

DMC2015-004

APPLICATION FOR PLANNING PERMISSION

Application No:

15NP0009

Proposed Development:

The erection of a timber framed and clad rangers' store and a new borehole to be sunk west of the existing visitor centre at Walltown Quarry Picnic Site, Brampton, Greenhead, Northumberland, CA8 7HZ.

Applicant Name:

Northumberland National Park Authority

Reason for Committee Decision:

Northumberland National Park Authority is the applicant.

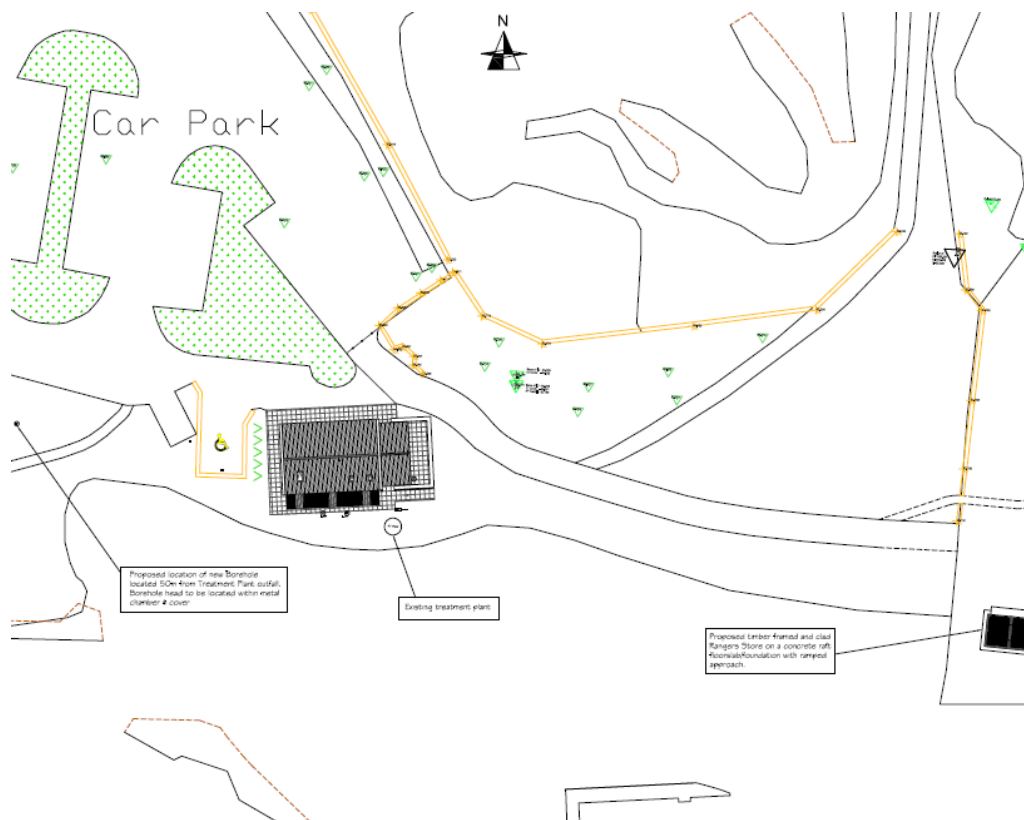
Recommendation:

