

PLANNING STATEMENT

REPLACEMENT DWELLING AT EVISTONES COTTAGE
MR JAMES PRITCHARD



Rural Solutions

PLANNING STATEMENT

LOCATION

EVISTONES COTTAGE

PROPOSAL

REPLACEMENT DWELLING AT EVISTONES COTTAGE AND
THE PROVISION OF NEW OUTBUILDINGS FOR
AGRICULTURAL AND DOMESTIC USE

APPLICANT

MR JAMES PRITCHARD

ISSUE DATE

13TH FEBRUARY 2019

DRAFTED BY

CHRISTOPHER BINNS
ASSOCIATE RTPI, PLANNER

REVIEWED BY

DUNCAN HARTLEY
DIRECTOR OF PLANNING

AUTHORISED BY

DUNCAN HARTLEY
DIRECTOR OF PLANNING

CANALSIDE HOUSE
BREWERY LANE
SKIPTON
NORTH YORKSHIRE
BD23 1DR

01756 797501
INFO@RURALSOLUTIONS.CO.UK
WWW.RURALSOLUTIONS.CO.UK
REGISTERED IN ENGLAND NO. 6839914
VAT REGISTRATION NO. 972 8082 90

AUTHOR	VERSION	DATE
CB	VERSION 1.0	06/02/2019
DAH	VERSION 1.1	11/02/2019
MBA	VERSION 1.2	13/02/2019

CONTENTS

1.	INTRODUCTION AND APPROACH	8
2.	SITE AND SURROUNDINGS	9
3.	THE APPLICATION	21
4.	SITE DESIGNATION AND DEVELOPMENT PLAN	27
5.	THE NATIONAL PLANNING POLICY FRAMEWORK AND PLANNING GUIDANCE	32
6.	OTHER MATERIAL CONSIDERATIONS	37
7.	BENEFITS	41
8.	CONCLUSIONS AND PLANNING BALANCE	43

EXECUTIVE SUMMARY

This planning statement accompanies a planning application for the replacement of Evistones Cottage and the provision of new outbuildings for agricultural and domestic use. The proposal includes associated parking provision and a comprehensive landscaping scheme.



POLICY

- The purpose of the planning system is to contribute to the achievement of sustainable development; Paragraph 7 of the NPPF.
- The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities; and Paragraph 124 of the NPPF.
- Development should be approved without delay provided there are no adverse impacts which would significantly and demonstrably outweigh the benefits of doing so.
- Paragraph 11 of the NPPF.



MATERIAL CONSIDERATIONS

The proposed replacement dwelling is sympathetic to the character of immediate area, the surrounding landscape and the National Park. It would not result in encroachment into an area of undeveloped countryside and will enhance the sites' contribution to the wider National Park setting.

There are no adverse impacts arising from the proposed development in terms of heritage, landscape, highways or environmental impacts which would significantly and demonstrably outweigh the clear benefits.

There are no impacts arising from the development which can be considered significant, therefore, the development proposal should be approved without delay.



BENEFITS

- The construction process associated with the replacement dwelling would deliver economic benefits and local construction jobs;
- Enhancements to the site's appearance through the replacement of the dilapidated cottage with a purpose-built dwelling built to a high standard with associated landscaping scheme;
- The creation of new landscaped garden areas will have a net ecological benefit over the site's current use, potentially creating new habitats; and
- The proposed development allows for effective succession planning for the farm operations.



PLANNING BALANCE

There are no impacts arising from the development which can be considered significant. Therefore, the development proposal should be approved without delay.

This is reflected in Paragraph 10 of the NPPF which states 'so that sustainable development is pursued in a positive way, at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development'.

The proposed development will deliver economic, social and environmental benefits and conforms to the Frameworks definition of sustainable development as stated in Paragraph 8.

I. INTRODUCTION AND APPROACH

DESCRIPTION OF DEVELOPMENT

- I.1: This planning statement has been prepared by Rural Solutions Ltd on behalf of Mr James Pritchard (herein referred to as the “applicant”) for the re-development of Evistones Cottage. Our client's development aspirations would enable them to continue to reside within the Estate at the heart of the Northumberland National Park.
- I.2: We have engaged with the National Park to evolve the design process and ahead of the submission of this planning application. Details showing how the design has evolved in partnership with the National Park are detailed within this Statement.

