

DMC2015-003

APPLICATION FOR PLANNING PERMISSION

Application No: 15NP0005

Proposed Development: Refurbishment to the existing toilet block at Bulby's Wood. New tourist information point and display area to be provided in existing building, as well as some external landscaping works at Bulby's Wood Car Park, Ingram, Alnwick, Northumberland, NE66 4LT.

Applicant Name: Northumberland National Park Authority

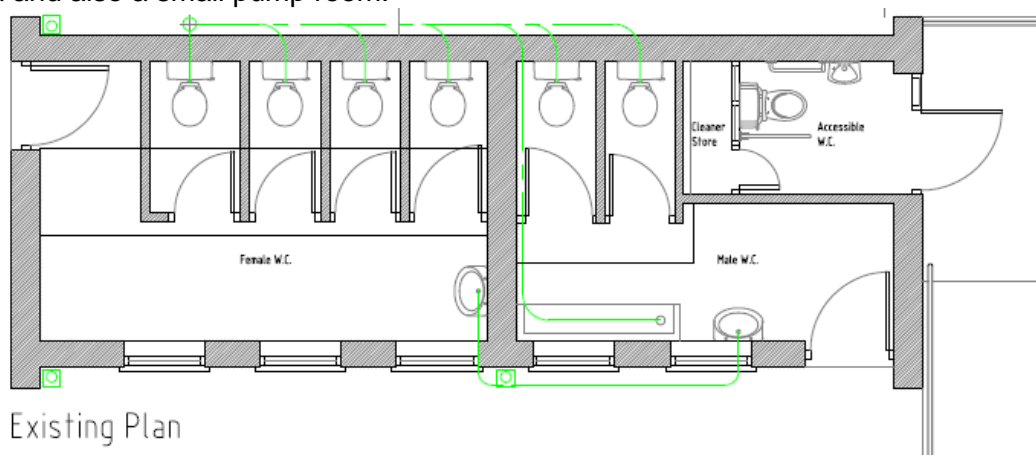
Reason for Committee Decision: Northumberland National Park Authority is the applicant.

Recommendation: **Approval, subject to conditions**

1. Proposal and Site

Development Description

- 1.1 Planning permission is sought for the modification and modernisation of an existing toilet block building, approximately 40m² in area, at Bulby's Wood Car Park, which lies a short distance to the west of Ingram. The building is located only a few metres to the south-west of the River Breamish, a European designated ecological site (Special Area of Conservation).
- 1.2 Currently, the entire building is used as a toilet block, providing male and female WCs and an accessible WC with ramp. These facilities will be modernised, retaining the accessible WC, but reducing the male and female WC provision down to approximately half of the building's floor space. The remainder of the internal floorspace would be used for a display and information area and also a small pump room.



Existing & Proposed Floor Plans

- 1.4 The existing building is well screened at present by trees to the north and west and by a plantation to the east.



View of existing building (looking south-east from next to the River Breamish)

- 1.5 The proposal will also involve the construction of some external paths to the west of the building, within the existing copse, surrounding a focal point which comprises of a compass stone and seat.



View looking towards the site from the public footpath looking north-east

- 1.6 This development will also involve the installation of a borehole to allow water to be abstracted from the River Breamish for use within the building. This assessment indicates that water supply to the toilet block is currently arranged through manual filling of the header tank periodically by a bucket from the River Breamish, as the previous water supply system was lost during a previous flood event.
- 1.7 The borehole is proposed to be located to the south of the building, in the south-east corner of the car park. This will ensure that it is located at least 50 metres away from the soakaway from the septic tank.
- 1.8 The existing parking and access arrangements would remain unchanged from the existing situation on the site, other than the proposed installation of two electricity charging points for parking bays to the northern side of the car park in an area that is already designated as part of the car parking area.



View of the existing car park and building (looking north-east from the road)

- 1.9 The proposal would also involve the selective clearance and thinning of a small number of trees, including seven trees that are in excess of 150mm in diameter, within a small woodland block adjacent to the building. Details of this are set out in a Tree Survey which accompanies this application.

2. National Policies & Legislation

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.

The Natural Environment

- 2.6 NPPF paragraph 118 requires that when determining planning applications, local planning authorities should aim to conserve and enhance biodiversity.
- 2.7 Paragraph 118 also states that proposed development on land within or outside a Site of Special Scientific Interest/Special Area of Conservation that is likely to have an adverse effect on it should not normally be permitted.
- 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 2 Climate Change
- Policy 3 General Development Principles
- Policy 5 General Location of New Development
- Policy 7 Conversion of Buildings outside Settlements
- Policy 8 Community Facilities
- 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 & Flood Risk
- Policy 28 Utilities & Infrastructure

3.2 *Supplementary Planning Guidance*

- Building Design Guide Supplementary Planning Document
- Landscape Supplementary Planning Document – Breamish Valley

3.3 *Additional Documents*

- Northumberland National Park Management Plan

3.4 *Legislation*

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

4. Relevant Planning History

- 02NP0004 – Erection of 20-metre high timber monopole with 3 no. 2.5 metre antennae and associated equipment cabin and compound (approved)

5. Consultations & Representations

5.1 NNPA Historic Environment Officer: No comments received.

5.2 NCC Building Control North: No comments received.

5.3 Natural England: No objections.

No objections are raised. Natural England is satisfied that there is not likely to be an adverse effect on the River Tweed SSSI.

Natural England stated, that, as a competent authority under the provisions of the Habitats Regulations, the local planning authority should have regard for any potential impacts that a project may have on the River Tweed SAC, but considers that it is unlikely that there will be any additional impacts on the River Tweed SAC European site as a result of the proposal and confirm that the proposal is unlikely to have a significant effect on any European site.

A condition is requested requiring annual emptying of the septic tank.

5.4 NNPA Ecologist: No objections.

The proposed borehole is considered to create an improvement on an existing system which is likely to have little effect on the overall flow and condition of the designated site and no significant effect on designated ecological features.

This application is adjacent to the River Breamish which is part of the River Tweed SAC designated under the Habitats Directive and therefore the Habitats Regulations apply to the site. As the Local Planning Authority, Northumberland National Park Authority (as the competent authority) has to determine if an Appropriate Assessment is required. Although the project is not directly connected with the conservation management of the site it is unlikely that the proposals would have a significant effect on the features of the designated site. A full Appropriate Assessment is therefore not required.