Approval, subject to conditions

1. Proposal and Site

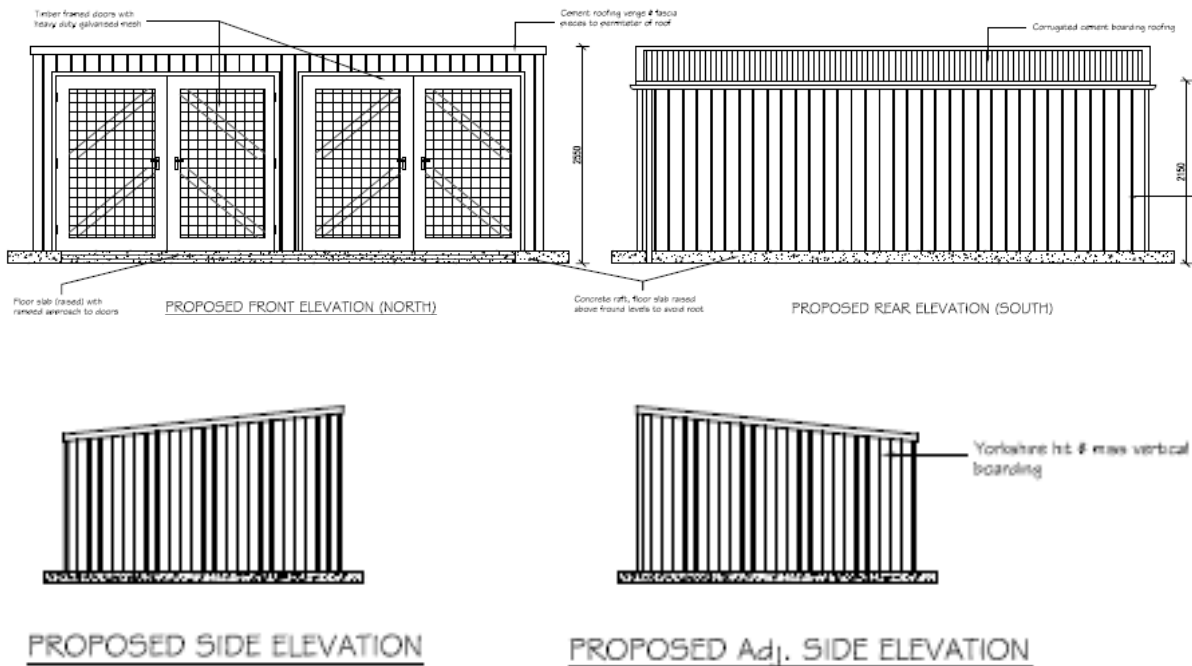
Development Description

- 1.1 Planning permission is sought for the erection of a modest timber clad building to be used as a ranger's store in connection with National Park Ranger operations at the Walltown Quarry site. The building is located approximately 75 metres to the east of the main National Park visitor building at Walltown Quarry.



Location of Development

- 1.2 The building is proposed to be 6 metres by 4 metres and will stand at a maximum height of 2.55 metres. Each elevation would be clad with Yorkshire boarding, with timber framed and galvanised mesh doors taking up a large proportion of the building. It is understood that timber would have a tanalised treatment. The roof is proposed to be constructed from a grey coloured corrugated cement boarding.



Proposed Elevations

- 1.3 The location chosen is a relatively well screened location, surrounded by tree cover at the rear and to both sides. Some storage of materials currently exists on this land, leaving the site in a relatively untidy condition at present, when compared to the rest of the site. A path passes by the front of the location proposed for the building.



Location of Proposed Building

- 1.4 A borehole is also proposed as part of the application to extract water, in order to provide a source of water for the existing visitor building. This borehole would be located approximately 30 metres to the west of the visitor building, and around 50 metres from the water treatment plant that lies just to the south of the visitor building.
- 1.5 This is required because the existing borehole is located too close to the existing outfall from the water treatment plan. The applicant also states that the existing borehole has only been sunk to a shallow depth, meaning that there are currently high levels of minerals in the water which is being extracted. It is therefore intended that by installing the proposed borehole, the water quality to the existing visitor building will be improved.



Location of Proposed Borehole (above)

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 the 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 is an important planning consideration in the context of this application, as the development is within a World Heritage Site.

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 15 Sustainable Tourism & Recreation Development
- Policy 17 Biodiversity and Geodiversity
- Policy 18 Cultural Heritage
- Policy 19 Tranquility
- Policy 20 Landscape Quality and Character
- Policy 22 Trees Woodlands & Forests
- Policy 25 Renewable Energy and Energy Efficiency
- Policy 27 Water and Flood Risk
- Policy 28 Utilities and Infrastructure

3.2 ***Supplementary Planning Guidance***

- Building Design Guide Supplementary Planning Document
- Landscape Supplementary Planning Document – Haltwhistle, Melkridge and Ridley Commons

3.3 ***Additional Documents***

- Northumberland National Park Management Plan

3.4 ***Other Relevant Legislation***

- Conservation of Habitats and Species Regulations 2010
- Town and Country Planning (Environmental Impact Assessment) Regulations 2011

4. Relevant Planning History

- 15NP0013 – Approval of details reserved by conditions nos. 7 and 9 of planning permission 14NP0080 in respect of alterations to existing visitor facilities to provide an improved visitor centre with a cafe area and outside seating, improved toilet facilities and a Tourist Information Centre – Under consideration
- 14NP0089 – Application to provide temporary office accommodation to the south of existing visitor facilities in Walltown for a period of 2 years – approved with conditions
- 14NP0080 – Alterations to existing visitor facilities to provide an improved visitor centre with a cafe area and outside seating, improved toilet facilities and a Tourist Information Centre – approved with conditions
- 04NP0020 - Change of use of general purpose visitors' amenity building to provide retail facility and refreshments – approved with conditions
- 03NP0011 – Installation of 2 cycle lockers – approved with conditions

5. Consultations & Representations

5.1 **English Heritage: No objections**

English Heritage do not believe that this proposal would impact directly on any archaeological remains from the Hadrian's Wall World Heritage Site.

Although potentially visible from the World Heritage Site, English Heritage do not believe that it would harm the ability to appreciate and understand Roman military planning and land use and do not believe that this proposal would harm the setting of the World Heritage Site.

5.2 **NNPA Historic Environment Officer: No objections**

It is entirely possible that quarry operations have removed all remains of the Roman Vallum at this location in which case there would not be an archaeological constraint. Should archaeological remains survive at depth, it is unlikely that a significant impact would occur as a result of a 150mm diameter borehole drilled directly from the surface.

5.3 **NCC Building Control West: Building is exempt Building Regulations approval.**

5.4 **NNPA Ecologist: No objections.**

It is not likely that the proposals would have any effect on the features of interest of nearby SSSI sites, or local sites.

There are no likely issues with protected species associated with these proposals.

5.5 Natural England: No objections

Natural England have assessed the impacts on statutory nature conservation sites and raised no objection.

This application is in close proximity to the Tipalt Burn Site of Special Scientific Interest (SSSI). Natural England is satisfied that the proposed development will not damage or destroy the interest features for which the site has been notified.