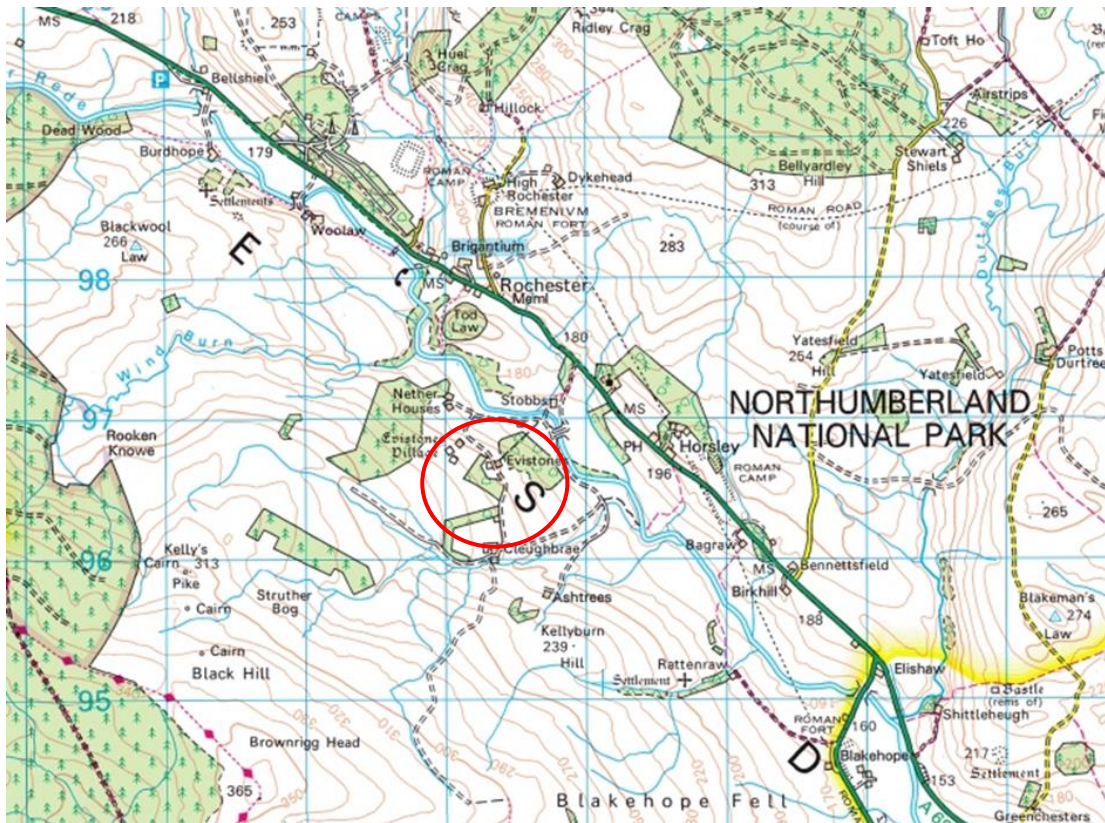
CONTEXT

- I.3: This planning statement should be read in conjunction with:
- The suite of plans by Michael Hall Associates and Survey Operations;
 - The Ecological Appraisal and Bat Survey by E3 Ecology Ltd;
 - The Drainage Philosophy by Billingham George and Partners;
 - The Heritage Statement by Humble Heritage; and
 - The Landscape Masterplan and Benchmark Imagery by Rural Solutions Ltd.

2. SITE AND SURROUNDINGS

LOCATION

- 2.1: The application site, Evistones Cottage, sits alongside Evistones House and comprises a disused two storey stone-built dwelling with attached barn / garage, and outbuildings. It is believed to date from the mid-late 19th Century. The roofs are a combination of flat / pitched / hipped / mono-pitched construction, overlain with blue-grey Welsh Slate.
- 2.2: The existing building sits adjacent to, and is accessible via, a gravel driveway and has an existing parking area. The site is substantially screened from long range views by dense woodland.
- 2.3: Evistones Farm is set 4 miles west from Otterburn and 1 mile south of Rochester, located off the nearby A68. The Evistones Estate is situated at the heart of Redesdale and within the Northumberland National Park.
- 2.4: The subject site, Evistones Cottage, lies 30 metres to the west of Evistones House and comprises a compact grouping of principally residential buildings. This grouping of buildings is surrounded by existing woodland (west and south) and ancient woodland (north and east) to the effect that public views are very limited.
- 2.5: Evistones House and Evistones Cottage are not listed as being of special architectural or historic interest. Evistones Cottage is a simple cottage, subordinate in design and materials to the principal house.
- 2.6: The extent of the site is shown on the series of maps, satellite images and photographs overleaf.



Above: Evistones Cottage within its wider setting.



Above: Evistones cottage (west) and Evistones House (East).



Above: The dilapidated Evistones cottage is shown in the foreground of the picture with Evistones House beyond.

THE DEVELOPMENT PROPOSAL

- 2.7: The proposal is to demolish the existing cottage and outbuildings and erect a replacement dwelling with outbuildings within the same residential curtilage. Section 3 of this statement sets out the details of the proposed replacement dwelling, however, the proposed scheme is introduced below.
- 2.8: The existing cottage adds little to the immediate vernacular, and an appropriately designed replacement property with associated outbuildings will provide an enhanced living environment for the occupants whilst improving the visual impact of the built form within the National Park. The existing cottage is of little architectural merit, is dated in appearance and in need of significant modernisation to bring it in line with modern living standards.
- 2.9: The proposed replacement dwelling would be served off the existing driveway which will flank the site running from the north-west to south-east. The proposed development is intended to work towards a self-sustaining off-grid solution, resulting in a highly sustainable use, subject to detailed design and costing considerations. The replacement of this dwelling will represent a sustainable form of development with renewable and low-carbon technologies at its heart.
- 2.10: The broad scale and design of the built form will not be materially larger than the existing cottage. We have reduced the footprint of the proposed replacement dwelling following pre-application discussions with the Senior Planning Officer, Rebecca Adams. Extensive landscaping measures have also been included in this final submission to assimilate the proposed built form with the surrounding landscape.

- 2.11: The proposal represents an opportunity to deliver sustainable development appropriate for its location on the site of the existing residential dwelling. A large residential property already exists on this site, within the countryside, and as such the need for a property is considered to already be established. This submission demonstrates that a high specification form of residential development can be achieved in this location in keeping with the scale of surrounding built form and with minimal impact upon the wider landscape setting. The proposed replacement dwelling will significantly enhance the immediate area and improve views of the site within Evistones Wood and the wider National Park.
- 2.12: It is considered that a mix of high specification traditional and modern materials could be used and would constitute the 'good design' that would accord with NPPF policy in that respect. Additionally, the location of the existing dwelling is such that the replacement development would not give rise to any unacceptably adverse visual impacts.
- 2.13: The site is located within the Northumberland National Park and is not subject to any other designations. The site is not within the Green Belt but is within the countryside and within Flood Zone 1 where the land has a low probability of flooding. There are no other special site-specific ecological, environmental, or landscape designations that should preclude the development of the site.
- 2.14: There are no listed buildings within the application site or its immediate setting. However, as a 19th-century farmstead, the buildings can reasonably be regarded as being of local interest (a non-designated heritage asset). To this end, a Heritage Assessment has been commissioned and is submitted alongside this application.

PLANNING HISTORY

- 2.15: A search of Northumberland County Council and Northumberland National Park websites have confirmed that there are no relevant historic planning applications at the site. Historic applications linked to the same postcode are related to the erection of farm buildings nearby.
- 2.16: A three-bay detached garage was approved in 2011 under planning permission number 11NP0036 at the Evistones House.
- 2.17: In October 2018 Rural Solutions Ltd (RSL) submitted a pre-application enquiry to the Northumberland National Park Authority. Subsequently, a site meeting was attended on 31st October 2018 with Rebecca Adams (Senior Planning Officer) and Duncan Hartley (Director of Planning at RSL) and the full written response was received on 13th November 2018. A copy of the written response is enclosed within this submission. RSL have responded in detail to the points raised in pre-application response letter and these comments are detailed overleaf.

