notwithstanding the details submitted, prior to the commencement of development samples of all materials, colours and finishes to be used on all external surfaces shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the area in accordance with Policies DC21 and DC27 of the Blyth Valley Borough Local Development Framework Development Control Policies.

- 7 No development shall commence (excluding any grouting works that are required) until:
- a) a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past shallow coal mining activity; and
  - b) any remediation works a / or mitigation measures to address land stability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.

Reason: To ensure the safety and stability of the development, as the site lies in an area where historic unrecorded shallow mine workings are likely to have taken place, in accordance with the National Planning Policy framework.

- 8 Prior to the development being brought into use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to and approved in writing by the Local Planning Authority. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and / or mitigation necessary to address the risks posed by past coal mining activity.

Reason: To ensure the safety and stability of the development, as the site lies in an area where historic unrecorded shallow mine workings are likely to have taken place, in accordance with the National Planning Policy framework.

- 9 The development hereby permitted shall not be commenced unless and until a scheme ("the offsetting scheme") for the offsetting of biodiversity impacts at the site has been submitted to and approved in writing by the Local Planning Authority. The offsetting scheme may include on-site habitat creation, off-site habitat creation or both. The scheme shall include:
- a. Details of the offset requirements of the development (in accordance with the recognised offsetting metrics standard outlined in the Defra Metrics Guidance dated March 2012);
  - b. The provision of arrangements to secure the delivery of the offsetting measures either on-site or off-site (including a timetable for their delivery); and
  - c. A management and monitoring plan (to include for the provision and maintenance of the offsetting measures in perpetuity);
- and where necessary;
- d. A methodology for the identification of receptor site(s); and
  - e. The identification of receptor site(s).

The written approval of the Local Planning Authority shall not be issued before the arrangements necessary to secure the delivery of the off-setting measures have been executed. The offsetting scheme shall be implemented in full accordance with the requirements of the approved scheme.

Reason: To provide net gains for biodiversity in accordance with the NPPF.

- 10 No development shall take place unless in accordance with the mitigation measures detailed in the report Ecological Impact Assessment Seaton Delaval station. SLC Property. June 2021, including:
- Priority within the planting scheme to be given to native species, ideally of local provenance.
  - Retention where appropriate of the mature trees on the site.
  - Retained and created habitats to be subject to a suitable management plan.
  - Any felling or arboricultural works outside of the woodland to follow a method statement.
  - No felling or trimming works to be carried out on any tree with bat roost potential within the woodland without a licence first being obtained from Natural England.
  - Retention and appropriate management of the mature hedgerow to the south east of the site.
  - Installation of at least 5 bat boxes and at least 5 new nest boxes within the retained trees.
  - Works to proceed under a Great Crested Newt Mitigation licence from Natural England.
  - Creation of new habitats within the site suitable for use by the great crested newt, including a fish-free pond, hibernaculum and areas of terrestrial habitat.
  - Works to proceed on a precautionary method statement for red squirrel and badger.
  - Checking survey within one month prior to the start of works, to ensure no setts have been established in the interim.
  - Site clearance works shall not be undertaken during the nesting period (1 March - 30 September) unless a checking survey by a suitably qualified ecologist has confirmed no active nests have been present within the 5 days before the survey was undertaken.

Reason: To maintain the biodiversity value of the site and avoid harm to protected species that may be present in accordance with Policy DC16 of the Blyth Valley Borough Local Development Framework Development Control Policies.

- 11 All works shall be undertaken in accordance with the submitted Arboricultural Impact Assessment (AECOM 2021) (AIA) and the Tree Protection Plan (Appendix E of the AIA). If there are any changes to the design of the development hereby approved, a final Tree Protection Plan and Arboricultural Method Statement, which shall also be informed by the requirements in BS 5837:2012 Trees in Relation to Design, Demolition and Construction, shall be submitted to and approved by the Local Planning Authority. No development or other operations, including any works within the root protection area (RPA) of the

retained trees shall take place except in accordance with the approved AIA or any approved revised AIA.

