

**DMC2014-035**

**APPLICATION FOR PLANNING PERMISSION**

**Application No:**

**14NP0093**

**Proposed Development:**

Construction of lean-to shed for general agricultural use at Ingram Farm, Ingram, Alnwick, Northumberland, NE66 4LT

**Applicant Name:**

Mr R Wilson (Wilson Bros)

**Reason for Committee Decision:**

The applicant is related to an Authority Member, an Authority Member is a partner in the business which is the agricultural tenant on the site.

**Recommendation:**

**Approval, subject to conditions**

**1. Proposal and Site**

*Development Description*

- 1.1 Planning permission is sought for the erection of a general purpose agricultural building on the site of existing sheep pens at Ingram Farm, which are located to the rear (North) of the cluster of farm buildings, which are characterised by a variety of sizes and designs. To the rear of the building is a forest area to the north west and a more open landscape to the north east.



*View of the existing sheep pens looking North*



- 1.2 The proposed building will be constructed from a metal frame, with a grey box profile polyester roof sheets, including translucent rooflights, has a maximum height of 4.3 metres to the rear (north) elevation, which slopes gradually to 3.4 metres high to the front of the building. The building will provide a covered, yet open space, approximately 24 metres by 9 metres. The building will be slightly higher than the hay store directly adjacent to the west of the building.



*View looking across the sheep pens towards the existing hay store, directly to the West*

- 1.3 The proposed building will however be substantially smaller than the existing light grey metal clad agricultural buildings to the south of it, which lie between the site of the proposed building and the road.



*Above: View from the road (looking North)*

*Below: View towards the sheep pens looking North-East, showing existing buildings to the left and right of the sheep pens*



1.4 No other changes would be proposed to the existing layout of the site.



## 2. National Policies

### *National Planning Policy Framework (NPPF)*

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all proposals be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF does not change the statutory status of the development plan as the starting point for decision making, but is a material planning consideration and the proposed development must also be assessed against the policies within it. The sections within the NPPF referred to below are considered to be of particular relevance in the consideration of this application.

### *Principle and Location of Development*

- 2.2 Paragraph 7 of the NPPF sets out the importance of achieving sustainable development, emphasising the need for the planning system to perform an economic role, a social role and environment role in doing this.
- 2.3 Paragraph 14 of NPPF states that in decision-taking, local planning authorities should approve development proposals that accord with the development plan without delay.

### *National Park Special Qualities*

- 2.4 Paragraph 115 of the NPPF gives great weight to conserving landscape and scenic beauty in National Parks, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations and should be given great weight in National Parks.
- 2.5 By encouraging good design, planning decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation. This is set out in paragraph 125 of the NPPF.

### *Cultural Heritage*

- 2.6 Chapter 12 of the NPPF sets out the approach for conserving the historic environment.

### *The Natural Environment*

- 2.7 NPPF paragraph 118 requires that when determining planning applications, local planning authorities should aim to conserve and enhance biodiversity.
- 2.8 Paragraph 109 states that the planning system should contribute to and enhance the natural and local environment.

## 3. Local Policies

- 3.1 *Northumberland National Park Local Development Framework Core Strategy and Development Policies (Core Strategy)*

Policy 1 Delivering Sustainable Development

- Policy 3 General Development Principles
- Policy 5 General Location of New Development
- Policy 14 A Sustainable Local Economy
- Policy 17 Biodiversity and Geodiversity
- Policy 18 Cultural Heritage
- Policy 19 Tranquility
- Policy 20 Landscape Quality and Character
- Policy 21 Farming
- Policy 25 Renewable Energy and Energy Efficiency

### **3.2 *Supplementary Planning Guidance***

- Building Design Guide Supplementary Planning Document
- Landscape Supplementary Planning Document – Ingram Hills and Breamish Valley

### **3.3 *Additional Documents***

- Northumberland National Park Management Plan

### **3.4 *Legislation***

- Conservation of Habitats and Species Regulations 2010.