2.18: For clarity we respond to the points raised in the response letter in the same sequence below:

1) The principle and location of the development.

Replacement Dwelling

2.19: We are encouraged that the proposed construction of a replacement dwelling on this site is considered to be acceptable in principle in line with local and national policy. We note that The Park Authority is of the view that there is no requirement for a restriction on the future occupation of the resultant dwelling – which would normally be the case with a grant of planning permission for new dwellings. There would also be no requirement for the dwelling to be restricted by an agricultural occupancy condition owing to the replacement nature of the dwelling.

2.20: Core Strategy Policy 5 requires that any new building within the countryside is not materially larger than the existing building it replaces. We note in the letter response from the Park Authority that the authors of the opinion that the proposed replacement dwelling is materially larger and therefore conflicts with Core Strategy Policy 5. Whilst we don't necessarily agree with this conclusion, in response to this we have amended the scheme, reducing the overall size of the replacement dwelling by 2sqm. This will provide for a dwelling with a footprint 2sqm smaller than the existing cottage and 40sqm smaller than the existing development at site when including the existing kennel enclosure.

2.21: As a comparison:

- Existing footprint of cottage - 224sq m including outbuildings, 262sq m including kennel enclosure;
- Existing height of cottage - 6m to highest ridge point;
- Existing volume of cottage - 926sm³ (including outbuildings);
- Footprint of amended replacement dwelling - 222sq m;
- Height of amended replacement dwelling - 7.0m to highest ridge point; and
- Volume of amended replacement dwelling - 1,052m³.

2.22: We note that adopted Core Strategy Policy 5 seeks to qualify that scale is important on the grounds of landscape impact. The site is very well contained with limited external impact on the surrounding landscape. We are of the opinion that the revised scheme, having been reduced in scale, will not result in any significant adverse harm to the wider landscape.

2.23: The scale of the proposed development reflects the functional needs of the house and the farm occupiers (both Evistones Cottage and Evistones). The following information is particularly relevant in this regard:

- The whole site is under single family ownership and it is envisaged that the next generation will occupy Evistones Cottage. The overarching aim of the proposal is to allow for succession planning for management of the farm;
- The gym room is a shared gym between the main house and the replacement dwelling – the main house does not have this facility;
- The proposal has been designed carefully combining traditional stone and tasteful glazing. The design of the glazed link adds scale and context to the scheme;
- The design scheme allows for modern living needs, the existing dwelling is not designed in such a way that is conducive to modern living; and
- The proposal still remains a two-bed cottage, subordinate to the main Evistones House.

2.24: Having visited the site we note that the Park Authority is in agreement with the supporting statement that the use of Evistones Cottage as residential, whilst currently unoccupied, is lawful.

REPLACEMENT OUTBUILDINGS

2.25: We acknowledge that the proposed construction of an outbuilding on this site, which would replace the existing single detached garage, modern three-bay detached garage / store / kennels and outbuildings attached to Evistones Cottage, is considered to be acceptable in principle in accordance with the first part of Core Strategy Policy 5.

2.26: The pre-application response notes that the second part of Core Strategy Policy 5 requires that any new replacement building within the open countryside should not be materially larger than the building it replaces. You are of the view that the proposed building would be materially larger.

2.27: As discussed on site with the planning officer, the existing outbuildings do not meet with the current needs of the occupiers and it is intended that the proposed building would be used for both agricultural purposes and in association with both dwellings on the site.

2.28: Core Strategy Policy 21 relates to farming and recognises the varied roles of agriculture. The policy states that the National Park Authority will support appropriate development proposals that will enable farming and farmers to become more competitive and sustainable, to diversify and to demonstrate good environmental and farming practices. The proposed outbuilding will allow the occupants of both dwellings to store machinery and vehicles securely and provide suitable facilities for the farm dogs within the purpose-built kennels, without the necessity to erect further agricultural barns / buildings. It is this policy, CS Policy 21, that applies on this form of development and not CS Policy 5.

2) Design and Amenity Issues

Design

- 2.29: We welcome the fact that the Park Authority considers the proposed 'courtyard' arrangement to be acceptable in principle and that the proposed materials appear acceptable, including those traditional materials but also the glazed link and gable end.
- 2.30: Details of landscaping which were lacking from the pre-application submission have now been provided on the 'Landscape Masterplan' and the accompanying 'Benchmark Imagery' – these documents detail all new planting and soft landscaping. The Landscape Masterplan clarifies the existing residential curtilage, and this is also reflected on the location plan. It is envisaged that the landscaping proposed will be designed and implemented to the highest possible standards using good quality locally sourced materials and native species for planting, creating environmental and ecological enhancements.

AMENITY

- 2.31: We note that the Park Authority has no concerns relating to the impact of the proposed development upon residential amenity at this stage and we are aware that it will represent a future consideration.

3) Impact upon national park special qualities

Biodiversity and Geodiversity

- 2.32: An Ecological Appraisal and Bat Survey has been submitted alongside this application. We note the officer view that the area of Ancient Woodland (Evistones Wood) located to the east of the site would be unaffected by the proposed development.
- 2.33: As part of the pre-application enquiry, RSL submitted an Ecological Appraisal and Bat Survey, which we understand the officer has discussed with the Park's Ecologist. A copy of the updated Bat Survey has been submitted alongside this planning application.
- 2.34: A summary of the points raised by the ecologist along with our response are set out overleaf:
- As set out within the summary section of the Bat Survey (pages 5 to 7), the mitigation measures proposed by the survey (bat boxes, crevice roosts, swallow platforms and martin nests) should be incorporated into the proposed plans for the development. The ecologist also recommended that the application / survey incorporates justification for the number of boxes proposed to be used (page 47), as she has identified that the number of boxes suitable for breeding bats (3no.) appears to be fairly low.

RSL Comment: This information has been added to the amended plans;

- The summary section of the survey (page 7) recommends that DNA analysis of the bat droppings found on site is undertaken in order to determine the species of bat present, in order to support the Natural England license application. This analysis should be undertaken prior to the submission of any planning application, which should then incorporate the results of these tests; this is because we require to know the bat species affected by the proposed development in order to provide an assessment of the scheme and mitigation measures contained therein.