Reason: In order that retained trees are protected during construction and to ensure that the proposed development does not have an adverse effect upon the appearance of the area in accordance with Policy DC17 of the Blyth Valley Borough Local Development Framework Development Control Policies.

- 12 Within one month of start on site, a detailed landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall be implemented in accordance with the approved details within the first available planting season following the approval of details.

Reason: To ensure that important features are protected and retained in the interests of amenity and to ensure a satisfactory standard of landscaping in accordance with Policy GD17 of the Blyth Valley Borough Local Development Framework Development Control Policies.

- 13 No trees, shrubs or hedges within the site which are shown as being retained in the approved landscaping scheme required by condition 12, shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed during the development phase other than in accordance with the approved plans or without the prior written consent of the Local Planning Authority. Any trees, shrubs or hedges removed without such consent, or which die or become severely damaged or seriously diseased within three years from the completion of the development hereby permitted shall be replaced, within the next planting season, with trees, shrubs or hedge plants of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that important features are protected and retained in the interests of amenity and to ensure a satisfactory standard of landscaping in accordance with Policy DC17 of the Blyth Valley Borough Local Development Framework Development Control Policies.

- 14 Prior to the commencement of passenger rail services at the station the car parking area indicated on the approved plans, including any disabled and EV car parking spaces contained therein, shall be hard surfaced, sealed and marked out in parking bays in accordance with the approved plans. Thereafter, the car parking area shall be retained in accordance with the approved plans and shall not be used for any purpose other than the parking of vehicles associated with the provision of passenger rail services at the station.

Reason: In the interests of highway safety, in accordance with Policy M8 of the Blyth Valley Borough Local Plan and the National Planning Policy Framework.

- 15 Prior to the commencement of passenger rail services at the station, a car parking management strategy detailing the number of car parking spaces, including disabled, EV and other spaces for non-public use, and details as to how these spaces will be made available, shall be submitted to and approved in writing by the Local Planning Authority. The approved strategy shall be implemented in accordance with the approved details before the commencement of passenger rail services at the station.

Reason: In the interests of highway safety and sustainable development, in accordance with Policy M8 of the Blyth Valley Borough Local Plan and the National Planning Policy Framework.

- 16 Prior to the commencement of passenger rail services at the station, details of the proposed highways works to shown indicatively in the approved plans shall be submitted

to and approved in writing by the Local Planning Authority. The highways works shall include the provision of:

- o New vehicular, pedestrian and cyclist signalised access junction to the A192 Astley Road;
- o Improvements to the Public Right of Way between A192 Astley Road and the approved car park;
- o New footway connections to Wheatridge and Whytrigg Close;
- o Relocated and upgraded bus stops on A192 Astley Road;
- o All other associated works.

No passenger rail services at the station shall commence until the highways works have been implemented in accordance with the approved plans.

Reason: In the interests of highway safety, in accordance with Policy A2 of the Blyth Valley Borough Local Development Framework Core Strategy and the National Planning Policy Framework.

- 17 Prior to the commencement of passenger rail services at the station, details of the proposed advanced directional signage for vehicles, cyclists and pedestrians, shall be submitted to and approved in writing by the Local Planning Authority. No passenger rail services at the station shall commence until the details have been implemented in accordance with the approved plans.

Reason: In the interests of highway safety and sustainable transport, in accordance with Policy A2 of the Blyth Valley Borough Local Development Framework Core Strategy and the National Planning Policy Framework.

- 18 Prior to the car parking area being made available for public use, an Operation, Management and Maintenance Strategy for the development shall be submitted to and approved in writing by the Local Planning Authority. The operation, management and maintenance strategy shall detail, how the areas of the development including the car parking area, access roads, drainage, landscaping, CCTV and lighting will be operated, managed and maintained upon completion of the development and the boundaries between any multiple parties in this respect. Following the car parking area being made available for public use, the development shall be managed and maintained in accordance with the approved details.

