

10. 9. 2015
 Northumberland National Park
 Authority
 Planning Department
 Received

Sustainability, Design and Access Statement Template

15 SEP 2015

<p>a. Conserves and enhances the special qualities of the National Park. (The special qualities are identified as: a landscape rich in biodiversity and geodiversity; a rich cultural heritage; a true sense of tranquility; a distinctive landscape character)</p>	
<p>Consultation and scoping studies Demonstrate that you have carried out the appropriate consultation with the Authority and relevant nature conservation organisations, as to the presence of important species and habitats on site.</p>	<p>PRE-APPLICATION DISCUSSIONS HAVE TAKEN PLACE WITH CASE OFFICER BAT SURVEY CARRIED OUT IN PREVIOUS APPLICATION AND IS STILL IN DATE - COPY FORWARDED IN DOCUMENTATION.</p>
<p>Detailed surveys and impact assessments Demonstrate that you have detailed surveys and impact assessments, if required following consultation/scoping above.</p>	<p>BAT MITIGATION INCORPORATED INTO DESIGN TO ENCOURAGE SPECIES TO STEADING DESIGN.</p>
<p>Design measures that encourage Biodiversity and Geodiversity List the design features that you will incorporate in your development in order to encourage biodiversity, for example: green roofs. Outline how the development may provide opportunities for others to enjoy Biological and Geological diversity.</p>	<p>THERE ARE NO GARDENS AT PRESENT NEW WALLED GARDEN TO BE CREATED WHICH WILL ENCOURAGE BIRD LIFE/INSECT LIFE. TOP SOIL TO BE DEPOSITED IN NEW GARDEN FOR PLANT GROWTH.</p>
<p>Rich cultural heritage Explain how the proposed development will conserve and enhance sites such as Scheduled Ancient Monuments, Listed Buildings and Conservation Areas.</p>	<p>N/A.</p>
<p>True sense of tranquility Explain how the proposed development will conserve and enhance the tranquility of the park (for example freedom from noise and visual disturbance).</p>	<p>HELP TO MAINTAIN THE VIABILITY OF A TRADITIONAL UPLAND LIVESTOCK FARM.</p>
<p>Distinctive landscape character Outline how the proposed development will have a minimum impact on landscape character and sensitivity; including details of any proposed hard or soft landscaping.</p>	<p>THE FOOTPRINT HAS BEEN REDUCED FROM PREVIOUS APPLICATION ON SITE GARDEN / SWELLING SUNK INTO LANDSCAPE TO MATCH IMPACT OF THE EXISTING COTTAGES.</p>

b. Makes efficient use of land, materials, and infrastructure.

<p>Land Describe how the proposed development makes efficient use of the land (for example using the topography of the land to provide shelter from prevailing winds). Also consider the amount of development being proposed and how that is suitable for the site and surrounding area.</p>	<p>NEW FARMHOUSE AND WALLED GARDEN SUNK 2.75 INTO HILLSIDE WHILST PRESERVING THE CHARACTER OF OPEN COUNTRYSIDE. AN EXISTING SHELTER BELT AND THE REDUCED FLOOR LEVEL OF SOME 2.5M WILL PROVIDE EXCELLENT SHELTER.</p>
<p>Materials Describe how the proposed development aims to make the most efficient use of materials by sourcing them locally, using recycled material and using sustainable timber which is FSC-certified for example.</p>	<p>DEMOLITIONS FROM COTTAGES I.E. WELSH SLATE AND SOME STONE WILL BE USED IN NEW DEVELOPMENT MATERIALS SOURCED LOCALLY TOGETHER WITH ARCHITECT AND ALL WORK OPERATIVES.</p>
<p>Infrastructure Explain how the development makes efficient use of the existing infrastructure, for example connection to roads, water supplies, power grids and communications.</p>	<p>EXISTING ROADS WILL NOT BE ALTERED. PRIVATE WATER SUPPLY WITH SEPARATE SPRING SOURCE WHICH SERVES RESIDENTIAL AND LIVESTOCK, EXISTING. ELECTRIC/TELECOM NETWORK.</p>

c. Provides opportunities for all to understand and enjoy the special qualities of the National Park.

<p>Interpretation / Education Explain how the information discovered through scoping studies and detailed surveys under section 'a' will be used to facilitate interpretation and education, including any specific measures taken i.e. sharing of information with specialist protection groups etc.</p> <p>Tourism related development may also provide opportunities for people to enjoy the special qualities.</p>	<p>HOLIDAY UNITS WILL PROVIDE ACCESSIBILITY DEEP INTO THE CHEVIOT HILLS. THIS PROVIDES OCCUPIERS TO STUDY/SURVEY AND ENJOY THIS SPECIAL COUNTRYSIDE.</p>
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d. Promotes the local communities economic and social well being and their ability to access services.

<p>New business and business expansion Provide details of how the proposed development creates or expands business i.e. number of jobs created, sourcing local produce.</p>	<p>NEW FARM STEADING DEVELOPMENT WILL CREATE LABOUR TO BUILD AND FUTURE UPKEEP. BY KEEPING THE FARM VIABLE THIS HELPS THE LOCAL ECONOMY.</p>
<p>Community facilities Provide details of how the proposed development provides or protects community facilities.</p>	<p>N/A.</p>
<p>Tourism and recreational development Describe how the proposed development will maximize opportunities for visitors to increase their understanding of the National Park and its special qualities. Explain how the proposed development will integrate with existing visitor facilities. For tourist accommodation development please state the number of new additional bed spaces provided and whether these are serviced (e.g. B&B) or non serviced (e.g. Self Catering).</p>	<p>HOLIDAY UNITS ENCOURAGE ACCESS WHICH IN TURN FORMS AN EDUCATIONAL 'FARM STAY' EXPERIENCE 2ND 2 BEDROOM SELF-CATERING UNITS.</p>
<p>Transport and Accessibility Describe how the proposed development meets the accessibility needs of the whole community and visitors (for example: dropped kerbs, ramps and automatic doors).</p>	<p>GUESTS CAN ACCESS THE DEVELOPMENT BY FARMAE ROAD. ALL UNITS ARE DESIGNED FOR WHEEL CHAIR ACCESS.</p>
<p>Designing out Crime Describe how the proposed layout and design measures help to reduce the likelihood of crime.</p>	<p>NEW DEVELOPMENT INCORPORATES CRIME PREVENTION TO WINDOW AND DOORS.</p>

e. Reduces the causes and impacts of climate change, particularly by maximizing renewable energy generation and energy efficiency in buildings.