Standing Advice on protected species should be applied to this application.

5.6 NNPA Access and Recreation Officer: No objection.

Public access will not be impacted upon.

5.7 NCC Environmental Protection: No objection.

The only comments relate to issues raised by the NCC Private Water Supply Team, who have asked for conditions/informatives to cover the following:

1. Ensure that the new borehole is installed at least 50m from the septic tank
2. Ensure that the new borehole is capable of meeting the increased demand.
3. It isn't expected that other private water supplies would be affected, but that prior to development commencing, written verification should be provided and agreed with the Local Planning Authority, to confirm that there will be a sufficient supply of wholesome water to serve the development, in addition to existing consumers. The assessment shall be based on the average household consumption of 125 litres per person per day or other such quantity as may be required by any non - domestic water usage.

5.8 Environment Agency: No objection.

Information and advice for the applicant has been provided as part of the response.

5.9 Greenhead Parish Council: No comments received.

5.10 NCC Development Management (West): No comments received.

5.11 **NPA Landscape and Forestry Officer: No objections.**

The proposal would not have a significant effect upon the landscape character or views of this part of the National Park.

The dark skies status of the National Park will not be threatened by an increase in light pollution resulting from this application.

The development will not affect any notable trees or hedges

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

6. **Assessment**

Introduction

6.1 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;
- Tranquility and impacts on local amenity;
- Ecology & Environmental Considerations;
- Effect on water supplies.

Principle of Development

6.2 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 effects of the proposed development on these qualities are discussed in more detail later in the report.

6.3 The ranger store building is to be provided to provide storage space at the Walltown Quarry site for use by the National Park's ranger team (and any other operational staff as necessary). The Design and Access Statement accompanying the planning application states that the building would be used for storage of timber. There is currently no provision of a building for this purpose at this site. As a result some timber and stone is currently stored in the open air on the site of the proposed building at present, which has a detrimental effect on the appearance of the site to some degree at present.

- 6.4 It is also noted that permission for a temporary office accommodation to be used as a ranger base (14NP0089) has been approved at the Walltown Quarry site, covering a two-year period. This may also increase a need for storage at the site, as existing storage facilities currently used at Once Brewed would be unavailable during this period. However, this is a proposal for a permanent building that would remain on the site once the temporary office accommodation has been removed and must be assessed on the basis of its permanent effects.
- 6.5 The storage building would link in with ranger operations in this area of the National Park, helping to enable the National Park to deliver its statutory purposes. It is considered that this will meet with Policy 15, as development which will help the National Park's ranger operations to contribute towards offering opportunities for visitors to increase their understanding and enjoyment of the special qualities of the National Park, whilst not having any substantial impact upon them. The proposed store will also integrate well with existing visitor facilities, as it is located a very short distance from the main visitor building and car park at Walltown Quarry. Policy 15 of the Core Strategy states that development will be supported in these cases.
- 6.6 Similarly, the development would also contribute to a sustainable local economy, by providing infrastructure that will help the National Park ranger services operate. The building is therefore linked to an existing business that relates to the special qualities of the National Park and it is considered that this can be accommodated without a harmful impact on the Park's special qualities. The development therefore accords with Core Strategy Policy 14.
- 6.7 Core Strategy Policy 5 includes a provision which states that new buildings will only be permitted where it can be demonstrated that development cannot take place in an identified local centre or smaller village, or through the re-use of an existing building. No supporting documentation has been provided with the application to demonstrate that other sites have been considered, or why it would not be possible to locate this development on a site that is within a settlement, or re-using an existing building.
- 6.8 The Design and Access Statement submitted by the applicant states that the site is brownfield land, however, the area where the proposed building is partly grass and partly gravel and set away from the main building and car park at the site. While there is evidence of storage in this area on an informal basis at present, very limited weight could be given to claims that this is a previously developed site. The location of the proposed building must therefore be treated as development within the open countryside. However, the use of the site at present for storage of materials on an informal basis and the developed nature of the directly adjacent visitor facility and car park must also be taken into account. The existing buildings on the site are already dedicated to other purposes and would not be able to accommodate this store. Given the proposed building's link to National Park operations, it is also understandable that a building for this purpose is located on a site where National Park operations are actually based, rather than in one of the defined settlements in Policy 5.

- 6.9 In having regard to Policy 5 in assessing the principle of the development, it is clear that the intention of this policy is to prevent inappropriate new development in the open countryside and not to prevent very small scale building works that are linked to other operations on an adjacent developed site. The development is likely to tidy up the site, thus improving its visual appearance. The presence of a small building in the location proposed would not harm the special qualities of the National Park or the character of the open countryside and weight has to be given to this when assessing the principle of the development. It is considered that the aims of the development plan would not be prejudiced by allowing the development to go ahead in this location.
- 6.10 The proposed borehole is to be provided to improve the water quality in the existing visitor building at Walltown Quarry. As this relates to the improvement of facilities within an existing building, this raises no issues in relation to the principle of the development and accords with Policy 5 and other relevant development plan policies.
- 6.11 The National Planning Policy Framework is clear that a presumption in favour of sustainable development is at the heart of decision-taking. The proposal meets the definition of sustainable development set out in the NPPF in that it performs an economic role, social and environmental role. The development will fulfil an economic and social role by supporting tourism and visitor facilities and operational needs within the National Park, whilst being designed to provide a storage building with little effect on its surroundings, avoiding harmful visual, ecological, landscape or archaeological impacts.
- 6.12 The Town and Country Planning (Environmental Impact Assessment) Regulations 2011 have been considered, as the development is within a sensitive area. It is considered that the proposal is not EIA development.