## **4. Relevant Planning History**

- 12NP0111 - Agricultural Determination in respect of proposed construction of agricultural shed for general storage purposes (Prior approval not required);
- 12NP0046 - Proposed construction of agricultural building to house livestock, with associated stock yard and tree shelter screening (Approved with conditions)

## **5. Consultations & Representations**

### **5.1 NNPA Historic Environment Officer: No objections**

Despite the location of the proposal within an area accorded medium archaeological sensitivity in the Ingram Historic Village Atlas, the proposal is not considered damaging to archaeological remains.

The proposal appears to be sited within the present range of farm buildings and as the construction impacts are likely to be minimal, I do not consider there to be the potential for harm to be caused to archaeological remains, or the setting of Ingram village.

### **5.2 NCC Building Control North: No comments received at the time of writing.**

### **5.3 NNPA Ecologist: No objections.**

The site is approximately 50m away from the River Breamish which is SSSI and SAC. The current use of the area is sheep pens and covering this area is likely to improve the ground conditions and reduce the potential for run-off from the pens into the river.

**5.4 NNPA Landscape and Forestry Officer: No objection.**

The development would not have a significant landscape effect. The nearest publicly accessible receptor site is the valley road lying approximately 90 metres to the south of the proposed development and is screened by existing agricultural buildings. The colour of these would be in keeping with that of existing agricultural buildings.

**5.5 NNPA Access and Recreation Officer: No objection.** Public access will not be impacted upon.

**5.6 NCC Environmental Health/Public Protection: No comments received at the time of writing.**

**5.7 NNPA Farming Officer: No comments received at the time of writing.**

**5.8 Ingram Parish Council: No comments received at the time of writing.**

**5.9 NCC Highways: No objection.**

**5.10 NCC Development Management (North): No objection.**

**5.11 A site notice was placed at the site and properties in the local area were notified by letter. No comments have been received.**

**6. Assessment**

**6.1 *Introduction***

The key material planning considerations are;

- The principle of the development;
- Cultural heritage impacts;
- Design, character and appearance of the scheme;
- Landscape and visual effects;
- Tranquillity and impacts on local amenity;
- Ecology & Biodiversity;
- Highways & Rights of way; and
- Energy Efficiency & Renewable Energy

**6.2 *Principle of Development***

- 6.2.1 Policy 1 of the NNPA Core Strategy states that development proposals should conserve and enhance the special qualities of the National Park (landscape character, tranquillity, cultural heritage, geodiversity and biodiversity). The proposed structure should not impact upon these qualities. These are discussed in more detail later in the report.

- 6.2.2 The development contributes to a sustainable local economy through contribution towards enabling an existing farming enterprise to develop in a sustainable manner, without harming the National Park's special qualities. The proposal accords with Core Strategy Policies 1, 14 and 21.
- 6.2.3 Core Strategy Policy 5 includes a provision which states that new buildings will only be permitted where it can be demonstrated that they cannot take place in an identified local centre or smaller village, or through the re-use of an existing building. Ingram is defined as a smaller village. The proposal is for a general purpose agricultural building, that, logistically, has been located within the farmstead it is related to and is development that one would expect to see on a farmstead in a rural village.

### **6.3 Cultural Heritage**

- 6.3.1 NNPA's Historic Environment Officer has raised no objections to the development. Despite the archaeological sensitivity of the area, the development is unlikely to have an adverse impact upon archaeological remains. The development accords with Core Strategy Policy 18 and the NPPF.

### **6.4 Design, Landscape & Visual Effect**

- 6.4.1 The design and colour proposed for the development are typical of a general purpose agricultural building and would fit in well with the existing buildings on the site. In particular, the existing building directly to the north is much larger than the proposed building that will cover the sheep pens.
- 6.4.2 The building would be completely screened from the road through Ingram, which is just 90 metres to the south, due to its location and relationship with larger agricultural buildings that sit between the road and the site of the proposed building. The building would also be screened by a forest area to the North West. No important receptor sites have been identified by the Landscape Officer to the north of the site that would be affected by the development.
- 6.4.3 It is considered that the design is acceptable and that the development will accord with will not have an unacceptable impact upon visual amenity, any sensitive viewpoints or the landscape character of the area. The development accords with Core Strategy Policies 3 and 20 and the NPPF.

### **6.5 Tranquillity & Amenity**

- 6.5.1 No external lighting is proposed and there would be no other impacts upon the National Park's tranquillity and dark skies, or upon local amenity. The development accords with Core Strategy Policy 19 and the NPPF. There are no residential properties immediately affected by the proposal.