Reason: In the interests of highway safety and local amenity, in accordance with Policy M8 of the Blyth Valley Borough Local Plan and the National Planning Policy Framework.

- 19 Prior to any change in charging strategy for the car parking area, details of the amendments and any associated mitigation associated with that change shall be submitted to and approved in writing by the Local Planning Authority. The approved details and associated mitigation shall be implemented prior to the change in charging strategy being implemented.

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

- 20 Prior to the commencement of passenger rail services at the station, the cycle parking shown on the approved plans shall be implemented in accordance with the approved plans. Thereafter, the cycle parking shall be retained in accordance with the approved details and shall be kept available for the parking of cycles at all times.



Reason: In the interests of highway safety and sustainable development, in accordance with Policy A2 of the Blyth Valley Borough Local Development Framework Core Strategy and the National Planning Policy Framework.

- 21 Development shall not commence until a Transport and Construction Method Statement, together with a supporting plan has been submitted to and approved in writing by the Local Planning Authority. The approved Transport and Construction Method Statement shall be adhered to throughout the construction period. The Transport and Construction Method Statement and plan shall, where applicable, provide for:

1. details of temporary traffic management measures, temporary access, routes and vehicles;
2. vehicle cleaning facilities;
3. the parking of vehicles of site operatives and visitors;
4. the loading and unloading of plant and materials;
5. storage of plant and materials used in constructing the development.

Reason: To prevent nuisance in the interests of residential amenity and highway safety, in accordance with the National Planning Policy Framework.

- 22 Development shall not commence until details of the temporary construction access from the A192 Astley Road and a timeline for its use have been submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved plans. The temporary access shall be retained in accordance with the approved plans and the agreed timetable for use.

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

- 23 A scheme for the provision of a network of closed circuit television cameras (CCTV), including the proposed location cameras, mounting columns, proposals for the use and management of the system and proposals for its installation shall be submitted to and approved in writing by the Local Planning Authority. The CCTV system shall be installed in accordance with the approved details before the station is brought into operational use.

Reason: In the interests of the safety and security of users of the station and car park in accordance with the NPPF.

- 24 Prior to any amplified voice or tannoy system becoming operational, full details of the system shall be provided to the Local Planning Authority to show how the system will be operated and managed to minimise noise impacts to local noise sensitive receptors. The proposed system shall be installed, operated and maintained to the satisfaction of the Local Planning Authority in accordance with the details submitted to and approved in writing by the Local Planning Authority.

Reason: To protect residential amenity and provide a commensurate level of protection against noise in accordance with Policy DC22 of the Blyth Valley Borough Local Development Framework Development Control Policies.

- 25 No development shall take place until a construction noise and vibration management plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall detail the construction work and methodologies, measures for the control and reduction of noise emissions associated with construction works, liaison with local residents and arrangements for noise monitoring.

Reason: To protect residential amenity and provide a commensurate level of protection against noise in accordance with Policy DC22 of the Blyth Valley Borough Local Development Framework Development Control Policies.

- 26 During the construction period, there shall be no deliveries to or collections from the site, on Sundays or Bank Holidays or outside the hours of 08.00 - 18.00 on Monday to Friday or 08.00 - 13.00 on Saturday.

Reason: To protect residential amenity and provide a commensurate level of protection against noise in accordance with Policy DC22 of the Blyth Valley Borough Local Plan.

- 27 Prior to the development being brought into use or continuing in use, details of the acoustic barrier(s) as outlined in the document Seaton Delaval Railway Station Noise and Vibration Impact Assessment, Aecom. December 2020 shall be submitted to and approved in writing by the Local Planning Authority. The details shall include location, specification, design and performance. The approved scheme shall be implemented in full before the development is brought into use and shall be maintained to ensure it meets the agreed performance for the lifetime of the development.