Cultural Heritage

- 6.13 The development is located within the Hadrian's Wall World Heritage Site, a designated heritage site of international importance. The main reason behind the World Heritage Site designation stems from the ability to appreciate and understand Roman military planning and land use within this area. English Heritage have confirmed that they raise no objections to the development, as the proposed building and borehole development would not affect the ability to understand this. Therefore, the development does not adversely affect the setting of the World Heritage Site, or any other heritage assets.
- 6.14 The National Park's Historic Environment Officer has also provided a consultation response, which focuses more upon the potential for direct archaeological impacts that could as a result of the development and raises no objections. English Heritage have also confirmed they have no objection relating to archaeological impacts.
- 6.15 The location proposed lies outside of the present scheduled monument (Roman Vallum), but is on the line of the Vallum between Walltown quarry west and the unclassified road to Old Shield. It is considered to be entirely possible that quarry operations have removed all remains of the feature at this location. However, should archaeological remains survive at depth, it is unlikely that a significant impact would occur as a result of a 150mm diameter borehole drilled directly from the surface.

- 6.16 As there is no evidence that the development would cause any harm to archaeological remains or the setting of the World Heritage Site. The development accords with Core Strategy Policy 18 and the NPPF.

Design, Landscape & Visual Effect

- 6.17 The proposed materials for the store, timber boarded walls with a grey coloured corrugated cement boarded roof, are considered appropriate in this location. It is considered that a modest tanalised timber structure in a location that is well screened by tree cover to three sides would not have an adverse impact upon the visual appearance of the area, or on the wider landscape character of the area. This is confirmed by the NNPA Landscape Officer.
- 6.18 The borehole would not have any effect on the visual appearance or landscape character of the area.
- 6.19 It is considered that the proposal will not have an unacceptable effect upon visual amenity, sensitive viewpoints or the landscape character of the area. The development accords with Core Strategy Policies 3 and 20 and the NPPF.

Tranquillity & Amenity

- 6.20 No external lighting is proposed and there would be no other effect upon the National Park's tranquillity and dark skies, or upon local amenity. The development accords with Core Strategy Policies 3 and 19 and the NPPF. There are no residential properties immediately affected by the proposal.

Water

- 6.21 NCC's Environmental Protection Team's comments have sought to ensure that the borehole is capable of meeting the increased demand (referring to that arising from the two recent approved permissions at the Walltown site – 14NP0080 & 14NP0089), although they consider that additional water services needed would be met by the new borehole.
- 6.22 It is also considered by the Environmental Protection Officer, on the advice of NCC's Private Water Team, that other private water supplies would not be affected. However, a condition has been suggested for the applicant to provide written verification to confirm that there will be a wholesome water supply to serve the development, in addition to existing consumers to be agreed with the local planning authority. Subject to this, it is considered that the development accords with Policies 1, 3 and 27 of the Core Strategy.
- 6.23 The Environment Agency have also provided informative advice for the applicant relating to ground water and surface water, but do not object to the development and do not recommend that any conditions are imposed upon a permission.

Ecology & Environment

- 6.24 This application is in close proximity to the Tipalt Burn Site of Special Scientific Interest (SSSI), around 600 metres away. Natural England is satisfied that the proposed development will not damage or destroy the interest features for which the site has been notified as a SSSI. NNPA's Ecologist concurs with this assessment and has also stated that there would be no harm to the Allotee to Walltown SSSI (1200m away) or the locally designated Walltown Quarry and Crags Local Wildlife Site.
- 6.25 Natural England's Standing Advice and the National Park's ecological advice have been considered in assessing impacts upon protected species and there is not considered to be any additional harm to protected species. The development accords with Core Strategy Policy 17 and the NPPF.
- 6.26 There would be no unacceptable harm to trees caused by the development and the proposal accords with Core Strategy Policy 22 and the NPPF.
- 6.27 NCC's Environmental Protection Team has suggested that the new borehole should be at least 50m from the package treatment system that is installed at the site. The proposed site plan shows that this would be 49m away from the treatment plant. It is considered that, in this case, this would be acceptable, particularly as the Environmental Protection response states that the location proposed is likely to be acceptable, due to its location uphill from the septic tank. The proposed borehole is being installed due to the existing borehole being too close to the package treatment plant and the increased distance would undoubtedly be an improvement on the current situation. A condition is suggested by the Environmental Protection Team, but this would not be necessary to secure this, as the development would need to be constructed in accordance with the submitted plans as a condition of the approval in any event.

Highways and Rights of Way

- 6.28 The level of parking would not be affected by the proposal. There are no changes proposed to the current access. No public rights of way would be affected by the proposal. The development accords with Core Strategy Policy 3.

Renewable Energy

- 6.29 As the proposed building is to be used as a store, it is not anticipated that there would be any energy requirements arising from its operation. Therefore, there is no requirement to embed any renewable energy within the development. The development accords with Core Strategy Policy 25 and the NPPF.