## **6.6 Ecology & Biodiversity**

- 6.6.1 The River Breamish is a Site of Special Scientific Interest (SSSI) and Special Area of Conservation and lies within 50 metres of the development site. The development would not have an adverse impact on the river, in fact NNPA's ecologist believes that the covering of the existing sheep pen areas is likely to reduce the runoff into this nationally and European protected habitat, which has the potential to improve the condition of this area. It is considered that the development accords with Core Strategy Policy 17 and the NPPF.

## **6.7 Highways and Rights of Way**

- 6.7.1 No objections have been raised in by the highway authority and no public rights of way, or public access would be affected by the proposal. The development accords with Core Strategy Policy 3.

## **6.8 Energy Efficiency & Renewable Energy**

- 6.8.1 Policies 1 and 2 seek to maximise energy efficiency in buildings and achieve the highest environmental standards. Policy 25 requires new development to minimise the amount of construction used during construction and achieve high energy efficiency. The development is an agricultural building of a simple design that would minimise energy during construction and would have very low energy needs. It is considered that it would not be reasonable to require 10% of energy requirements to be embedded through renewable energy in this case.



## 7. Conclusion & Recommendation

- 7.1 it is considered that the proposal is sustainable development. Taking into account relevant development plan policies, particularly Core Strategy Policies 1, 3, 5, 14, 17, 18, 19, 20 and 25 and other material planning considerations, including the NPPF. It is recommended that Committee Members delegate authority to the Chief Executive to grant planning permission for the development, subject to no objections being received that raise material planning considerations before the consultation expiry date of 16<sup>th</sup> December 2014.

### **Conditions**

#### Commencement of Development

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

Reason: To ensure that the development is commenced within a reasonable period of time from the date of this permission and to comply with Section 91 (as amended) of the Town and Country Planning Act 1990 and section 51 of the Planning and Compulsory Purchase Act 2004.

#### Accordance with approved documentation

2. The development hereby permitted shall be carried out in accordance with the following approved plans, documents and correspondence:

- *Application Form received on 29<sup>th</sup> October 2014*
- *Location Plan 1:1250 received on 7<sup>th</sup> November 2014*
- *Proposed GP agricultural building Sheet 1/2 received on 29<sup>th</sup> October 2014*
- *Proposed GP agricultural building Sheet 2/2 received on 29<sup>th</sup> October 2014*
- *Annotated Location Plan 1:1250 and photos received on 7<sup>th</sup> November 2014*

Reason: For the avoidance of doubt, to enable the local planning authority to adequately control the development and to conform with Policies 1, 3, 5, 14, 17, 18, 19, 20 and 25 of the Northumberland National Park Authority Core Strategy & Development Policies Document (Core Strategy) and the National Planning Policy Framework (NPPF).

#### External lighting

3. Prior to the fixing of any external lighting on the building, details of the external lighting shall be submitted to and agreed in writing by the Local Planning Authority. Details should include:
- The specific location of all external lighting units;
  - Design of all lighting units;
  - Details of beam orientation and lux levels; and
  - Any proposed measures such as motion sensors and timers that will be used on lighting units

The approved lighting scheme shall be installed in accordance with the approved details and shall be maintained as such during the operation of the office accommodation, unless removed entirely.

Reason: In order to ensure that there is no harmful impact upon the tranquility and intrinsically dark character of the National Park through excessive light pollution, in accordance with Policies 1, 17 and 19 of the Core Strategy and NPPF.