Reason: To protect residential amenity and provide a commensurate level of protection against noise in accordance with Policy DC22 of the Blyth Valley Borough Local Development Framework Development Control Policies.

- 28 No development shall take place, including any works of demolition, until a full programme of works has been submitted to and approved in writing by the Local Planning Authority. The programme shall allow the identification of 'enabling works', separate from the main demolition and construction works, including major groundworks (i.e. soil stripping).

Reason: To provide an identifiable separation of works that will allow the imposition of conditions aimed only at the main demolition and construction works.

- 29 No development shall take place beyond the 'enabling works' identified under condition 28, until an appropriate scheme of assessments, investigations and remediation has been carried out as detailed below, unless those assessments and investigations demonstrate that remediation is not required, and the Local Planning authority dispenses with any such requirement in writing.

- a) Further site investigations are recommended in the Phase 1: Desk Study (The Northumberland Line - Preliminary Sources Study Report - Seaton Delaval Station. Aecom. 2 February 2021) and shall be carried out to fully and effectively characterise the nature and extent of any land contamination and / or pollution of controlled wastes. These shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle, in order that any potential risks are adequately assessed, taking into account the site's existing status and proposed new use. The site investigation and findings shall be submitted to the Local Planning Authority without delay upon completion.
- b) Thereafter, a written Method Statement (or Remediation Strategy) detailing the remediation requirements for the land contamination and / or pollution of controlled waters affecting the site shall be submitted to and approved by the Local Planning Authority. All requirements shall be implemented and completed to the satisfaction of the Local Planning Authority. No deviation shall be made to the approved scheme without express written agreement of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land are minimised and to ensure that the development can be carried out safely without unacceptable risks to future users in accordance with Policy DC21 of the Blyth Valley Borough Local Development Framework Development Control Policies.

- 30 The development hereby permitted shall not be brought into use or continue in use until a full closure (Verification Report) report has been submitted to and approved in writing by the Local Planning Authority. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the closure report to demonstrate that the required remediation has been fully met.

Reason: To ensure that risks from land contamination to the future users of the land are minimised and to ensure that the development can be carried out safely without unacceptable risks to future users in accordance with Policy DC21 of the Blyth Valley Borough Local Development Framework Development Control Policies.

- 31 If during the development, contamination not previously considered is identified, then an additional Method Statement regarding this material shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the measures proposed to deal with the contamination have been carried out. Should no contamination be found during development then the developer shall submit a signed statement indicating this to discharge this condition.

Reason: To ensure that risks from land contamination to the future users of the land are minimised and to ensure that the development can be carried out safely without unacceptable risks to future users in accordance with Policy DC21 of the Blyth Valley Borough Local Development Framework Development Control Policies.

- 32 Prior to first use of the car park, details of the adoption and maintenance of all SuDS features shall be submitted to and approved in writing by the Local Planning Authority. The SuDS features shall thereafter be implemented and maintained for the lifetime of the development.

Reason: To ensure that the scheme to dispose of surface water operates at its full potential throughout the lifetime of the development in accordance with Policy DC19 of the Blyth Valley Borough Local Development Framework Development Control Policies.

- 33 Prior to the installation of any drainage within the car park details of the proposed swales and outfalls to the receiving watercourse shall be submitted to and approved in writing by the Local Planning Authority and shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that drainage features are installed in line with best practice and to avoid the risk of flooding in accordance with Policy DC19 of the Blyth Valley Borough Local Development Framework Development Control Policies.

- 34 Prior to first use a lighting scheme for all areas of the site including, but not restricted to, the car park and footpaths, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall show how and where external lighting shall be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not unduly affect residential amenity or prevent bats using their territory (e.g. for foraging or commuting) or having access to their breeding sites and resting places. All external lighting shall be installed in accordance with the approved scheme and no external lighting shall otherwise be installed without prior approval in writing from the Local Planning Authority.

Reason: To protect residential amenity and maintain connectivity along commuting and feeding corridors for protected animal species in accordance with the NPPF.