7. Conclusion & Recommendation

- 7.1 On balance, it is considered that the proposal is sustainable development. Taking into account relevant development plan policies, particularly Core Strategy Policies, 1, 3, 5, 8, 14, 15, 17, 18, 19, 20, 22, 25 and 27 other material planning considerations, including the NPPF, it is recommended that the local planning authority **GRANTS PLANNING PERMISSION**, subject to the conditions below.

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:

- *Proposed Site Plan 140040-23 received on 16/02/15*
- *Proposed Wood Store Plans & Elevations 140040-24 received on 30/01/15*
- *Existing Site Plan 140040-22 received on 30/01/15*
- *Environmental Management System Site Layout 140040-31 received on 30/01/15*
- *Site Location Plan 140040-21 received on 09/02/15*
- *Planning, Design, Access and Heritage Statement 10101045 Rev B received on 09/02/15*
- *Application Form received on 30/01/15*
- *Letter MT/Is/140040 received on 30/01/05*

Reason: For the avoidance of doubt, to enable the local planning authority to adequately control the development and for the development to accord with Policies 1, 3, 5, 8, 14, 15, 17, 18, 19, 20, 22, 25 and 27 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 within the site, 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.

Water

4. Prior to the commencement of works to install the borehole, written verification shall be provided to and agreed in writing by the Local Planning Authority. The written verification should confirm that there will be a sufficient supply of wholesome water to serve the development, in addition to existing consumers. The assessment shall be based on the average household consumption of 125 litres per person per day or other such quantity as may be required by any non - domestic water usage.

Reason: To ensure that there would be a sufficient supply of wholesome water to serve the development, without having a harmful effect on local amenity through effects on other private water supplies, in accordance with Policies 1, 3 and 27 of the Core Strategy.

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.

Ground Water - Information for the applicant

4. Under the Water Resources Act 1991, for any new borehole drilled to a depth of greater than 15m for water supply purposes, there is a responsibility to supply details of the boreholes construction (borehole log) including depth, width, geology encountered, casing installed and locations of any water strikes to the British Geological Survey (BGS). The information should be sent to:
- Data Collection Officer
 - National Geological Records Centre
 - British Geological Survey
 - Keyworth
 - Nottingham
 - NG12 5GG
 - geodata@bgs.ac.uk

We note that the information supplied by the applicant states that the new borehole will be located ~52m away from the existing package treatment outfall. In order to ensure that the quality of the water in the borehole is not impact by the discharge we recommend that the borehole is located up gradient of the discharge where possible and at as far a distance as is reasonably practicable.

It should be noted that the quality of the water may not improve with depth and will be dependent on the type of bedrock encountered. We are aware that the Alston Formation can be of poor quality and minewater is known to be impacting the Tipalt Burn which lies to the west of the site. Also if the Whin Sill is encountered it may not yield significant quantities for a sustainable water supply and may be difficult to drill through.

If the applicant will be abstracting more than 227 m³/d (for <31 days only) (50,000 gallons) or 4545 m³/year (1000000 gallons) they are required to apply to the Environment Agency for an abstraction licence. If there is uncertainty regarding the volumes to be abstracted it would be beneficial to contact us as soon as possible for help and advice.



Surface Water – Advice

4. The Environment Agency recommend visiting <http://www.environment-agency.gov.uk/research/planning/82584.aspx>. for standing advice regarding general surface water drainage issues.

Contact Officer:

For further information contact Chris Stanworth, Planning Officer on 01434 611508 or e-mail: planning@nnpa.org.uk