RSL Comment: We have responded directly to this and DNA analysis was carried out by Swift Ecology in November 2018. Details will be provided alongside this planning submission;

- The survey does not appear to make specific mention of Barn Owls which may be present on the site. I am unsure as to whether this is because their presence on the site has been discounted by the ecological consultancy in their surveying of the site, or whether this is because the commissioning of the survey did not include Barn Owls. Having visited the site it is my opinion that this does have suitability for use by Barn Owls, with there being several open buildings. This should, therefore, be addressed within any application.

RSL Comment: The Shed and Evistones Cottage are considered suitable for barn owl. However, no signs of barn owl such as pellets were found on site, and no barn owls were observed during the bat activity surveys. This species is therefore considered likely to be absent from site; and

- As at section G.4 of the survey (page 45), the Ecologist has supported the recommendation that if the development is not undertaken within 12 months of the report then an updating survey should be carried out.

RSL Comment: Noted, it is our clear intention to submit the proposal within the month of February 2019.

CULTURAL HERITAGE

2.35: We note from the pre-application response letter that the findings of the heritage statement are considered to be agreeable. A copy of a more comprehensive, amended heritage statement has been submitted as part of this planning application.

2.36: The follow-up email sent by Chris Jones, Historic Environment Officer, states that he had concerns about the proposal on heritage grounds. We have briefly responded to the points he raised in this email below:

- Consideration of the large Scheduled Monument of Old Evistones is welcomed and I agree with the conclusions regarding potential impacts of the proposal on the monument.

RSL Comment: This is welcomed;

- Chris states that further consideration regarding the potential of the cottage and farm buildings for alternative uses should be given.

RSL Comment: Our understanding is that there are no other appropriate alternative uses, and the Planning Officer agrees that Residential is the lawful use of the building;

- Chris References the “1987 Historic Buildings Survey of Northumberland National Park (Napper Collerton Partnership)”.

RSL Comment: The updated Heritage Statement makes reference to this document although we note that it does not specifically cover the cottage we propose to replace; and

- A detailed Level 3 Historic Building Record is not required in this instance, a Level 2 record consisting of drawn, photographic and written record should be produced where these buildings are proposed for demolition.

RSL Comment: RSL are willing to accept this as a standard condition applied to any grant of planning permission.

2.37: The National Park’s Historic Environment Officer stated that he would like to see a comprehensive consideration of the relationship between Evistones House and the group of farm / ancillary buildings which form part of its significance.

2.38: RSL has taken this matter up with our heritage specialist who has responded with the following points:

- The proposed replacement of Evistones Cottage and associated outbuildings will create a functionally and aesthetically coherent courtyard arrangement at Evistones House, with accommodation and facilities suited to modern domestic and agricultural needs that will better support the farming business at Evistones;
- The heritage report finds that the current farmstead is of local significance with Evistones House having the greatest architectural (design) interest and historical interest given its known date, ownership history and designed features. However, the design interest (aesthetic heritage value) is still modest with the Northumberland County Council Historic Environment Record (HER) entry stating that it is 'not an attractive house'; and
- In comparison, the heritage interest of the old stables, barn and cottage is lower and the precise date of construction unknown. The modern garage block with kennels has no heritage significance. Evistones House will remain the primary building on site (in terms of its size, height and architectural embellishment). The proposed buildings will be subservient to this as reflects their ancillary domestic and agricultural uses. The current site arrangement is not a typical or characteristic form in the area and contributes little to the significance of the site, in particular, given changes such as the loss of former yards and the addition of a later oil tank and garage block. This is not an intact historical farmstead and indeed was never designed as such. The proposed courtyard arrangement is more efficient operationally and is more in keeping with courtyard plans seen elsewhere in the region.

2.39: In summary, the proposal is considered to be important in underpinning the functionality of the farming operations which are at the heart of the site, its development, existence and future. Furthermore, they preserve Evistones House and the proposed replacement dwelling have been carefully considered in terms of location, design, materials and form and will result in a traditionally designed courtyard arrangement that will form a group with the existing house with contemporary glazing limited to elevations facing away from the house.

2.40: The impact upon the national park is considered to be negligible given the lack of visibility of the site within the national park. There is not expected to be any impact (visual or physical) upon the nearby scheduled monument given the physical and visual separation between the archaeological remains and the application site.

TRANQUILLITY (EXTERNAL LIGHTING)

2.41: We acknowledge that the application site is located within the internationally designated Northumberland Dark Sky Park. Core Strategy Policy 19 seeks to protect the tranquillity of the National Park in terms of noise, traffic and light

generated through development, as supported by NPPF Paragraph 180. Any new external lighting proposed as part of the scheme should be kept to a minimum and be carefully located and designed.

- 2.42: As the pre-application response highlights, the Ecological Appraisal and Bat Survey submitted includes a recommendation in respect of new external lighting on the site.

4) Utilities and infrastructure

Land contamination

- 2.43: We note your requirement for a Land Contamination Assessment to support any application for planning permission.

FOUL DRAINAGE

- 2.44: We note your requirement for any application to be accompanied by a completed Foul Drainage Assessment form 1 (FDA1) which sets out the proposed method of foul drainage for the development.

- 2.45: We have commissioned Billingham George & Partners (Civil & Structural Consultants) to produce a comprehensive drainage philosophy which is included within this submission.

5) Renewable energy considerations

- 2.46: We acknowledge that Core Strategy Policy 25 sets a requirement for all new development to:-

- a) Minimise the amount of energy used during construction;
- b) Achieve high energy efficiency; and
- c) Realise the potential for the generation of on-site renewable energy, setting a requirement for at least 10% of energy from new development (including conversions) to come from renewable sources.

- 2.47: It is envisaged that the proposal will work towards a zero-carbon self-sustaining off-grid solution which would incorporate renewable and low-carbon technologies. The elevational plan 014 RevD shows the extent of the roof to be finished with Teslar Solar Slates. The location of solar slates on the rear elevation of the outbuilding will not have a significant adverse effect on the wider landscape.