The Regulations require that, where an authority concludes that a development proposal unconnected with the nature conservation management of the SAC is likely to have a significant effect on that site, it must undertake an Appropriate Assessment of the implications for the interest features for which the area has been designated. The competent authority can only agree to a proposal after having determined that it will not adversely affect the integrity of the site.

The assessment is appended in full to the report and assesses the potential effect of the development upon habitats and species that are primary reasons for the selection of the site as an SAC, including water courses, Atlantic salmon, otters and lamprey.

The potential impacts on the river and features of interest are identified as pollution, sedimentation, acidification and eutrophication, bankside management, genetic pollution and disease, abstraction and impoundment management. Of these, pollution, eutrophication and abstraction are the potential relevant issues for this proposal. The current status of this unit of the river is unfavourable recovering.

There are no indications that pollution or eutrophication are current issues and since the waste water treatment will not change, these issues can be screened out. Regarding abstraction, as mentioned previously, surface water abstraction already takes place and it is estimated that with fewer facilities, more modern water efficient systems and groundwater abstraction there will be less impact on the river base flows by implementing the proposals than the current situation. The calculations provided on usage in the Hydrology report show that the maximum daily water usage will be a very low percentage of the base river flow even in summer.

In addition the water is effectively returned to the system at the same point via the soakaway so total impacts on the river level will be negligible. Since water is to be abstracted from the groundwater borehole, which although is linked hydraulically to the river, data provided shows only some of this would eventually enter the river so the effect of abstracting water from the borehole is likely to be even lower on base flow than the current surface abstraction. In addition, water abstracted from a borehole will have no issues of collecting invertebrates and young fish, a potential problem with surface abstraction.

In combination effects of other projects are not considered to alter the opinion.

Conditions have been requested, asking for the septic tank to be cleaned out at least once per year to ensure proper operation of the system and prevent pollution incidents from overflow and for phosphate-free detergents to be used in the toilet block, to prevent small amounts of phosphate to be used in the toilet block.

5.5 **NNPA Landscape and Forestry Officer: No objection** to this application with respect to the likely effect upon the landscape character, views, Dark Skies Park or notable trees for this part of the National Park.

5.6 **NNPA Access and Recreation Officer: No objection.**

The proposals are not likely to impact upon existing public access within the area.

It is suggested that the layout of the parking is altered to locate the disabled bays closer to the access route into the building and, in terms of access for those with a disability, a change to the surface of this path should also be considered.

5.7 **NCC Environmental Protection: No objection.**

No conditions are requested, although an informative note should be included advising on Private Water Supplies Regulations.

5.8 **Environment Agency: No objection.**

Advice is provided on environmental permits.

5.9 **Ingram Parish Council: No comments received.**

5.10 **NCC Highways: No objection.**

5.11 **NCC Development Management (North): No objections.**

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.**

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;
- Tranquillity and impacts on local amenity;
- Ecology & Environment;
- Foul Drainage;
- Highways, Parking & Rights of way; and
- Energy Efficiency

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 proposal will make use of an existing building, currently in use as a toilet block, as a combined toilet block and visitor information point. It is considered that the retention of public convenience facilities, along with the provision of a new visitor information and display area within the building, both of which could be used by walkers and other visitors to Ingram and the Breamish Valley, would make a positive contribution to sustainable tourism and recreation development and would accord with Core Strategy Policies 14 and 15.

6.4 The development would contribute towards offering opportunities for visitors to increase their understanding and enjoyment of the special qualities of the National Park, whilst not having a harmful impact upon them. The proposed alterations will also integrate well with existing visitor facilities, as the site is an established public convenience and car park to serve this area, which again accords with Policy 15.

- 6.5 Bulby's Wood is located in an open countryside location, a short distance outside of Ingram. Core Strategy Policy 5 states that in the open countryside, development will be limited to the reuse of existing buildings. This proposal would provide a development that reuses an existing building to provide a more varied and modernised facility. Policy 7 also supports the conversion of buildings for tourism use when outside of settlements.
- 6.6 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 recreation within the National Park, whilst being designed to provide an energy efficient building that is able to avoid harmful ecological, landscape or heritage impacts.
- 6.7 It is not considered that the development would have any unacceptable adverse effect on existing community facilities within nearby Ingram, in accordance with Core Strategy Policy 8.

Cultural Heritage

- 6.8 There are no known archaeological constraints, or any listed buildings, or other known heritage assets that would be impacted upon by the proposed development. There is no evidence that the development would cause any harm to the cultural heritage of the National Park. The development accords with Core Strategy Policy 18 and the NPPF.

Design, Landscape & Visual Effect

- 6.9 The main elements of the proposal are external alterations to the front elevation of the existing building, including new door and window openings, timber cladding and rooflights, as well as an external focal point and seating area.
- 6.10 The nearest publicly accessible receptor sites that could be affected by this proposed development are the unfenced Ingram valley minor county road (U1086) and the public footpath at Brough Law to the south-west. The application site is set within the Upland Burns and Valleys Landscape Character Type, specifically the Breamish Valley Landscape Character Area. The predominant landscape character is that of a generally wide open landscape, with steep incised valleys, scree slopes, narrow floodplains that is largely devoid of buildings.
- 6.11 The guidelines for development set out within the Landscape Supplementary Planning Document suggest that recreation and tourism infrastructure should be sensitively designed and low key. The current toilet facility is set between a mature woodland block to the east and a younger planting scheme to the west. Whilst there are no notable trees of particular arboricultural interest, the trees collectively do provide an important screening effect, ensuring the toilet block has a minimal effect upon the landscape character of this part of the National Park.