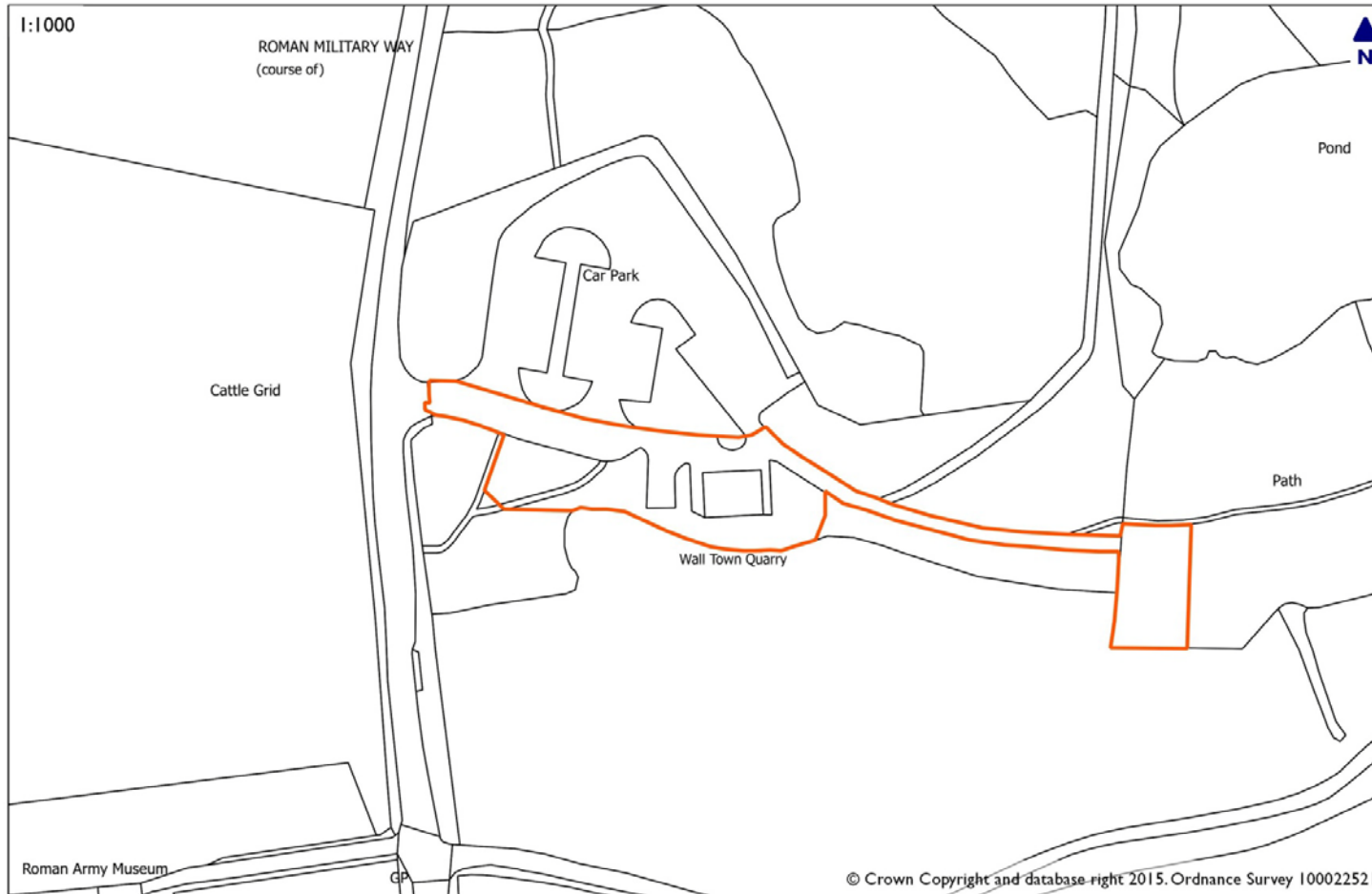
Background Papers:

Planning Application File : **15NP0009 : The erection of a timber framed and clad rangers' store and a new borehole to be sunk west of the existing visitor centre at Walltown Quarry Picnic Site, Brampton, Greenhead, Northumberland, CA8 7HZ.**



I5NP0009 Walltown

Northumberland National Park Authority



From: Doherty, Patrick [REDACTED]
Sent: 12 February 2015 09:40
To: DC Consultation
Subject: RE: Planning Application Consultation 15NP0009 Walltown Quarry Picnic Site, Brampton, Greenhead, Northumberland, CA8 7HZ

Hi Chris

I have had a look at the application for Walltown Quarry and have no comments. The building is exempt Building Regulations Approval.

Patrick

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

From: NNPA Planning Consultations [mailto:dcconsultation@nnpa.org.uk]
Sent: 10 February 2015 12:41
To: Doherty, Patrick
Subject: Planning Application Consultation 15NP0009 Walltown Quarry Picnic Site, Brampton, Greenhead, Northumberland, CA8 7HZ

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=15NP0009>

DC Consultation, Development Control Consultation
Telephone: Mob:
Web:
www.northumberlandnationalpark.org.uk<<http://www.northumberlandnationalpark.org.uk/>>

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

Date: 17 February 2015
Our ref: 144713
Your ref: 15NP0009



Chris Stanworth
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NE46 1BS

Sustainable Development
Hornbeam House
Crewe Business Park
Electra Way
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Cheshire
CW1 6GJ

T 0300 060 3900

BY EMAIL ONLY

Dear Chris

Planning consultation: The erection of a timber framed and clad rangers store and a new borehole to be sunk west of the existing visitor centre.

Location: Welltown Quarry Picnic Site, Brampton, Greenhead, Northumberland, CA8 7HZ

Thank you for your consultation on the above dated and received by Natural England on 10 February 2015.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

The Wildlife and Countryside Act 1981 (as amended)

The Conservation of Habitats and Species Regulations 2010 (as amended)

Natural England's comments in relation to this application are provided in the following sections.

Statutory nature conservation sites – no objection

This application is in close proximity to the Tipalt Burn Site of Special Scientific Interest (SSSI).

Natural England is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which the site has been notified. We therefore advise your authority that this SSSI does not represent a constraint in determining this application. Should the details of this application change, Natural England draws your attention to Section 28(I) of the Wildlife and Countryside Act 1981 (as amended), requiring your authority to re-consult Natural England.

Protected species

We have not assessed this application and associated documents for impacts on protected species.

Natural England has published [Standing Advice](#) on protected species.

You should apply our Standing Advice to this application as it is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation.

The Standing Advice should not be treated as giving any indication or providing any assurance in respect of European Protected Species (EPS) that the proposed development is unlikely to affect the EPS present on the site; nor should it be interpreted as meaning that Natural England has reached any views as to whether a licence is needed (which is the developer's responsibility) or may be granted.