CONCLUSIONS AND RECOMMENDATIONS

- 2.48: We welcome the National Park's pre-application response that the replacement of the existing cottage and outbuildings on the site with a new dwelling and outbuilding is considered to be acceptable in principle within this location.

- 2.49: We have submitted further information demonstrating the ability of the replacement dwelling to meet with the requirements of Core Strategy Policy 5

and particularly relating to the scale of the proposed mixed-use (and shared) outbuilding.

- 2.50: We have taken your advice relating to design and amenity, National Park special qualities and utilities and infrastructure. The scheme has been reduced in scale and additional, detailed, information has been provided relating to landscaping, private amenity and drainage.

3. THE APPLICATION

- 3.1: The proposal is to demolish the existing cottage and outbuildings and erect a replacement dwelling with outbuildings within a similar residential curtilage.
- 3.2: The existing cottage adds little to the immediate vernacular, and an appropriately designed replacement property with associated outbuildings will provide an enhanced living environment for the occupants whilst improving the visual impact of the built form within the National Park. The existing cottage is of little architectural merit, is dated in appearance and in need of significant modernisation to bring it in line with modern living standards.
- 3.3: The proposed replacement dwelling would be served off the existing driveway which will flank the site running from the north-west to south-east. The proposed development is intended to work towards a self-sustaining off-grid solution, resulting in a highly sustainable use, subject to detailed design and costing considerations. The replacement of this dwelling will represent a sustainable form of development with renewable and low-carbon technologies at its heart.
- 3.4: The broad scale and design of the built form will not be materially larger than the existing cottage. We have reduced the footprint of the proposed replacement dwelling following pre-application discussions with the Senior Planning Officer, Rebecca Adams. Extensive landscaping measures have also been included in this final submission to assimilate the proposed built form with the surrounding landscape.
- 3.5: The site layout can be seen on the site plan overleaf.



Figure 3-1: Proposed site plan showing the ash tree which is to be removed.

- 3.6: The proposal represents an opportunity to deliver sustainable development appropriate for its location on the site of the existing residential dwelling. A large residential property already exists on this site, within the countryside, and as such the need for a property is considered to already be established. This submission demonstrates that a high specification form of residential development can be achieved in this location in keeping with the scale of surrounding built form and with minimal impact upon the wider landscape setting. The proposed replacement dwelling will significantly enhance the immediate area and improve views of the site within Evistones Wood and the wider National Park.
- 3.7: It is considered that a mix of high specification traditional and modern materials could be used and would constitute the 'good design' that would accord with NPPF policy in that respect. Additionally, the location of the existing dwelling is such that the replacement development would not give rise to any unacceptably adverse visual impacts.

USE AND AMOUNT

- 3.8: The proposal is for the replacement of the existing dilapidated dwelling at Evistones Cottage. Internally, at ground floor, the dwelling is to have open plan kitchen dining accommodation to the rear, with a study and gym facilities to the

front alongside the entrance hallway and toilet / changing facilities. The proposed ground floor layout is shown on the floor plan at Figure 3-2.

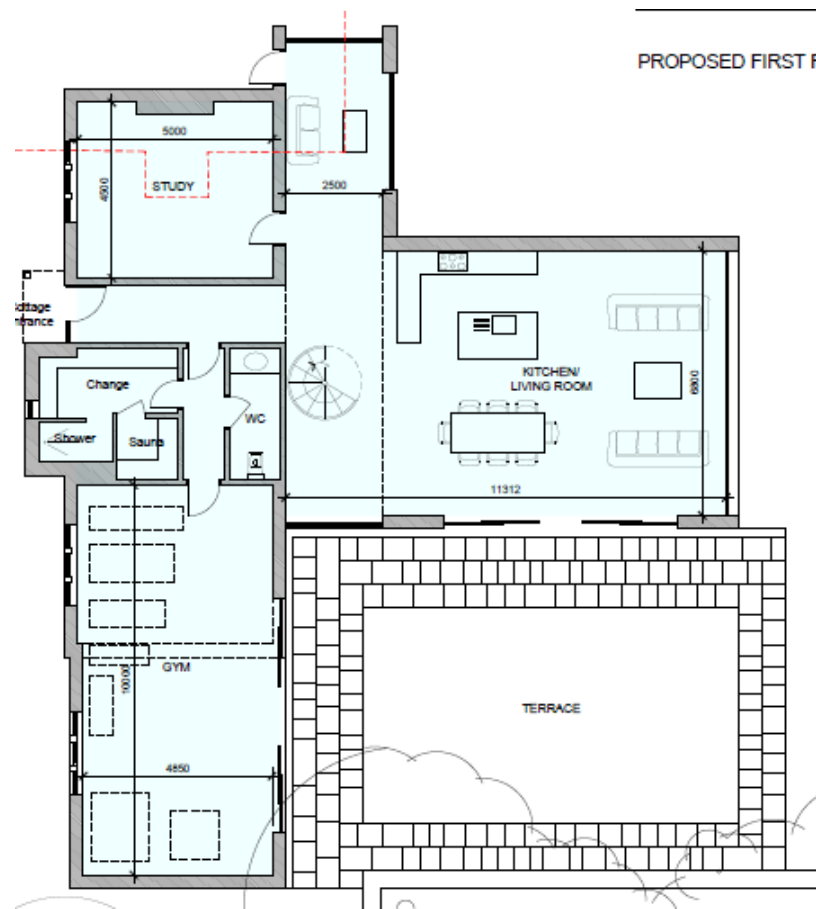
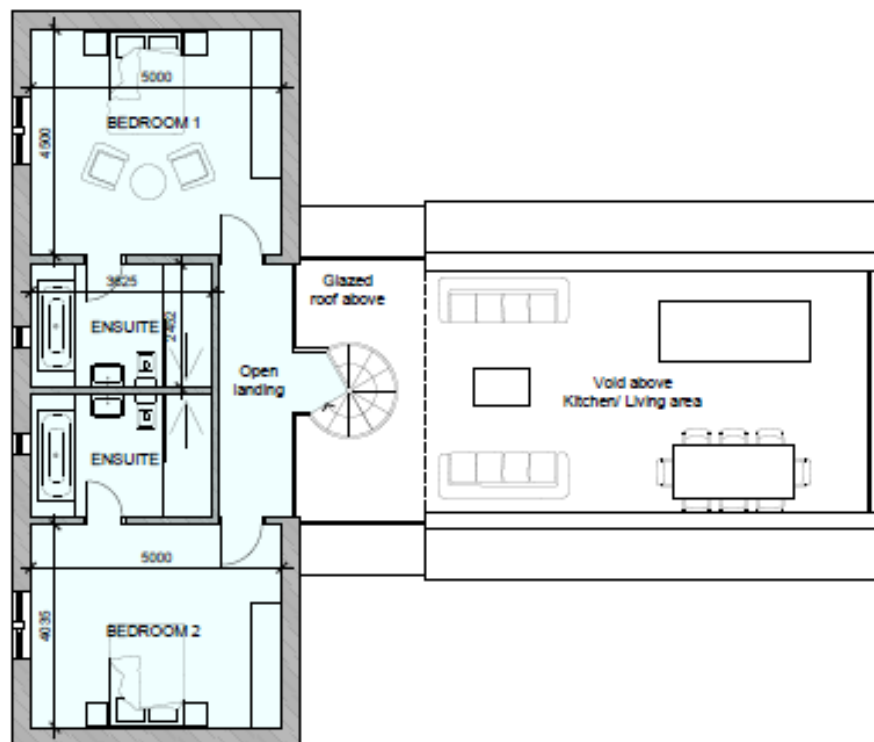