- 6.12 Some minor woodland management work is proposed, comprising of the selective clearance and thinning of some trees, in accordance with the recommendations of a Tree Survey submitted with the application. This will, in the view of the National Park's Landscape Officer, enable greater awareness of the proposed visitor point and public convenience when seen from the valley road, without any additional exposure of the building toilet to the identified receptor sites within the wider landscape. The Landscape Officer does not believe that the proposed work to the existing building would have a significant effect upon the landscape character or views of this part of the National Park.
- 6.13 It is considered that the proposal will not have an unacceptable impact 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

- 6.14 The applicant has indicated that there will be a need for new external lighting forming part of this development, consisting of 4 x 16W LED units operated on both a photo sensitive light switch and timer, which are intended to be switched on from dusk until 9:00pm daily.
- 6.15 A Lighting Assessment has been provided, which indicates that the lights proposed would direct light downwards and light spill would be restricted to areas immediately to the front of the building. The lighting details would accord with the principles of the Dark Sky Park Lighting Management Plan, which is not adopted planning policy, but useful guidance in assessing whether external lighting would be likely to have an effect on the tranquillity of the National Park. This is also a view confirmed by the Park's Landscape Officer, who raises no issues in terms of the effect on dark skies.
- 6.16 The Landscape Officer has questioned whether leaving lighting on between 6pm and 9pm would be necessary and whether this would introduce lighting into an otherwise dark landscape after dusk, when visitors are less likely to be present. While it is considered that visitors are likely to be lower in numbers at this time, it is possible that people may wish to use the facilities at Bulby's Wood when returning late from outdoor pursuits, for example.
- 6.17 However, the effect of this is likely to be limited and the landscape officer has confirmed that any effects on an intrinsically dark area would not be significant and therefore the lighting proposed is considered to be acceptable, particularly given that it is designed to minimise light spill and accord with the principles of the Dark Sky Park Lighting Management Plan. The measures proposed by the development would ensure that this dark area and dark skies are protected and the development accords with Core Strategy Policy 19 and the paragraph 125 of the NPPF.
- 6.18 There are no residential properties immediately affected by the proposal. NCC Environmental Protection have considered the lighting assessment and considered and have raised no issues regarding any potential nuisance from lighting. The development accords with Core Strategy Policy 3 and the NPPF requirement to achieve a good standard of amenity for all.

Flood Risk & Water

- 6.19 The building is located within Flood Zone 2, which is defined by the Environment Agency as having a medium level of flood risk. This zone comprises land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%).
- 6.20 The proposed use of the building would not be significantly altered and the proposed refurbishment would not increase flood risk elsewhere. The Environment Agency's response considers the proposal to be 'lower risk' development and refers to its standing advice on minor development in Flood Zone 2. The flood risk assessment submitted with the application recommends that the development remains at the existing finished floor level, which is 150mm above local surroundings to ensure protection against localised surface water flooding. This accords with the EA's standing advice and it is not considered that the development would not be at unacceptable risk from flooding and would not increase flood risk elsewhere.
- 6.21 A number of recommendations to provide adequate mitigation against flood risk are set out in the Flood Risk Assessment. Subject to these being implemented, the development is considered to accord with Core Strategy Policy 27 and the NPPF.
- 6.22 NCC's Environmental Protection Team's comments raise no objections, but set out information on private water supply issues, which are recommended to be included as an informative note with any approval that is granted.

Ecology & Environment

- 6.23 The proposed new borehole will abstract water from alluvium deposits which supplies water to the base flow of the river. No specific information in terms of the specification, depth, or width of the borehole has been provided. The hydrology assessment submitted with the application states that the construction of a borehole in this location would require excavation of a shallow well into the alluvium deposits associated with the River Breamish corridor to provide a reliable supply yield and quality to the Bulby's Wood toilet block.
- 6.24 It is noted in the hydrology assessment that a borehole installed in Ingram into alluvium deposits of the Breamish corridor was sunk to a shallow depth of 26m in 1994, according to the supporting hydrology assessment and it is therefore assumed that the borehole would be sunk to a similar depth, although a condition requiring a detailed specification would need to form part of any approval to adequately manage the development.
- 6.25 The application site is in close proximity to the River Tweed Special Area of Conservation (SAC) which is an ecological site, designated at European level. The site is also notified at a national level as Tweed Catchment Rivers – England: Till Catchment Site of Special Scientific Interest (SSSI). Given the nature and scale of this proposal, Natural England is satisfied that there is not likely to be an adverse effect on the SSSI site as a result of the proposal and advise that this SSSI does not represent a constraint in determining this application.

- 6.26 In considering the European site interest, Natural England advises that the local planning authority, as a competent authority under the provisions of the Habitats Regulations should have regard for any potential impacts that a project may have. Advice and an assessment in respect of this have been provided by the National Park's Ecologist. However, Natural England considers that it is unlikely that there will be any additional impacts on the River Tweed SAC European site as a result of the proposal and confirms that the proposal is unlikely to have a significant effect on any European site.
- 6.27 The National Park's Ecologist has acknowledged this and provided confirmation that the proposed development, while not directly connected with the conservation management of the site, would not be likely to have a significant effect on the features of the SAC and that a full Appropriate Assessment is therefore not required.
- 6.28 A thorough assessment of the potential impacts of the development on the ecological features of the SAC has been provided by the National Park's ecologist, considering potential impacts upon the features that the River Tweed SAC has been designated for. This assessment is summarised in section 5.4 of the report and appended in full to the report. In summary, the proposed development is considered to create an improvement on an existing system which is likely to have little effect on the overall flow and condition of the designated site and no significant effect on designated ecological features.
- 6.29 Natural England and the National Park's Ecologist have also requested that the septic tank should be emptied on at least an annual basis in order to ensure proper operation of the system foul drainage system and prevent pollution incidents from overflow into the adjacent watercourse.
- 6.30 However, the septic tank is an existing tank and there is no proposal to change or amend this or other wastewater infrastructure as part of this application. The internal refurbishment of the toilets does not require planning permission and the number of toilets is reduced in any case, so should not put additional pressure on the septic tank. As there is no planning requirement on the site at present to periodically empty the septic tank at present, it is not considered reasonable in planning terms to require this now, as there is no material change in circumstances arising from this proposal. An informative note is recommended to be added to the permission, as it would be good practice for the applicant to do this.
- 6.31 The National Park's ecologist has also requested a condition to ensure that phosphate-free detergents are used in the toilet block. Again, this relates to the internal toilet block provision and existing septic tank and soakaway, matters which are existing elements on the site and planning permission is not being sought for these. Such a condition is not considered reasonable in planning terms or necessary for the proposed development to be acceptable.
- 6.32 Taking all of the above into account, it is considered that the proposal would not have any unacceptable ecological impacts and that the proposal accords with Core Strategy Policy 17 and the NPPF.