### ***Informative Notes***

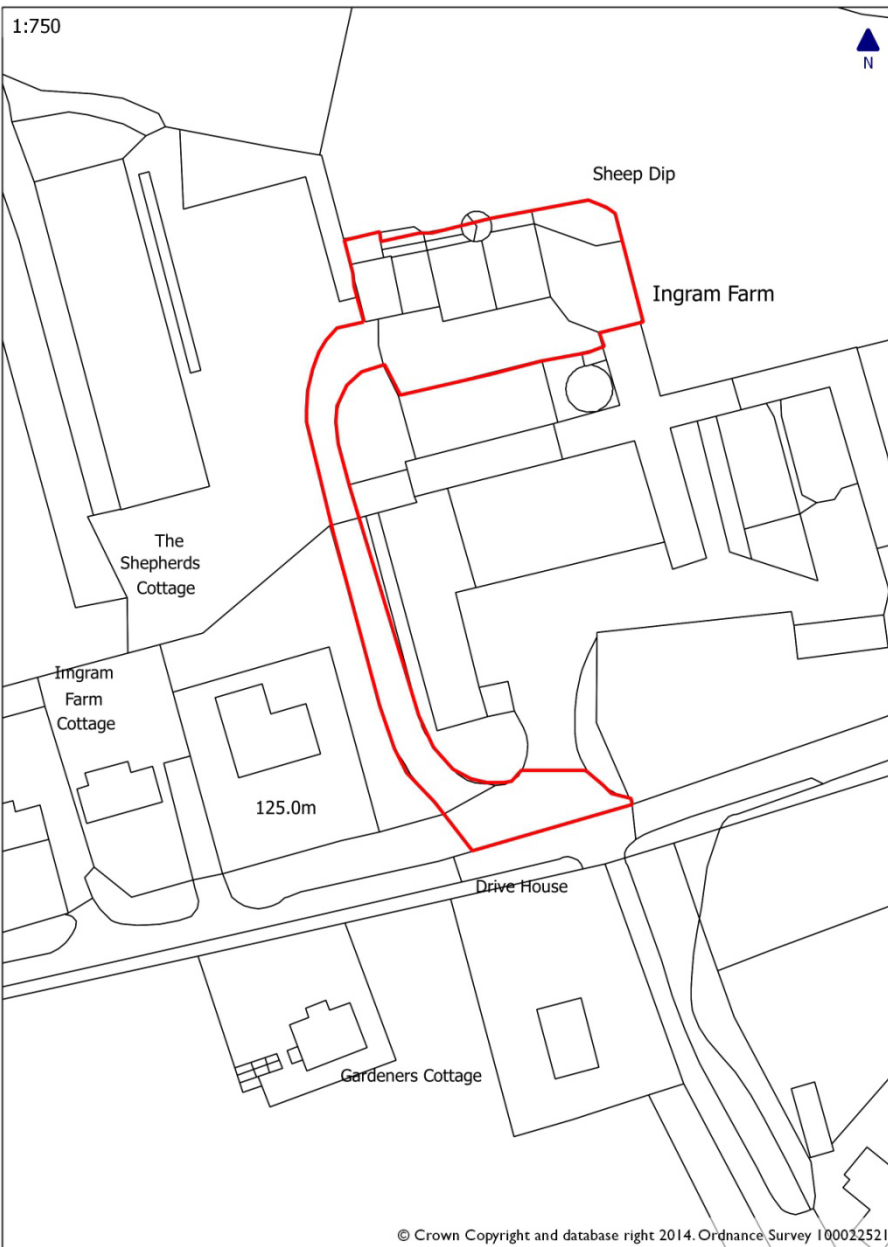
#### ***Permission subject to conditions and approved plans***

1. This planning permission is granted in strict accordance with the approved plans. It should be noted however that:
  - (a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.
  - (b) You or your agent or any other person responsible for implementing this permission should inform the local planning authority immediately of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new planning application.
2. This consent is granted subject to conditions and it is the owner and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent:
  - (a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
  - (b) In addition if a condition precedent is breached, the development is unauthorised and the only way to rectify the development is the submission of a new application. If any other type of condition is breached then you will be liable to a breach of condition notice.



14NP0093 Ingram Farm

Northumberland National Park Authority



**Development Management Committee**  
**10th December 2014**

From: Lorna Lazzari  
Sent: 10 November 2014 15:39  
To: DC Consultation  
Subject: RE: Planning Application Consultation 14NP0093 Ingram Farm, Ingram, Alnwick, Northumberland, NE66 4LT

Dear Chris,

I have had a look at the proposals and I as there are no Public Rights of Way in the vicinity and the proposals are not likely to impact upon existing public access within the area, I have no objection to the plans.

