



Sustainability, Design and Access Statement

Background

Since 2006, changes in planning legislation have meant that almost all planning applications submitted to Northumberland National Park Authority require a Design and Access Statement. In March 2009, the Authority adopted its Core Strategy and Development Policies Document which forms a key part of the Local Development Framework. Within the Core Strategy is a requirement for all development proposals to be accompanied by a Sustainability Statement in order to satisfy Policy 1: Delivering Sustainable Development. The policy identifies criteria a. to k. against which development proposals will be assessed.

The requirements of both Design and Access Statements and Sustainability Statements have been combined, allowing applicants to submit a single Sustainability, Design and Access Statement. This document provides a guidance template which should be completed and submitted along with your planning application. Please note that not all elements of this template will be applicable to all development proposals and that the level of information submitted should be proportionate to the scale of the proposal.

If an application is received that should have either a Design and Access Statement or a Sustainability Statement, but does not, the Authority will not register or consider the application as valid until a statement has been provided. Providing a statement does not, however, guarantee that an application will be approved. The normal planning decision process still applies.

When is a Statement Required?

A statement must accompany planning applications and listed building consent for both outline and full planning permissions **except for**;

- Applications for a material change in the use of land or buildings, which do not involve building works; and
- Engineering or mining operations.

Statements are also **not** required for applications relating to advertisement control, tree preservation orders or storage of hazardous substances.

What information is required?

The information required to satisfy both elements of the statement is outlined in the template below. Remember that the level of information required should be proportionate to the scale of the development and that reference can be made to additional information submitted as part of your application. It is often useful to go through this process at the early stages of considering your development. If you need help or assistance in completing the template, please do not hesitate to contact us.

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Sustainability, Design and Access Statement Template

<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>All hedges and tree forming the site boundary will be retained so not to affect any wildlife habitat</p> <p>The area is currently grazed and will be fenced and planted using appropriate materials and indigenous planting</p>
<p>Detailed surveys and impact assessments Demonstrate that you have detailed surveys and impact assessments, if required following consultation/scoping above.</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>All timbers being used throughout the new construction works shall be FSC approved.</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>There are no such buildings on the site but the works that are proposed are to be sympathetic to the natural surroundings using sustainable and natural materials</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>The existing hedge boundary is to be left to grow to a height of 1800mm and will act as a natural screen to the proposal. The proposal will be suitably insulated and will assist in the sound deadening of the property</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>As previously mentioned – the existing hedge boundary will be retained and any hard landscaping for the parking area will be using natural free draining materials. Soft landscaping will be using plants and shrubs indigenous to the area</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>The land and topography will be altered to allow the proposal to be as low lying as possible as the ground rises from west to east so the proposal is to be cut into the east side . The land available is considered more than adequate for the proposal which will still retain a good proportion as amenity space</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>The proposed structural element will be timber frame using sustainably sourced timber along with the external cladding.</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>The proposed works will use the existing infrastructure with the existing access upgraded to suit the highways recommendations and the existing gate to be removed which links directly to the main highway leading into Alwinton</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. Tourism related development may also provide opportunities for people to enjoy the special qualities.</p>	<p>The nature of the proposal will encourage tourism and Allow Users to enjoy the surroundings and local amenities And assist with the viability and sustainability of these amenities</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>	Not Applicable
<p>Community facilities Provide details of how the proposed development provides or protects community facilities.</p>	The proposal is to be used as permanent accommodation , with local facilities being used on a permanent basis
<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.</p> <p>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>	N/A
<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>Designing out Crime Describe how the proposed layout and design measures help to reduce the likelihood of crime.</p>	The proposal is located in a relatively remote location therefore high security multi point locking mechanism is proposed to the windows and doors. The existing roadside foot entrance will be removed therefore only access can be made via the existing vehicular access

e. Reduces the causes and impacts of climate change, particularly by maximizing renewable energy generation and energy efficiency in buildings.	
<p>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?</p> <p>Please indicate the types of renewable energy technologies used and their predicted output in Kw/h.</p>	<p>The proposal is to utilise an air source heat pump along with solar thermal panels for the heating and hot water. Exact KW/h is not know at present but will exceed 10% of the developments needs</p>
<p>Energy efficiency Describe how the proposed development will maximize energy efficiency.</p>	<p>The roof void walls and ceilings will be insulated to a high standard over and above the minimum standards to prevent heat loss and also to aid air tightness. Glazing shall be Low Emissivity</p>