Renewable energy generation

Does the proposed development comply with Policy 26 Renewable Energy and Energy Efficiency of the Core Strategy, which requires all new units of residential, employment, community and tourism development to include renewable energy in order to offset at least 10% of the developments predicted energy needs?

Please indicate the types of renewable energy technologies used and their predicted output in Kw/h.

YES - INSTALLATION OF
WOOD CHIP BURNER

15-20 Kw/h

Energy efficiency

Describe how the proposed development will maximize energy efficiency.

MODERN INSULATION MATERIALS.
TO MAXIMISE MODERN CONSTRUCTION
METHODS - IN ACCORDANCE
WITH BUILDING REGULATIONS.

f. Demonstrates high quality design and sustainable construction.

High quality design

Explain how the proposed development will be of a high quality design, which is appropriate to the setting of the National Park.

NEW FARMHOUSE OF TRADITIONAL
DESIGN WITH NATURAL SANDSTONE
WALLS AND SECOND HAND WELSH SLATE
NEW STEADING CONVERSION - MAKING
USE OF EXISTING OPENINGS WHERE
POSSIBLE - AND NO EXTENSION

Sustainable construction

Explain how the proposed development will be constructed in a sustainable manner.

TRADITIONAL MATERIALS AND STYLE
WITH NO EXPOSED SE-GENERATIVE
TIMBERS

Scale

Consider the size of buildings and spaces and show how they are right for the site and surroundings.

EXISTING COTTAGES FLOOR SPACE
IMPRINT 265 m²
NEW FARMHOUSE 263 m²
COTTAGES VOLUME 1370 m³
NEW FARMHOUSE 1956 m³

Appearance

Describe how you would like the place to look following completion of the development. This involves considering the use of materials, architectural style, lighting, texture etc.

THE DEVELOPMENT TO APPEAR TO
HAVE BEEN BUILT 100 YEARS AGO
BUT TO INCLUDE MODERN LIVING
STANDARDS AND HIGH INSULATION.

g. Promotes accessibility via public transport, cycling, or walking.

Distance from public transport What is the walking distance from the proposed development to the nearest form of access to public transport?	2 MILES.
Distance from designated cycle routes What is the distance from the proposed development to the nearest designated cycle route.	NONE
Vehicular movement Please give details of expected vehicular movements generated by the site, with reference to daily totals and distribution, throughout the day.	EXPECTED VEHICULAR MOVEMENTS OF 2no/3no PER DAY
Parking How many parking spaces will the proposed development provide - including spaces for disabled access and parking for bicycles?	STEADING. — 4no. FARMHOUSE — 5no.
Access Outline your approach to access with particular reference to the inclusion of disabled people.	HARDSTAND PROVIDED WITH ALL ACCESS BY RAMPS AND LOW THRESH BOOTWAYS.

h. Conserves scarce resources.

Scarce resources Explain how the proposed development will ensure that the use of scarce resources, such as gas and electricity, is kept to a minimum.	WOOD CHIP BURNER AS MAIN SOURCE OF HEATING. TO FARMHOUSE.
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prepared by
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i. Conserves water resources, air, and soils.

<p>Water usage Describe how the proposed development meets high water efficiency standards, incorporates the use of new technologies to recycle and conserve water resources and promotes the use of sustainable drainage schemes (for example: grey-water recycling or rainwater collection systems).</p>	<p><i>STORMWATER FROM ROOFS TO RECYCLED AND USED FOR TOILET CISTERNS</i></p>
<p>Soils Describe how the proposed development aims to protect soil resources and ensure they are able to fulfill as many of their functions as possible, particularly the storing, transporting and filtering of water.</p>	<p><i>N/A.</i></p>

j. Reduces the amount of waste produced and increases the amount recycled.

<p>For major development (as defined in the Core Strategy) Site Waste Management Plan: please provide a copy of the Site Waste Management Plan, using the methodology as recommended by the Department of Trade and Industry. Demolition protocol: Using the Institute of Civil Engineers Demolition Protocol methodology, provide a target for reclaiming materials from the demolition site for re-use and recycling.</p>	<p><i>N/A.</i></p>
<p>For small scale development Describe how during the construction stage, waste materials will be reduced, reused or recycled. Demonstrate how the proposed development aims to promote the recycling of waste.</p>	<p><i>SLATES REUSED FROM DEMOLITION, ALL STONE CRUSHED AND USED FOR ROADWAYS WHICH IS NOT SUITABLE FOR FACE CONSTRUCTION WORK. EXISTING PLASTIC WINDOWS SENT TO RECYCLING PLANT.</i></p>

k. Prevents inappropriate development in areas which are at risk of flooding or which contribute to the risk of flooding.

<p>Potential flooding Consult the Environment Agency as to the likelihood of flooding. Identify what measures have been taken to reduce the possibility of flooding and mitigate the effects.</p>	<p><i>N/A.</i></p>
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