Yours sincerely  
Lorna

-----Original Message-----

From: DC Consultation  
Sent: 10 November 2014 14:56  
To: Lorna Lazzari  
Subject: Planning Application Consultation 14NP0093 Ingram Farm, Ingram, Alnwick, Northumberland, NE66 4LT

Please see the attached consultation regarding a planning application which has been received by Northumberland National Park Authority. Full details can be viewed at <http://nnpa.planning-register.co.uk/plaPlanningAppDisplay.aspx?AppNo=14NP0093>  
DC Consultation, Development Control Consultation  
Tel: (x)

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Lorna Lazzari, Access and Recreation Officer  
Tel: [REDACTED]

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**Development Management Committee**  
**10th December 2014**

From: Thompson, Chris [REDACTED]  
Sent: 13 November 2014 23:31  
To: DC Consultation  
Cc: Highways Planning  
Subject: 14NP0093 - Ingram Farm, Ingram - Construction of Lean-to Shed for General Agricultural Use

Hello

I refer to the planning application consultation received in respect of the above proposal to which no objection is raised.

Kind regards

Chris

Chris Thompson  
Senior Highways Development Officer  
Major Developments and Delivery Team  
(Highways Development Management)  
Tel: [REDACTED]

[<http://www.northumberland.gov.uk/images/footers/Fostering.jpg>]<<http://family.northumberland.gov.uk>>

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**Development Management Committee**  
**10th December 2014**

From: Chris Jones  
Sent: 17 November 2014 12:10  
To: DC Consultation  
Subject: RE: Planning Application Consultation 14NP0093 Ingram Farm, Ingram, Alnwick, Northumberland, NE66 4LT  
Attachments: 14NP0093\_eCon\_NNPA Historic Environment Officer.doc

Response attached.

Regards,

Chris

-----Original Message-----

From: DC Consultation  
Sent: 10 November 2014 14:56  
To: Chris Jones  
Subject: Planning Application Consultation 14NP0093 Ingram Farm, Ingram, Alnwick, Northumberland, NE66 4LT

Please see the attached consultation regarding a planning application which has been received by Northumberland National Park Authority. Full details can be viewed at <http://nnpa.planning-register.co.uk/plaPlanningAppDisplay.aspx?AppNo=14NP0093>  
DC Consultation, Development Control Consultation  
Tel: (x)

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Chris Jones, Historic Environment Officer  
Tel: [REDACTED]

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NNPA Historic Environment Officer  
Northumberland National Park Authority

Contact : Chris Stanworth  
Date : 10 November 2014

*Sent via email*

Dear Mr Jones

**Town and Country Planning Act 1990**

**Application Reference  
Number : 14NP0093**

**Proposed Development : Construction of lean-to shed for general  
agricultural use**

**Location : Ingram Farm, Ingram, Alnwick,  
Northumberland, NE66 4LT**

The above application has now been made valid and the Development Management file is now available. Copies of the application forms and supporting plans and drawings will be placed in the filing cabinet in the Front Office. The application and related plans may also be viewed on our planning website at

<http://nnpa.planning-register.co.uk/plaPlanningAppDisplay.aspx?AppNo=14NP0093>.

<i>Specific items identified</i>	<i>Y/N</i>	<i>Detail</i>
Listed Building	N	
Battlefield	N	
Hadrian's Wall World Heritage Site	N	
Scheduled Ancient Monument	N	
Historic Environment Record ( Linear )	N	
Historic Environment Record ( Point )	N	
Conservation Area	N	

I would be grateful to receive your comments within 14 days of the date of this email.

Copies to be placed on :

Development Management File for Planning Application  
Archaeological Development Control File ( ref 9.07.14 )

## NORTHUMBERLAND NATIONAL PARK AUTHORITY

### ARCHAEOLOGICAL NOTIFICATION

Relating to Planning Application

Application Reference Number 14NP0093

:

**Description** Construction of lean-to shed for general agricultural use at  
Ingram Farm, Ingram, Alnwick, Northumberland, NE66 4LT

#### 1. Archaeological Implication



No Archaeological constraint



Possible/Probable Archaeological constraint



Definite Archaeological constraint

#### 2. Recommendation

Despite the location of the proposal within an area accorded medium archaeological sensitivity in the Ingram Historic Village Atlas, I do not consider the proposal damaging to archaeological remains and I have no objections.