f. Demonstrates high quality design and sustainable construction.	
<p>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.</p>	<p>The design is simple and using natural materials which will naturally weather to a silver appearance and fit in with the surroundings. Colours of roof and windows and doors are to be grey in appearance and will match and enhance the appearance.</p>
<p>Sustainable construction Explain how the proposed development will be constructed in a sustainable manner.</p>	<p>The construction will be carried out using proven and traditional methods conserving time, energy and to minimize waste</p>
<p>Scale Consider the size of buildings and spaces and show how they are right for the site and surroundings.</p>	<p>The proposal has been designed to provide the maximum amount of accommodation and minimum wasted space which is reflected in the scale and proportion of the building and is suitably sized for the plot</p>
<p>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.</p>	<p>The proposal shall look as un imposing as possible and as in-keeping as possible and to reflect the style of building that you would expect to see in the area. Natural screening will be a factor to assist in lessening the impact of the structure, but to also make it appear as it has been there for a long time.</p>

g. Promotes accessibility via public transport, cycling, or walking.	
<p>Distance from public transport What is the walking distance from the proposed development to the nearest form of access to public transport?</p>	<p>The nearest public bus stop is located in Alwinton and opposite the proposal, therefore a short walk away. Cycling and walking will be encouraged</p>
<p>Distance from designated cycle routes What is the distance from the proposed development to the nearest designated cycle route.</p>	<p>Two cycle routes are known within Alwinton Sustrans cycle route 68 Pennine Cycleway runs past the existing property</p>
<p>Vehicular movement Please give details of expected vehicular movements generated by the site, with reference to daily totals and distribution, throughout the day.</p>	<p>Two vehicle movements per day morning and evening</p>
<p>Parking How many parking spaces will the proposed development provide - including spaces for disabled access and parking for bicycles?</p>	<p>Six parking spaces along with a new timber structure which will be used for cycle storage</p>
<p>Access Outline your approach to access with particular reference to the inclusion of disabled people.</p>	<p>The ground will be made level and a slight gradient provided to the entrance doors to aid disabled access. All the accommodation is on one level and with suitable manoeuvring space</p>

h. Conserves scarce resources.	
<p>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.</p>	<p>Insulation levels will be higher than minimum and Glazing will be Low Emissivity to aid in the conservation of fuel and power</p>

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>	Flow restrictors shall be fitted to taps and high efficiency low water volume cistern fitted to w.c.
<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>	Not Applicable

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>	Not Applicable
<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>	The structure is to be timber frame and using standard length timbers – any offcuts will be used as noggins for fixing services. Cladding to be in standard lengths and any offcuts to be used on the cycle store

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>monitored and necessary action taken along with evacuation plan</p>	Environment Agency alerts to be with development of an emergency

Further Guidance

Association for Environmentally Conscious Building	www.aecb.net
Building-In Sustainability	www.buildinginsustainability.co.uk
Building Research Establishment	www.bre.co.uk
Carbon Trust	www.thecarbontrust.co.uk
Centre for Alternative Technology	www.cat.org.uk
Chartered Institution of Building Services Engineers	www.cibse.org
Construction Industry Research and Information Association	www.ciria.org.uk
Combined Heat and Power Association	www.chpa.co.uk
Commission for Architecture and the Built Environment	www.cabe.org.uk
Constructing Excellence	www.constructingexcellence.org.uk
Construction Resources	www.ecoconstruct.com
Energy Saving Trust	www.est.co.uk
English Heritage	www.english-heritage.org.uk
Environment Agency	www.environment-agency.gov.uk
Forest Stewardship Council	www.fsc.org
Green Building Store	www.greenbuildingstore.co.uk
Greenroofs	www.greenroofs.com
Institution of Civil Engineers Demolition Protocol	http://www.ice.org.uk/knowledge/document_details.asp?Docu_id=414&intPage=1&faculty
Lifetime Homes	www.lifetimehomes.org.uk
Livingroofs	www.livingroofs.org
Recycled Products Guide	www.recycledproducts.org.uk
Secured by Design	www.securedbydesign.com
Sustainable Homes	www.sustainablehomes.co.uk
Sustainability Works	www.sustainabilityworks.org.uk
Site Waste Management Plans	http://www.defra.gov.uk/environment/waste/topics/construction/pdf/swmp-toolkit.pdf
UK Government - Sustainable Development	www.defra.gov.uk/sustainable/government/