Figure 3-2: Proposed ground floor plans.

3.9: Figure 3-3 shows the proposed first-floor accommodation comprising of two bedrooms which are both en-suite.



PROPOSED FIRST FLOOR PLAN

Figure 3-3: Proposed first-floor plan.

3.10: Figure 3-4 shows the proposed layout of the outbuildings comprising an oil tank storage unit, vehicle wash bay, quad bike store, six kennels, five-car garage and a timber store / workshop.

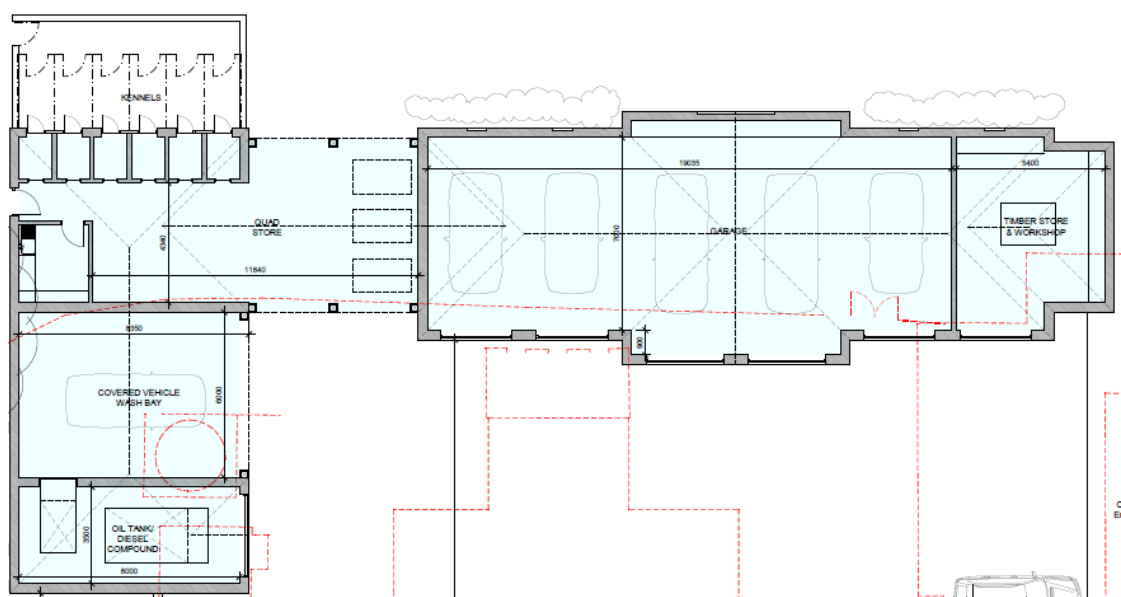


Figure 3-4: Proposed layout of outbuildings.

- 3.11: The elevation plan at Figure 3-5 shows the 'street scene' view of the proposed replacement dwelling when viewed from the front within the courtyard whilst Figure 3-6 shows the front elevation of the garage as viewed from within the courtyard.
- 3.12: The materials used for the proposed house and outbuildings reflect those of Evistones House. The facades of the dwelling are with stonewalling with feature stone quoins and a slate roof to match the main house. Where feasible, existing materials will be used.
- 3.13: Doors and windows are painted hardwood with aluminium gutters and downpipes.



Figure 3-5: Proposed front elevation of replacement dwelling.



Figure 3-6: Proposed front elevation of proposed outbuildings.

LAYOUT AND SCALE

- 3.14: Detailed drawings of the proposed development have been produced by Michael Hall Architects and accompany this application.
- 3.15: The resultant dwelling is considered to be of a similar scale to that of the dwelling it replaces, the broad scale and design of the built form will not be materially larger than the existing cottage. Extensive landscaping measures have also been included in this final submission to assimilate the proposed built form with the surrounding landscape.
- 3.16: Access to the resultant dwelling is via the existing access and parking / turning provision will be provided within the courtyard.

LANDSCAPING AND THE NATURAL ENVIRONMENT

- 3.17: The proposed 'courtyard' arrangement has been discussed at the pre-application stage and it has been agreed that it is acceptable in principle.
- 3.18: The submitted 'Landscape Masterplan' and the accompanying 'Benchmark Imagery' detail all new planting and soft landscaping included within the scheme. The Landscape Masterplan clarifies the proposed residential curtilage. It is envisaged that the landscaping proposed will be designed and implemented to the highest possible standards using good quality locally sourced materials and native species for planting, creating environmental and ecological enhancements.