- 6.33 A tree survey has been provided, which indicates that seven of the larger trees (over 150mm in diameter) will be removed as a result of this proposal and additional crown lifting and thinning of younger trees will also take place. The NNPA Landscape and Forestry Officer is of the opinion that this will introduce a degree good woodland management practice that is long overdue on site. Doing this will allow visitors to be encouraged, by enabling the building to be more visible from the adjacent car park and the valley road yet, retain the screening effect that the trees provide for the wider landscape. It is considered that the development will accord with Core Strategy Policies 1, 15, 20 and 22.

Foul Drainage

- 6.34 A foul drainage assessment has been provided with the planning application and the Environment Agency has been consulted as the statutory consultee on this matter. They have raised no objections and the development accords with Core Strategy Policy 3 and the NPPF. Information is provided for the applicant relating to environmental permits, which will be included as an informative note.

Highways, Parking and Rights of Way

- 6.35 The highway authority has confirmed that they raise no objections to the proposal. The level of parking would not be affected by the proposal and 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 Policies 3 and 12.
- 6.36 The Access and Recreation Officer has suggested that the disabled spaces should be located closer to the building. While there is merit in this suggestion in seeking to meet accessibility needs of the whole community and visitors, it would not be a reasonable course of action to insist upon this change as part of this planning application. This is because the two designated disabled parking spaces already exist and there is no proposed alteration to this layout as part of the proposed development. It would not be essential to move these spaces in order for the application to accord with development plan policies. It is also noted that spaces designated for electric vehicle charging points are proposed directly adjacent to the access to the path, which could make pedestrian access more difficult. However, this area also forms part of the existing car park as existing and vehicles could be parked in this location at present.

Energy Efficiency & Renewable Energy

- 6.37 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, whilst ensuring that 10% of energy requirements are to be embedded through renewable energy, including in conversions such as this proposal.

- 6.38 A statement has been provided with the application setting out the measures to achieve the best possible energy efficiency. The cost of renewable energy options such as solar panels was not considered to be financially viable given the scale of the development. However, technologies to reduce energy consumption have been incorporated, including the use of LED lighting and the use of PIR presence detectors to limit energy consumption from lighting to very low levels. PIR sensor technology would also be used for extractor fans. Cavity wall insulation to reduce heat loss through walls and instant demand hot water heaters would be an efficient means of hot water provision.
- 6.39 Taking into account the anticipated low energy demands of the building and the provision of a number of measures to improve the energy efficiency of the building, it is considered that the development accords with Core Strategy Policies 1, 2 and 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, 7, 8, 14, 15, 17, 18, 19, 20, 22, 25, 27 and 28 and 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:
- *Application Form received on 28/11/14*
 - *Design & Access Statement received on 28/01/15*
 - *Environmental Impact Assessment received on 28/11/14*
 - *Tree Survey received on 28/11/14*
 - *Water Supply Assessment received on 28/11/14*
 - *Flood Risk Assessment received on 28/11/14*
 - *Foul Drainage Assessment received on 28/11/14*
 - *Foul Drainage Assessment Form (FDA1) received on 28/11/14*
 - *External Lighting Revised received on 28/11/14*

- Location Plan Drawing No. 01, Rev B received on 28/11/14
- Existing Site Plan Drawing No. 02 received on 28/11/14
- Proposed External Layout Drawing No. 07, Rev D received on 28/11/14
- External Works Compass Area Detail Drawing No. 08, Rev B received on 5/11/14
- Tree Survey Plan Drawing No. 13, received on 28/11/14
- Proposed Site Plan Drawing No. 05, Rev A received on 28/11/14
- Existing Site Plan Drawing No. 06 received on 28/11/14
- Existing and Proposed Plans and Elevations Drawing No. 03, Rev A received on 28/01/15
- Existing and Proposed Section Drawing No. 04 Rev A received on 28/11/14
- Existing Foul Drainage + Proposed Borehole Location Drawing No. 11 received on 1/12/14
- Electrical Installation Power and Lighting Drawing No. G5043/F/01, Rev A received on 28/11/14
- Email from Richard Barnes entitled RE: Bulby's Wood DM/14/MISC/5166 regarding renewable energy and energy efficiency, dated 6/11/14

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, 7, 8, 14, 15, 17, 18, 19, 20, 22, 25, 27 and 28 of the Northumberland National Park Authority Core Strategy & Development Policies Document (Core Strategy) and the National Planning Policy Framework (NPPF).

External lighting

3. The external lighting proposed shall be carried out in strict accordance with the design, location and operational methodology set out in the *External Lighting Revised* document received on 28th November 2014. Should any variation to the approved lighting scheme be proposed, or additional lighting be proposed, then, 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, unless removed.

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 and 19 of the Core Strategy and NPPF.

Borehole Specification

4. Prior to the installation of the proposed borehole, accurate details of borehole specification, including the width and depth shall be provided to and approved in writing by the local planning authority. The borehole shall be installed in accordance with the approved details and shall be maintained as such thereafter.

Reason: To allow the local planning authority to adequately manage the impacts of the proposed borehole, in accordance with Core Strategy Policies 1 and 17 and the NPPF.

Vehicle Charging Points

5. Prior to the installation of the proposed electric vehicle charging points, full details of the design and location of the charging points shall be submitted to and approved in writing by the local planning authority. The approved charging points shall be installed in accordance with the approved details and shall be maintained as such thereafter, unless removed entirely.

Reason: In order to protect the visual amenity of the area and to ensure that the pedestrian access to the site remains accessible by all users and access is not obscured by the presence of vehicle charging points, in accordance with Core Strategy Policies 1, 3 and 12 and the NPPF.

Flood Risk

6. Prior to the proposed development first being brought into use, the development shall be carried out in accordance with the recommendations set out in the Flood Risk Assessment received on 28/11/14.

Reason to ensure that there is no unacceptable risk of flooding, in accordance with the NPPF and Core Strategy Policy 27.

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.

Private Water Supplies Regulations 2009

3. The applicant has been advised to contact Northumberland County Council Rural Reactive Private Water Team on 01670 620374 with regard to the extraction of ground water from the borehole for use in the proposed building.