#### 3. Reason for Recommendation

The present farm buildings at Ingram date to the early 19<sup>th</sup> century (1826 marked on the gable of the centre range) although alterations have since taken place including 20<sup>th</sup> century sheds over the stock yard to the west. John Grundy makes reference to a pair of single storey brick byres which may be the only pre-Victorian brick within the National Park.

The proposal appears to be sited within the present range of farm buildings and as the construction impacts are likely to be minimal, I do not consider there to be the potential for harm to be caused to archaeological remains arising from this proposal, nor should the proposed location result in the new structure intruding unacceptably into the setting of the village and surrounding landscape.

**Signed :** Chris Jones

**Date :** 17.11.14

Copies to be placed on :

Development Management File for Planning Application  
Archaeological Development Control File ( ref 9.07.14 )

From: Gill Thompson  
Sent: 20 November 2014 14:40  
To: DC Consultation  
Subject: RE: Planning Application Consultation 14NP0093 Ingram Farm, Ingram, Alnwick, Northumberland, NE66 4LT

Dear Chris,

I have looked at the plans for this proposal and have no objections. The site is approximately 50m away from the River Breamish which is SSSI and SAC. The current use of the area is sheep pens and covering this area is likely to improve the ground conditions and reduce the potential for run-off from the pens into the river. I therefore have no further comments.

Yours sincerely,  
Gill Thompson

-----Original Message-----

From: DC Consultation  
Sent: 10 November 2014 14:56  
To: Gill Thompson  
Subject: Planning Application Consultation 14NP0093 Ingram Farm, Ingram, Alnwick, Northumberland, NE66 4LT

Please see the attached consultation regarding a planning application which has been received by Northumberland National Park Authority. Full details can be viewed at <http://nnpa.planning-register.co.uk/plaPlanningAppDisplay.aspx?AppNo=14NP0093>  
DC Consultation, Development Control Consultation  
Tel: (x)

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Gill Thompson, Ecologist  
Tel: [REDACTED]

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**Development Management Committee**  
**10th December 2014**

**From:** Robert Mayhew  
**Sent:** 24 November 2014 12:08  
**To:** DC Consultation  
**Subject:** RE: Planning Application Consultation 14NP0093 Ingram Farm, Ingram, Alnwick, Northumberland, NE66 4LT

Dear Chris,

14NP0093 - Construction of lean-to shed for general agricultural use at Ingram Farm, Ingram, Alnwick, Northumberland, NE66 4LT

Thank you for consulting me on the above application. I wish to make the following comments on the potential landscape, lighting and tree implications associated with this proposed development.

- I can confirm that I do not believe that the proposed development will have a significant effect upon the landscape character or views of this part of Northumberland National Park. The nearest publicly accessible receptor site is the valley road lying approximately 90 metres to the south of the proposed development and is screened by existing agricultural buildings. I note the intention to use grey box profile roofing sheets and can confirm that the colour of these would be in keeping with that of existing agricultural buildings.
- The applicant has indicated within the application form that that this proposed development does not require any new external lighting thus the dark skies status of the National Park should not be threatened by an increase in light pollution as a result of this proposed development.
- The applicant has indicated within the application form and a site visit has confirmed that the proposed development will not affect any notable trees or hedges. Given the nature of the work identified within the application I do not believe that a tree survey and tree protection measures are required in this case.

If you have any questions in relation to the above please do not hesitate to get back in touch.

regards

-----Original Message-----

**From:** DC Consultation  
**Sent:** 10 November 2014 14:56  
**To:** Robert Mayhew  
**Subject:** Planning Application Consultation 14NP0093 Ingram Farm, Ingram, Alnwick, Northumberland, NE66 4LT

Please see the attached consultation regarding a planning application which has been received by Northumberland National Park Authority. Full details can be viewed at <http://nnpa.planning-register.co.uk/planningAppDisplay.aspx?AppNo=14NP0093>

DC Consultation, Development Control Consultation  
Tel: (x)

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liability in respect of such communication, and the employee responsible will be personally liable for any damages or other liability arising.

Robert Mayhew, Landscape and Forestry Officer

Tel: [REDACTED]

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