4. SITE DESIGNATION AND DEVELOPMENT PLAN

- 4.1: The current local plan for Northumberland National Park (NNP) comprises the Core Strategy and Development Policies document (2009), which is supported in its implementation by the Building Design Guide SPD (2011), Landscape Strategy SPD (2011) and Otterburn Camp SPD (2007).
- 4.2: These documents currently set the strategic spatial planning policies and guidance for the National Park for the plan period up to 2024. Government guidance stipulates that a Local Plan should be reviewed at least every five-years (from adoption) which means that the current suite of development plan documents is out-of-date and needs to be reviewed. The stages of the Local Plan preparation process can be found in Table 1 of the Local Development Scheme 2018 to 2020¹.
- 4.3: Core Strategy policies, adopted in March 2009, guide development within the National Park and are used in the determination of planning applications. Having regard to the NPPF it is clear that the policies of the Core Strategy there are a number of policies that are to be considered out-of-date given that they pre-date the NPPF.
- 4.4: Relevant Planning Policies include:

CORE STRATEGY POLICY 5 RELATES TO THE GENERAL LOCATION OF NEW DEVELOPMENT.

- 4.5: Policy 5 states that the Local Centres of Alwinton, Elsdon, Falstone, Greenhaugh, Harbottle, Holystone, Lanehead and Stannersburn will be the focus for new local needs development within the National Park.
- 4.6: Development will take place within the Smaller Villages and hamlets of Charlton, Ingram, Kirknewton, Rochester, and Stonehaugh where it contributes to the provision or protection of village services.

¹ http://www.devplan.info/search/downloaddocs.cfm?ID=%24%24I_%3D%24%40%20%20%0A

4.7: In the open countryside, development will be limited to the reuse of existing buildings. New buildings will only be permitted where it can be demonstrated that:

- a) The development cannot take place in an identified Local Centre, Smaller Village, or through the reuse of an existing building; and i.) it will conserve or enhance the special qualities of the National Park; and ii). it will provide opportunities for the public to understand and enjoy the special qualities, whilst not negatively impacting on them; or
- b) It is replacing an existing building and the new building is not materially larger than the building it replaces. If the building is to be rebuilt for residential use, then evidence will be required to demonstrate that residential use was the lawful use of the building immediately prior to its demolition (our emphasis).

CORE STRATEGY POLICY 14 RELATES TO A SUSTAINABLE LOCAL ECONOMY

4.8: In order to create and retain a sustainable local economy the National Park Authority will support proposals which enable:

- c) The creation of new businesses and the expansion of existing businesses which relate to the special qualities of the National Park but do not negatively impact on them;
- d) The expansion of existing employment uses particularly tourism, recreation, farming and other types of diversification which do not negatively impact on the special qualities; and
- e) Home-based employment activities which do not adversely affect neighbours or neighbouring land uses.

CORE STRATEGY POLICY 17 RELATES TO BIODIVERSITY AND GEODIVERSITY

4.9: The National Park Authority will protect, enhance, and restore biodiversity and geological conservation interests across the National Park. The authority will particularly encourage proposals which:

- a) Protect and enhance priority species and habitats as targeted in the Northumberland National Park Biodiversity Action Plan;
- b) Include geological conservation and management of sites as identified in the Northumberland National Park Geodiversity Action Plan;
- c) Encourage appropriate opportunities to access and interpret the biodiversity and geodiversity resources of the National Park;
- d) Encourage opportunities for beneficial biodiversity and geological features within the design of the development in line with Natural Area, Northumberland National Park Biodiversity Plan and Geodiversity Action Plan objectives;

- e) Enhance the integrity and provide for the maintenance of an integrated network of habitats particularly where they allow species and habitats to respond the impacts of climate change by allowing for habitat modification and / or species migration;
- f) Protect soil resources and ensure soils are able to fulfil as many of their functions as possible.

4.10: Development which adversely affects: internationally, nationally, regionally, or locally designated sites; or other habitats or species of nature conservation value will only be permitted where the requirements of relevant legislation can be met. Where adverse effects cannot be avoided planning conditions, agreements or obligations will be used to secure appropriate mitigation measure or compensation. Adverse effects on habitats or species out with the National Park should be avoided.

CORE STRATEGY POLICY 18 RELATES TO CULTURAL HERITAGE

4.11: The National Park Authority will support proposals which conserve, enhance, and promote the quality and integrity of the cultural heritage of the National Park, particularly those which:

- a) Conserve and enhance Hadrian's Wall World Heritage Site and its setting;
- b) Give particular protection to Listed Buildings, Scheduled Ancient Monuments, Conservation Areas, Historic Parks and Gardens, and Historic Battlefields by only permitting development which does not conflict with national planning policy;
- c) Preserve the special architectural or historical interest of locally listed buildings;
- d) Recognise the opportunities for education and tourism founded on cultural heritage;
- e) Promote the role that cultural heritage has in helping to secure social and economic regeneration; and
- f) Assist local communities in celebrating and enhancing their own cultural heritage, particularly by using and developing locally appropriate arts, traditions and skills.

CORE STRATEGY POLICY 20 RELATES TO LANDSCAPE QUALITY AND CHARACTER

4.12: The natural beauty and heritage of the National Park will be conserved and enhanced whilst being responsive to landscape change. All proposals will be assessed in terms of their impact on landscape character and sensitivity as defined in the Landscape Supplementary Planning Document. Development which would adversely affect the quality and character of the landscape will not be permitted.

CORE STRATEGY POLICY 25 RELATES TO RENEWABLE ENERGY AND ENERGY EFFICIENCY

- 4.13: The National Park Authority will require all new development, including conversions to:
- a) Minimise the amount of energy used during construction;
 - b) Achieve the highest energy efficiency through the location, orientation, layout, design and insulation of development; and
 - c) Realise the potential for the generation of on-site renewable energy.
- 4.14: As a minimum, all new units of residential, employment, community, and tourism development will be required to embed renewable energy within the development to offset at least 10% of the predicted energy requirements of the development.