If you have any specific questions on aspects that are not covered by our Standing Advice for European Protected Species or have difficulty in applying it to this application please contact us with details at consultations@naturalengland.org.uk.

Local sites

If the proposal site is on or adjacent to a local site, e.g. Local Wildlife Site, Regionally Important Geological/Geomorphological Site (RIGS) or Local Nature Reserve (LNR) the authority should ensure it has sufficient information to fully understand the impact of the proposal on the local site before it determines the application.

Impact Risk Zones for Sites of Special Scientific Interest

Natural England has recently published a set of mapped Impact Risk Zones (IRZs) for Sites of Special Scientific Interest (SSSIs). This helpful GIS tool can be used by LPAs and developers to consider whether a proposed development is likely to affect a SSSI and determine whether they will need to consult Natural England to seek advice on the nature of any potential SSSI impacts and how they might be avoided or mitigated. Further information and guidance on how to access and use the IRZs is available on the [Natural England website](#).

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries regarding this letter, for new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely

Annmarie Williams
Sustainable Development Consultations Team



ENGLISH HERITAGE
NORTH EAST OFFICE

Mr Chris Stanworth
Northumberland National Park Authority
Eastburn
South Park
Hexham
Northumberland
NE46 1BS

Direct Dial: [REDACTED]
Direct Fax: [REDACTED]

Our ref: P00446196

18 February 2015

Dear Mr Stanworth

**Notifications under Circular 01/2001, Circular 08/2009 &
T&CP (Development Management Procedure) Order 2010
WALLTOWN QUARRY PICNIC SITE, BRAMPTON, GREENHEAD,
NORTHUMBERLAND, CA8 7HZ
Application No 15NP0009**

Thank you for your letter of 10 February 2015 notifying us of the application for planning permission relating to the above site. We do not wish to comment in detail, but offer the following general observations.

English Heritage Advice

Having considered the details of the application, we do not believe that this proposal would impact directly on any archaeological remains from the Hadrian's Wall World Heritage Site. In addition, although potentially visible from the World Heritage Site, we do not believe that it would harm the ability to appreciate and understand Roman military planning and land use. In light of this, we do not believe that this proposal would harm the setting of the World Heritage Site. Outside of English Heritage's remit, we would suggest that you consult your own specialist conservation and archaeological staff.

Recommendation

We would urge you to address the above issues, and recommend that the application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice. It is not necessary for us to be consulted again. However, if you would like further advice, please contact us to explain your request.



BESSIE SURTEES HOUSE 41-44 SANDHILL NEWCASTLE-UPON-TYNE NE1 3JF

Telephone 0191 269 1200 Facsimile 0191 261 1130
www.english-heritage.org.uk

English Heritage is subject to the Freedom of Information Act, 2000 (FOIA) and Environmental Information Regulations 2004 (EIR). All information held by the organisation will be accessible in response to an information request, unless one of the exemptions in the FOIA or EIR applies.

NORTH EAST OFFICE

Yours sincerely



Mike Collins

Inspector of Ancient Monuments (Hadrian's Wall)

E-mail:



cc. Chris Jones - NNPA Archaeologist



BESSIE SURTEES HOUSE 41-44 SANDHILL NEWCASTLE-UPON-TYNE NE1 3JF

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*English Heritage is subject to the Freedom of Information Act, 2000 (FOIA) and Environmental Information Regulations 2004 (EIR).
All information held by the organisation will be accessible in response to an information request, unless one of the exemptions in
the FOIA or EIR applies.*

Date: 23 February 2015
Our ref: 145540
Your ref: 15NP0009



Chris Stanworth
Northumberland National Park Authority
Eastburn
Hexham
Northumberland
NE46 1BS

Sustainable Development
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

BY EMAIL ONLY

T 0300 060 3900

Dear Sir or Madam

Planning consultation: The erection of a timber framed and clad rangers store and a new borehole to be sunk west of the existing visitor centre.

Location: Welltown Quarry Picnic Site, Brampton, Greenhead, Northumberland, CA8 7HZ

Thank you for your consultation dated and received by Natural England on 19 February 2015.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England has previously commented on this proposal and made comments to the authority in our letter dated 10 February 2015

The advice provided in our previous response applies equally to this amendment although we made no objection to the original proposal.

The proposed amendments to the original application relate largely to layout, and are unlikely to have significantly different impacts on the natural environment than the original proposal.

Should the proposal be amended in a way which **significantly** affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us the amended consultation, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

Yours faithfully

Anmarie Williams
Sustainable Development Consultation Team



Chris Stanworth
Northumberland National Park
Eastburn South Park
Hexham
Northumberland
NE46 1BS

Our ref: NA/2015/111975/01-L01
Your ref: 15NP0009
Date: 02 March 2015

Dear Chris

THE ERECTION OF A TIMBER FRAMED AND CLAD RANGERS' STORE AND A NEW BOREHOLE TO BE SUNK WEST OF THE EXISTING VISITOR CENTRE WALLTOWN QUARRY PICNIC SITE, BRAMPTON, GREENHEAD, NORTHUMBERLAND CA8 7HZ

Thank you for referring the above application which we received 10 February and amended plans 18 February 2015.