Northumberland County Council Environmental Protection also wish to refer the applicant to the PPG 5 note on Works and maintenance in or near water. These guidelines cover construction and maintenance work in, near or liable to affect surface waters and groundwater.

All of the Pollution Prevention Guidance (PPG) notes are available at www.environment-agency.gov.uk/ppg

Septic Tank – Ecological Advice

4. Due to the proximity of the River Tweed SAC and SSSI, it is recommended that the existing septic tank should be emptied on at least an annual basis as good practice. This is to ensure proper operation of the system and prevent pollution incidents from overflow into the adjacent watercourse.

Detergents – Ecological Advice

5. It is recommended that phosphate free detergents are used in the toilet block as good practice. This is to ensure that small amounts of phosphate do not enter the river despite the soakaway system since the existing soakaway is reasonably close to the river edge.

Disposal of Foul Sewage - Environmental Permitting Regulations

6. Under the terms of the Environmental Permitting Regulations (England and Wales) 2010, anyone intending to discharge volumes of sewage effluent of 5 cubic metres per day or less to surface waters or 2 cubic metres per day or less to ground may be eligible for an exemption. The EA are currently working with Defra to review their approach to regulating these small sewage discharges. Whilst this review is underway the EA will not require registration of small sewage discharges in England under an exemption as previously required, as long as you comply with the conditions set out in their Regulatory Position Statement.

This is available at: <http://www.environment-agency.gov.uk/homeandleisure/118753.aspx>

Contact Officer:

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

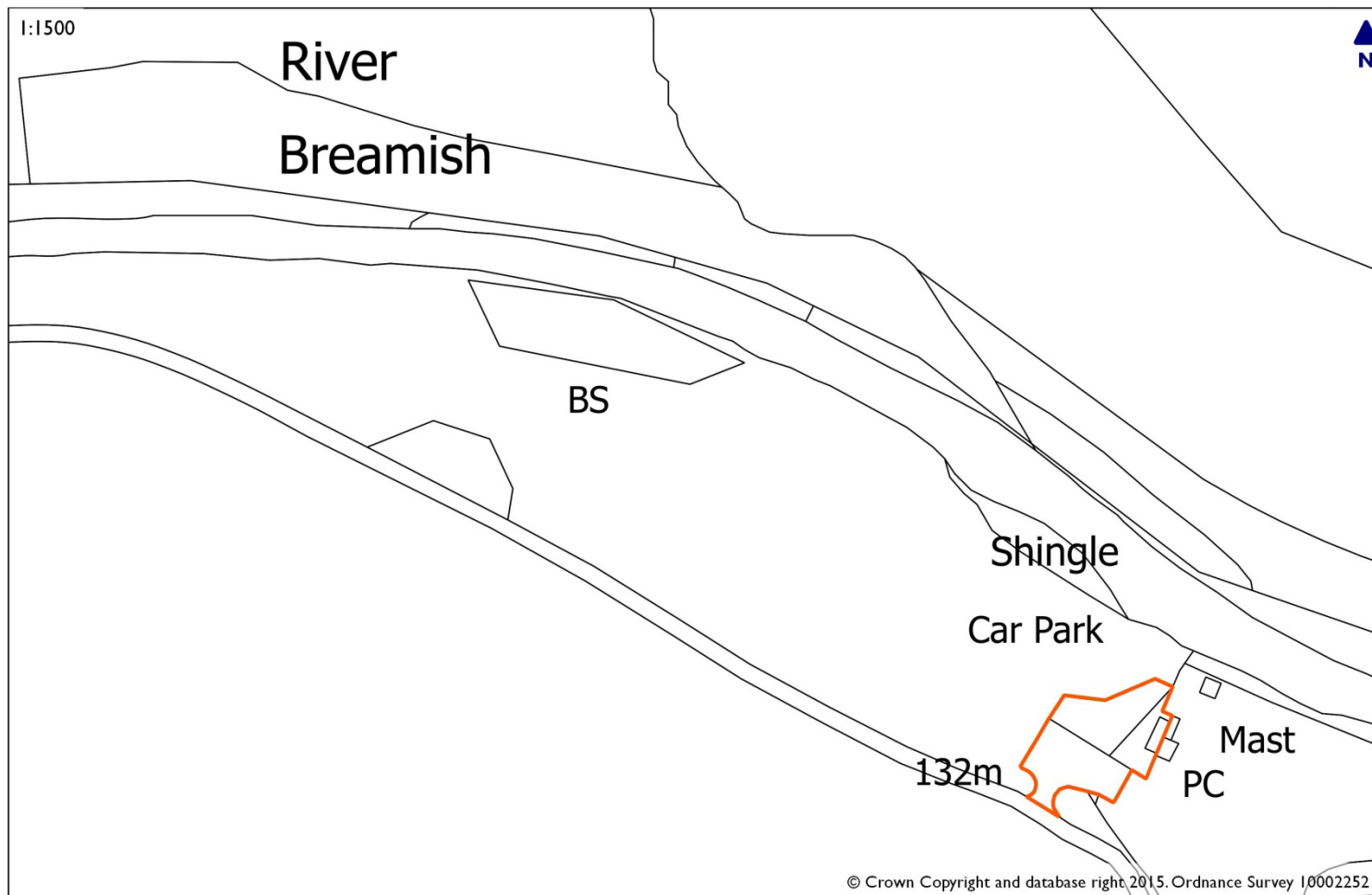
Background Papers:

Planning Application File : **15NP0005 : Refurbishment to the existing toilet block at Bulby's Wood. New tourist information point and display area to be provided in existing building, as well as some external landscaping works at Bulby's Wood Car Park, Ingram, Alnwick, Northumberland, NE66 4LT.**



I5NP0005 Bulby's Wood Car Park

Northumberland National Park Authority



From: [REDACTED]
To: [DC Consultation](#)
Cc: [Highways Planning](#)
Subject: 15NP0005 - Bulby's Wood Car Park, Ingram - Refurbishment of toilet block; new tourist information point and display area
Date: 04 February 2015 10:21:36

Hello

I refer to the planning application consultation received on 29th January 2015 in respect of the above proposal to which no objection is raised.

Yours faithfully

Major Developments and Delivery Team
(Highways Development Management)

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

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Northumberland added disclaimer

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NORTHUMBERLAND

Northumberland County Council

MEMO

To: Mr Chris Stanworth, Northumberland National Parks.