- 35 A programme of archaeological work is required in accordance with a Written Scheme of Investigation to be submitted to and approved in writing by the Local Planning Authority. The programme of archaeological work set out in the approved Written Scheme of Investigation shall be implemented in full to reporting and archiving stages before the condition can be discharged.

Reason: The site is of archaeological interest.

In dealing with the application we have worked with the applicant in a positive and pro active manner and have implemented the requirement in paragraph 38 of the National Planning Policy Framework.

## Notes to Applicant

1. Any intrusive activities including initial site investigation boreholes, and / or any subsequent treatment of coal mine workings / coal mine entries for ground stability purposes require the written permission of The Coal Authority, since such activities can have serious public health and safety implications. Failure to obtain permission will result in trespass, with the potential for court action.
2. The prevention of nuisance is the responsibility of the developer and their professional advisors. Developers should, therefore, fully appreciate the importance of professional advice. Failure to address issues of noise, dust and light at the development stage does not preclude action by the Council under Section 79 of the Environment Protection Act 1990 in respect to statutory nuisance.
3. British Standards 5228 (Code of practice for noise and vibration control on construction and open sites) sets out noise limits that the developers will be expected to adhere to, particularly in relation to working outside 'normal working hours'.
4. There shall be no burning of any material associated with the construction phase of the development.
5. It is recommended that the lighting scheme approved under condition 29 is designed in consultation with the project ecologist and follow guidance set out in Institution of Lighting Professionals Advice Note 08/18 (2018).
6. The application for the temporary closure and / or diversion of section of path 300/128 will be required prior to any works starting that might affect the footpath.
7. In relation to the works to the highway required to facilitate the proposed site access junction from the A192, provide sustainable transport improvements to the A192, improvements to the PROW adjacent to the railway line, footway connections to Wheatridge and Whytrigg Close and to facilitate a highway signage scheme including pedestrian and cyclists signage scheme, a clear and transparent set of principles should be applied to ensure public benefit.
8. Offsite highway works required in connection with the proposed development are controlled by the Council's Technical services Division. These works should be carried out before the car parking area is made available for public use. The Council will undertake such works at the applicant's expense. Highways Development Management ([higwaysplanning@northumberland.gov.uk](mailto:higwaysplanning@northumberland.gov.uk)) should be contacted to progress this matter.
9. A highway condition survey should be carried out before the commencement of demolition and construction vehicle movements from the site. Highways Development Management ([higwaysplanning@northumberland.gov.uk](mailto:higwaysplanning@northumberland.gov.uk)) should be contacted to arrange a survey.
10. The Council's Traffic Management Section at [highwaysprogramme@northumberland.gov.uk](mailto:highwaysprogramme@northumberland.gov.uk) should be contacted before and during the construction period in respect of any impacts to current and proposed Traffic Regulation Orders.
11. Building material or equipment shall not be stored on the highway unless otherwise agreed. The Streetworks Team on 0345 600 6400 should be contacted for Skips and Containers licences.

12. The Council's Lighting Section at [highwaysstreetlighting@northumberland.gov.uk](mailto:highwaysstreetlighting@northumberland.gov.uk) should be contacted before and during the construction period with respect of street lighting to ensure sufficient illumination levels of the public highway.
13. In accordance with the Highways Act 1980, no mud, debris or rubbish shall be deposited on the highway.
14. Road safety audits are required to be undertaken. The Council offers this service and can be contacted at [highwaysplanning@northumberland.gov.uk](mailto:highwaysplanning@northumberland.gov.uk) or 01670 622979.
15. The demand for EV car parking spaces is likely to increase in the future to reflect the inevitable increased take up of electric vehicles.
16. Works that do not constitute 'development' or are permitted by virtue of the provisions of the General Permitted Development Order will not require formal discharge to be obtained prior to such works being undertaken.

## NOTES

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

### Purchase Notices

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