We have **no objections** to the proposed development and have the following comments/advice to offer:

Ground Water - Information for the applicant:

Under the Water Resources Act 1991, for any new borehole drilled to a depth of greater than 15m for water supply purposes, there is a responsibility to supply details of the boreholes construction (borehole log) including depth, width, geology encountered, casing installed and locations of any water strikes to the British Geological Survey (BGS). The information should be sent to:

Data Collection Officer
National Geological Records Centre
British Geological Survey
Keyworth
Nottingham
NG12 5GG
geodata@bgs.ac.uk

We note that the information supplied by the applicant states that the new borehole will be located ~52m away from the existing package treatment outfall. In order to ensure that the quality of the water in the borehole is not impact by the discharge we recommend that the borehole is located up gradient of the discharge where possible

Environment Agency
Tyneside House Skinnerburn Road, Newcastle Business Park, Newcastle upon Tyne, NE4 7AR.
Customer services line: 03708 506 506
www.gov.uk/environment-agency
Cont/d..

and at as far a distance as is reasonably practicable.

It should be noted that the quality of the water may not improve with depth and will be dependent on the type of bedrock encountered. We are aware that the Alston Formation can be of poor quality and minewater is known to be impacting the Tipalt Burn which lies to the west of the site. Also if the Whin Sill is encountered it may not yield significant quantities for a sustainable water supply and may be difficult to drill through.

If the applicant will be abstracting more than 227 m³/d (for <31 days only) (50,000 gallons) or 4545 m³/year (1000000 gallons) they are required to apply to the Environment Agency for an abstraction licence. If there is uncertainty regarding the volumes to be abstracted it would be beneficial to contact us as soon as possible for help and advice.

Surface Water - Advice

The Environment Agency recommend visiting <http://www.environment-agency.gov.uk/research/planning/82584.aspx>. for standing advice regarding general surface water drainage issues.

If you would like to discuss this letter with me please feel free to contact me on the information provided below.

Yours sincerely

James Hudson
Senior Planning Advisor

Direct dial [REDACTED]

Direct fax [REDACTED]

Direct e-mail [REDACTED]

From: Chris Stanworth
Sent: 02 March 2015 12:05
To: DC Consultation
Subject: FW: [PROTECT]RE: 15NP0009 - Erection of timber framed store and new borehole to be sunk at Walltown Quarry, Greenhead, Northumberland

From: Park, Gary [<mailto:> [REDACTED]]
Sent: 02 March 2015 10:13
To: Chris Stanworth
Subject: [PROTECT]RE: 15NP0009 - Erection of timber framed store and new borehole to be sunk at Walltown Quarry, Greenhead, Northumberland

Hi Chris,

Apologies, I've been on sick leave since last Wednesday.

The comment about facilities in previous e-mails was in reference to the "improved" visitor facilities (14NP0080) and the temporary offices (14NP0089).

I was waiting for comments back from our private water team – I don't think we'll have comments other than theirs.

They have asked for conditions/informatives to cover the following:

1. Ensure that the new borehole is installed at least 50m from the septic tank (or 'package treatment system' in this case). As the letter states, it is planned to be drilled 52m away and having been on site on Monday (23rd Feb.) this looks to be fine as it is uphill from the septic tank and on the opposite side of the toilet/vending machine block.
2. Ensure that the new borehole is capable of meeting the increased demand. The current facilities are toilets that are open all year around and the vending machines (selling tea/coffee/hot drinks) are accessible from April for 6 months each year. The demand on the existing well has been met and the additional water services to be added should be met from the new borehole, unless these additional services will drastically increase in size (i.e. large scale catering business to be added).
3. We wouldn't expect other PWSs nearby not to be affected (unless demand is to drastically increase). We are not aware of a borehole at Walltown Lodge but the attached letter alludes to one there. The only other supply that we have on record within 1km radius of the new borehole is Carvoran (borehole). While both will be in use all year around, I think both would be considered to have seasonal 'high' demand and no agricultural use associated with them.

We only have one "standard" condition relating to private water supplies, which is:

"Prior to development commencing, written verification shall be provided and agreed with the Local Planning Authority, to confirm that there will be a sufficient supply of wholesome water to serve the development, in addition to existing consumers. The assessment shall be based on the average household consumption of 125 litres per person per day or other such quantity as may be required by any non - domestic water usage."

I think their first bullet is addressed by the fact the borehole is more than 50 metres distant from the treatment system. I think the issue here is that the other proposed changes may have an impact upon the drawdown on aquifer water for NNP facilities in the former quarry and upon any existing supplies in the immediate vicinity.

Ultimately, I think if a calculation could be done to estimate the seasonal consumption at the quarry and factor in any changes through development then that might be sufficient. Part of that would normally be to calculate or be aware of the recharge capacity of the aquifer.

Please let me know if this all makes sense and if you think it is reasonable to ask the applicant (yourself) to do this.

Regards

Gary



Gary Park
Environmental Protection Officer

Local Services Group
Public Protection
Environmental Protection Team
Northumberland County Council
Old Fire Station HQ
Loansdean
Morpeth
NE61 2AP

Telephone: [REDACTED]
Fax: [REDACTED]
E-mail: [REDACTED]
Web: www.northumberland.gov.uk

Chris Stanworth, Planning Officer

Tel: [REDACTED]

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