From: Paul Proctor, Environmental Protection Team

Date: 10th Feb 2015

Our Ref: SRU092640

Planning Ref: 15NP0005

Subject: Refurbishment to the existing toilet block at Bulby's Wood. New tourist information point and display area to be provided in existing building, as well as some external landscaping works

Location: Bulby's Wood Car Park, Ingram, Alnwick, Northumberland, NE66 4LT

I refer to your consultation, dated 29th Jan 2015 and attachments:

- Design & Access Statement, Dated 5th September 2014, Produced By Newcastle City Council.
- Water Supply Assessment Technical Report, Date 23rd January 2015, Ref: 28800/R1 Rev 3, By Atmos Consulting on behalf of Newcastle City Council.
- Proposed Mechanical Layout, Dated June 2014, (AUG 2014), Job Number G5043. Rev A, By Newcastle City Council.
- External Lighting Proposal – Assessment, Dated September 2014, Project Ref: G5043, By Newcastle City Council.

Public Protection does not object to the proposal providing that the measures detailed in the application documents are implemented as stated.

Informative

Private Water Supplies Regulations 2009.

The applicant has been advised to contact Northumberland County Council Rural Reactive Private Water Team on 01670 620 374 with regard to the extraction of ground water from the bore hole for use in the proposed building.

We would also refer the applicant to the PPG5 note on Works and maintenance in or near water. These guideline covers construction and maintenance work in, near or liable to affect surface waters and groundwater.

All the Pollution Prevention Guidance notes (PPGs) are available at:
www.environment-agency.gov.uk/ppg

	Name	Signature
Prepared by	Paul Proctor	
Checked by	Wendy Stephenson	

From: Gill Thompson
Sent: 12 February 2015 14:00
To: DC Consultation
Subject: RE: Planning Application Consultation 15NP0005 Bulby's Wood Car Park, Ingram, Alnwick, Northumberland, NE66 4LT

Dear Chris,

This application is adjacent to the River Breamish which is part of the River Tweed SAC designated under the Habitats Directive and therefore the Habitats Regulations apply to the site. As the Local Planning Authority, Northumberland National Park Authority (as the competent authority) has to determine if an Appropriate Assessment is required. The Regulations require that, where an authority concludes that a development proposal unconnected with the nature conservation management of the SAC is likely to have a significant effect on that site, it must undertake an Appropriate Assessment of the implications for the interest features for which the area has been designated. The competent authority can only agree to a proposal after having determined that it will not adversely affect the integrity of the site.

After making a screening assessment of the proposed changes to the toilet block it is my opinion that although the project is not directly connected with the conservation management of the site it is **unlikely** that the proposals would have a **significant effect** on the features of the designated site. **A full Appropriate Assessment is therefore not required and I have no objections to the proposals.** I have come to these conclusions for the following reasons:

The proposals are to refurbish the existing toilet block to replace 7 toilets and a urinal trough with 4 toilets and 2 urinals. The existing manually filled holding tank will be replaced with a borehole to supply the water for the toilet facilities. Currently water is abstracted directly from the river manually to fill a tank (previously this was via a hydraulic ram) the new arrangements will abstract from a borehole. The proposed new borehole will abstract water from alluvium which does supply water to the base flow of river. Information supplied with the application shows that the volume estimated to be used is a very small percentage of the river baseflow (either total or from groundwater). There are no new wastewater treatments proposed - wastewater is currently dealt with via a Klargester and a soakaway effectively returning all the water volume to the river. This will remain unchanged.

The Natura 2000 site with potential to be affected by the proposal is the River Tweed SAC. No other European sites have the potential to be affected. From the JNCC website the listed features of interest for the whole SAC are:

Annex I habitats that are a primary reason for selection of this site

Water courses of plain to montane levels with the *Ranunculus fluitantis* and *Callitriche-Batrachion* vegetation

The Tweed represents sub-type 2 in the north-eastern part of its range. It is the most species-rich example, by far, of a river with *Ranunculus* in Scotland, and is the only site selected for this habitat in Scotland. The river has a high ecological diversity which reflects the mixed geology of the catchment. Stream water-crowfoot *Ranunculus penicillatus* ssp. *pseudofluitans*, a species of southern rivers and streams, here occurs at its most northerly location as does fan-leaved water-crowfoot *R. circinatus*, along with river water-crowfoot *R. fluitans*, common water-crowfoot *R. aquatilis*, pond water-crowfoot *R. peltatus* and a range of hybrids. The Tweed is also the most northerly site for flowering-rush *Butomus umbellatus*.

Annex II species that are a primary reason for selection of this site

Atlantic salmon (*Salmo salar*)

The River Tweed supports a very large, high-quality salmon *Salmo salar* population in a river which drains a large catchment on the east coast of the UK, with sub-catchments in both Scotland and England. The Tweed is the best example in Britain of a large river showing a strong nutrient gradient along its length, with oligotrophic conditions in its headwaters, and nutrient-rich lowland conditions just before it enters the sea at Berwick. The high proportion of the River Tweed accessible to salmon, and the variety of habitat conditions in the river, has resulted in the Scottish section of the river supporting the full range of

salmon life-history types, with sub-populations of spring, summer salmon and grilse all being present. The extensive system supports a significant proportion of the Scottish salmon resource. In recent years, the salmon catch in the River Tweed is the highest in Scotland, with up to 15% of all salmon caught. Considerable work has been done by the Scottish Environment Protection Agency (and previously the Tweed River Purification Board) and the River Tweed Foundation in tackling pollution and easing the passage of salmon past artificial barriers in the river. This has reversed many of the river's historical problems with water quality and access for salmon.

Otter (*Lutra lutra*)

This large river system contains extensive water and riparian habitat suitable for otters *Lutra lutra*. The extensive tributary burns provide good feeding habitat. The area provides extensive suitable habitat for all the necessary aspects of otter's life cycle and the site is a good representative of the south-east lowlands of Scotland and the north-east of England.

Annex II species present as a qualifying feature, but not a primary reason for site selection

Sea lamprey (*Petromyzon marinus*). Not relevant for this part of the SAC

Brook lamprey (*Lampetra planeri*)

River lamprey (*Lampetra fluviatilis*)

The potential impacts on the river and features of interest are identified as pollution, sedimentation, acidification and eutrophication, bankside management, genetic pollution and disease, abstraction and impoundment management. Of these, pollution, eutrophication and abstraction are the potential relevant issues for this proposal. The current status of this unit of the river is unfavourable recovering. There are no indications that pollution or eutrophication are current issues and since the waste water treatment will not change, these issues can be screened out. Regarding abstraction, as mentioned previously, surface water abstraction already takes place and it is estimated that with fewer facilities, more modern water efficient systems and groundwater abstraction there will be less impact on the river base flows by implementing the proposals than the current situation. The calculations provided on usage in the Hydrology report show that the maximum daily water usage will be a very low percentage of the base river flow even in summer. In addition the water is effectively returned to the system at the same point via the soakaway so total impacts on the river level will be negligible. Since water is to be abstracted from the groundwater borehole, which although is linked hydraulically to the river, data provided shows only some of this would eventually enter the river so the effect of abstracting water from the borehole is likely to be even lower on base flow than the current surface abstraction. In addition, water abstracted from a borehole will have no issues of collecting invertebrates and young fish, a potential problem with surface abstraction.

The thinning and crown reduction of the trees and shrubs around the toilet block proposed in the application is minimal and is not likely to have any effect on the designated features. There is not likely to be any sedimentation as the blocks of trees and wooded area will remain mainly the same and soil will be retained on site as existing. None of the felling is proposed close to the river bank.

In combination effects of other projects are not considered to alter the opinion. The study information indicates that there are no licensed water abstractions within 9 km which may increase removal of water from the base flow of the river. There are no known plans or projects in the planning system or other formal applications under regulatory proposals that could affect the site (unless current consultation with Environment Agency or Natural England reveal otherwise). Known proposals (pre-planning application stage) for bridge and river works on another tributary are not considered likely to have any effect in combination on the salmon, lamprey, otters or vegetation on this stretch of the river (Breamish) even though they are within the same SAC.

I feel that the above comments and conclusions have been made pragmatically for what I consider to be an improvement on an existing system which is likely to have little effect on the overall flow and condition of the designated site and no significant effect on the designated features.

I would however like to include the following conditions if permission is granted:

1. That the Klargestar is cleaned out at least once per year. This is to ensure proper operation of the system and prevent pollution incidents from overflow.
2. To use Phosphate-free detergents in the toilet block. This is to ensure that small amounts of phosphate do not enter the river despite the soakaway system since the existing soakaway is reasonably close to the river edge.

If you have any queries about any of these matters, please contact me.

Yours sincerely,

Gill Thompson

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

From: DC Consultation

Sent: 29 January 2015 12:04

To: Gill Thompson

Subject: Planning Application Consultation 15NP0005 Bulby's Wood Car Park, 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?](http://nnpa.planning-register.co.uk/plaPlanningAppDisplay.aspx?AppNo=15NP0005)

[AppNo=15NP0005](http://nnpa.planning-register.co.uk/plaPlanningAppDisplay.aspx?AppNo=15NP0005)

DC Consultation, Development Control Consultation

Tel: (x)

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Gill Thompson, Ecologist

Tel: [REDACTED]

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Date: 17 February 2015
Our ref: 143790
Your ref: 15NP0005



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

Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

BY EMAIL ONLY

T 0300 060 3900

Dear Chris

Planning consultation: Refurbishment to the existing toilet block at Bulby's Wood. New tourist information point and display area to be provided in existing building, as well as some external landscaping works

Location: Bulby's Wood Car Park, Ingram, Alnwick, Northumberland, NE66 4LT

Thank you for your consultation on the above dated 29 January 2015 which was received by Natural England on the same date.

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.

**ARTICLE 16 OF THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) ORDER 2010
THE CONSERVATION OF HABITATS AND SPECIES REGULATIONS 2010 (AS AMENDED)
SECTION 28 OF THE WILDLIFE AND COUNTRYSIDE ACT 1981 (AS AMENDED)**

Internationally and nationally designated sites

The application site is in close proximity to a European designated site (also commonly referred to as Natura 2000 sites), and therefore has the potential to affect its interest features. European sites are afforded protection under the Conservation of Habitats and Species Regulations 2010, as amended (the 'Habitats Regulations'). The application site is in close proximity to the River Tweed Special Area of Conservation (SAC) which is a European site. The site is also notified at a national level as Tweed Catchment Rivers –England: Till Catchment Site of Special Scientific Interest (SSSI). Please see the subsequent sections of this letter for our advice relating to SSSI features.

In considering the European site interest, Natural England advises that you, as a competent authority under the provisions of the Habitats Regulations, should have regard for any potential impacts that a plan or project may have¹. The [Conservation objectives](#) for each European site

¹ Requirements are set out within Regulations 61 and 62 of the Habitats Regulations, where a series of steps and tests are followed for plans or projects that could potentially affect a European site. The steps and tests set out within Regulations 61 and 62 are commonly referred to as the 'Habitats Regulations Assessment' process. The Government has produced core guidance for competent authorities and developers to assist with the Habitats Regulations Assessment process. This can be found on the Defra website. <http://www.defra.gov.uk/habitats-review/implementation/process-guidance/guidance/sites/>



explain how the site should be restored and/or maintained and may be helpful in assessing what, if any, potential impacts a plan or project may have.

Natura 2000 - No objection

The consultation documents provided by your authority do not include information to demonstrate that the requirements of Regulations 61 and 62 of the Habitats Regulations have been considered by your authority, ie the consultation does not include a Habitats Regulations Assessment.

In advising your authority on the requirements relating to Habitats Regulations Assessment, and to assist you in screening for the likelihood of significant effects, based on the information provided, Natural England offers the following advice:

- the proposal is not necessary for the management of the European site
- that the proposal is unlikely to have a significant effect on any European site, and can therefore be screened out from any requirement for further assessment

When recording your HRA we recommend you refer to the following information to justify your conclusions regarding the likelihood of significant effects:

The proposal is to refurbish an existing toilet block and so it is unlikely that there will be any additional impacts on the European site as a result of these works.

SSSI - No objection – with condition

This application is in close proximity to Tweed Catchment Rivers –England: Till Catchment SSSI. However, given the nature and scale of this proposal, Natural England is satisfied that there is not likely to be an adverse effect on this site as a result of the proposal being carried out in strict accordance with the details of the application as submitted. 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(1) of the *Wildlife and Countryside Act 1981* (as amended), requiring your authority to re-consult Natural England.

Condition

- The septic tank should be emptied on at least an annual basis. This is to ensure proper operation of the system and prevent pollution incidents from overflow into the adjacent watercourse.

This condition is required to ensure that the development, as submitted, will not impact upon the features of special interest for which Tweed Catchment Rivers –England: Till Catchment SSSI is notified.

If your Authority is minded to grant consent for this application without the conditions recommended above, we refer you to Section 28(1) of the *Wildlife and Countryside Act 1981* (as amended), specifically the duty placed upon your authority, requiring that your Authority;

- Provide notice to Natural England of the permission, and of its terms, the notice to include a statement of how (if at all) your authority has taken account of Natural England's advice; and
- Shall not grant a permission which would allow the operations to start before the end of a period of 21 days beginning with the date of that notice.

Other advice

We would expect the Local Planning Authority (LPA) to assess and consider the other possible impacts resulting from this proposal on the following when determining this application:

- local sites (biodiversity and geodiversity)
- local landscape character
- local or national biodiversity priority habitats and species.

Natural England does not hold locally specific information relating to the above. These remain material considerations in the determination of this planning application and we recommend that you seek further information from the appropriate bodies (which may include the local records centre, your local wildlife trust, local geoconservation group or other recording society and a local landscape characterisation document) in order to ensure the LPA has sufficient information to fully understand the impact of the proposal before it determines the application. A more comprehensive list of local groups can be found at [Wildlife and Countryside link](#).

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.

Biodiversity enhancements

This application may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. The authority should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application. This is in accordance with Paragraph 118 of the NPPF. Additionally, we would draw your attention to Section 40 of the Natural Environment and Rural Communities Act (2006) which states that '*Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity*'. Section 40(3) of the same Act also states that '*conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat*'.

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 relating to the specific advice in this letter only please contact Alastair Welch on 0300 0601148. For any 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

Alastair Welch
Northumbria Area Team

Page 4 of 4



Natural England is accredited to the Cabinet Office Service Excellence Standard



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

Planning Ref: 15/00317/CNA

Your Ref:

Contact: Miss Ros Duncan

Direct Line: [REDACTED]

E-Mail: [REDACTED]

Date: 23rd February 2015

Dear Sir/Madam,

TOWN & COUNTRY PLANNING ACT 1990

Town and Country Planning (Development Management Procedure) (England) Order 2010

Proposal Refurbishment to the existing toilet block at Bulby's Wood. New tourist information point and display area to be provided in existing building, as well as some external landscaping works

Location Bulby's Wood Car Park Ingram Alnwick Northumberland NE66 4LT

Applicant Mr Chris Stanworth

I would confirm that Development Management have **No Objection** to the above consultation.

Yours Faithfully

Miss Ros Duncan
Planning Officer

Northumberland National Park
Environment Directorate
Eastburn South Park
Hexham
Northumberland
NE46 1BS

Our ref: NA/2015/111951/01-L01
Your ref: 15NP0005
Date: 18 February 2015

Dear Sir/Madam

REFURBISHMENT TO THE EXISTING TOILET BLOCK AT BULBY'S WOOD. NEW TOURIST INFORMATION POINT AND DISPLAY AREA TO BE PROVIDED IN EXISTING BUILDING, AS WELL AS SOME EXTERNAL LANDSCAPING WORKS. BULBY'S WOOD CAR PARK, INGRAM, ALNWICK, NORTHUMBERLAND, NE66 4LT

Thank you for referring the above application that was received on 29 January 2015.

The Environment Agency has no objections to the proposed development but wishes to provide the following information:

Disposal of Foul Sewage - Environmental Permitting Regulations

Under the terms of the Environmental Permitting Regulations (England and Wales) 2010, anyone intending to discharge volumes of sewage effluent of 5 cubic metres per day or less to surface waters or 2 cubic metres per day or less to ground may be eligible for an exemption. We are currently working with Defra to review our approach to regulating these small sewage discharges. Whilst this review is underway we will not require registration of small sewage discharges in England under an exemption as previously required, as long as you comply with the conditions set out in our Regulatory Position Statement. This is available on our website at:

<http://www.environment-agency.gov.uk/homeandleisure/118753.aspx>.

Please note that we will retain the existing system so that anyone can still register if they wish to. This might be, for example, as part of a house sale.

An Environmental Permit from the Agency is normally required for discharges above this volume or to sensitive locations. It is illegal to discharge sewage effluent in sensitive locations, or discharge over 5 cubic metres per day to surface waters or 2 cubic metres per day to ground, without an Environmental Permit.

Further guidance on Environmental Permitting requirements is available on our website at:

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..

<http://www.environment-agency.gov.uk/business/topics/water/32038.aspx>

With regards to design, the site must be drained by a separate system of foul and surface water drainage, with all clean roof and surface water being kept separate from foul water.

Useful websites for applicants:

EA website - Do I need to apply for a permit or register an exemption?

<http://www.environment-agency.gov.uk/business/topics/water/110593.aspx>

EA website - Apply for a new Bespoke permit:

<http://www.environment-agency.gov.uk/business/topics/permitting/117626.aspx>

Flood Risk/Surface Water Disposal

The proposal development sits within Flood Zone 2 as defined in table 1 of the Technical Guide to the National Planning Policy Framework and is therefore at risk of flooding.

We have produced a series of standard comments for local planning authorities and planning applicants to refer to on 'lower risk' development proposals where flood risk is an issue to replace direct case by case consultation with us. This planning application sits within this category.

These standard comments are known as Flood Risk Standing Advice (FRSA). FRSA can be viewed on our website at www.environment-agency.gov.uk. We recommend that you view our standing advice in full on our website before making a decision on this application.

Please refer the applicant to our standing advice at the above web address.

Applicants should follow the advice and submit a completed form as part of their planning application submission. We do not need to be consulted further on this application.

I have sent a copy of this letter to the agent/applicant.

Yours faithfully

Susan Davison
Planning Officer - Sustainable Places Team

Direct dial [REDACTED]

Direct fax [REDACTED]

Direct e-mail [REDACTED]

cc Newcastle City Council