CORE STRATEGY POLICY 27 RELATES TO WATER AND FLOOD RISK

- 4.15: The National Park Authority will conserve and enhance the natural heritage, amenity, and habitat value of the water environment of the National Park.
- 4.16: All development within the National Park should make the most efficient use of water and enhance the sustainable use of the water environment by:
- a) Meeting high water efficiency standards, and incorporating new technologies to recycle and conserve water resources; and
 - b) Promoting the use of sustainable drainage schemes
- 4.17: The National Park Authority will require that new development is directed away from areas at the highest risk of flooding and that appropriate measures are implemented to mitigate flood risk in line with National Planning Policy set out within Planning Policy Statement 25.
- 4.18: In summary, the proposal is considered to comply with local planning policy specifically as it replaces an existing building and the new building is not materially larger than the building it replaces and is away from areas at the highest risk of flooding. The proposal would also create a low carbon form of development, result in benefits relating to the economy, biodiversity and ecology through new landscaping and planting, as well as create various benefits and vastly improving the built form on site.

ISOLATION

- 4.19: Given the site's character and relative proximity to other dwellings, it is not considered that the proposal would create an isolated dwelling. The site currently hosts a detached dwelling and sits alongside Evistones House.
- 4.20: The site is located 4 miles west from Otterburn and 1 mile south of Rochester, located off the nearby A68. The Evistones Estate is situated at the heart of

Redesdale and within the Northumberland National Park. The subject site, Evistones Cottage, lies 30 metres to the west of Evistones House and comprises a compact grouping of principally residential buildings. This grouping of buildings is surrounded by existing woodland (west and south) and ancient woodland (north and east).

- 4.21: Nearby settlements have a good range of services and as the site sits alongside Evistones House, it cannot be described as remote, or far away from other places, buildings or people.
- 4.22: As outlined in recent case law the word 'isolated' is not defined in the NPPF and should be given its ordinary objective meaning of "far away from other places, buildings or people; remote".

5. THE NATIONAL PLANNING POLICY FRAMEWORK AND PLANNING GUIDANCE

- 5.1: National planning policy is included in the National Planning Policy Framework (NPPF). Relevant sections of the Framework are appraised below in specific sub-sections:

PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

- 5.2: The presumption in favour of sustainable development, incorporated at Paragraph 11 of the Framework, states that where there are no relevant development plan policies or the policies which are most important for determining the application are out-of-date, consent should be granted for sustainable development proposals unless:

The application of policies in this Framework that protect areas of assets of particular importance provides a clear reason for refusing the development proposed; or

Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this Framework taken as a whole.

- 5.3: Paragraph 11 of the NPPF is the main planning policy reference relating to the determination of this planning application.

HOUSING DEVELOPMENT

- 5.4: Section 5 of the NPPF identifies the need to provide a wide choice of high-quality homes to boost the supply of housing.
- 5.5: Paragraph 68 states that small and medium-sized sites, such as that promoted in this planning application, can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly.

GOOD DESIGN

- 5.6: Paragraph 124 of the NPPF states that 'the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve' and that 'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities'.

- 5.7: Paragraph 131 states that:

In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

- 5.8: It is evident from the submitted plans that the dwellings will be designed to the highest standard, and that the topography on site gives an opportunity to utilise existing features to help blend the development with the existing landscape setting through the proposed landscape scheme.
- 5.9: Great weight should, therefore, be apportioned to the high-quality design of the dwellings in the determination process, in accordance with Paragraph 131 of the NPPF.
- 5.10: The proposed replacement dwelling will be a positive addition to the immediate landscape and has been designed in a manner which is contextual and sensitive and enhances the plot, thus conforming to the requirements of Paragraph 124 of the NPPF.

THE NATURAL ENVIRONMENT

- 5.11: Like its predecessor, it is important to note that the new NPPF does not seek to 'protect the countryside for its own sake'.
- 5.12: Rather than the blanket protection of the countryside offered by previous national planning policy, the NPPF advises that decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan).
- 5.13: The creation of a garden and a landscaping scheme within the site will have a net ecological benefit over the site's current use, potentially creating a modest habitat for small-scale wildlife and insects through the redevelopment of the site. The proposal will also result in overall landscape enhancements.
- 5.14: The introduction of a landscaping scheme within the site will have a net ecological benefit over the site's current use, potentially creating a modest habitat for small-scale wildlife and insects through the redevelopment of the site.
- 5.15: Paragraph 170 provides general guidance on how the natural environment should be conserved and enhanced and states that the planning system should contribute to and enhance the natural environment by having regard to six identified requirements.
- 5.16: The proposed arrangement illustrated on the submitted plans, with replacement dwelling on a similar footprint as the existing dwelling, will not unacceptably erode the character of the area and therefore preserves the character of the local environment in this regard.

SUSTAINABILITY

- 5.17: Paragraph 8 of the Framework outlines how there are three dimensions to sustainable development and how each role should be sought simultaneously through the planning system. However, the Framework also recognises that:

Plans and decisions need to take local circumstances into account so that they reflect the character, needs and opportunities of each area.

- 5.18: A component of environmental sustainability is the accessibility of a development. The Framework outlines the important role policies play in facilitating sustainable development and the need for local plans to support developments which facilitate the use of sustainable transport modes and minimise journey lengths for employment, shopping, school and leisure activities.

- 5.19: However, it accepts, at Paragraph 103, that there will be different opportunities available in rural areas and otherwise sustainable development should not be resisted simply due to access to less sustainable transport options than in urban areas. The Framework also clearly states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development would be severe. This position has been reaffirmed many times at appeal including in the case at Stoke Orchard, near Tewkesbury², where the inspector concluded:

That is not to say that car use would not be the predominant form of travel for residents of the proposed scheme. Whilst the proposed offer provides a reasonable choice, the rural nature of the site and complex travel patterns associated with everyday life are such that the car will remain the most popular choice for most...However, guidance (in the NPPF) and the associated Practice Guidance are equally clear that transport solutions will vary between urban and rural situations.

- 5.20: In that sense, the Framework does not seek to prevent car use but requires a balanced approach, depending on the context and scale of development proposed.

- 5.21: A relatively recent approval within the district at Raygill House, Lothersdale³ for the construction of a new house, associated landscaping and access has some similarities with the proposed scheme. In determining that application Craven District Council concluded that 'the proposed development, which is for a high-quality contemporary design, would not be in any way harmful to the area and it is also considered that the site is part of an established cluster of development and is both reasonably accessible and a sustainable location for residential development'. The planning justification goes on to explain that... 'In terms of planning balance it is the case that a single new dwelling house would be of

² APP/G1630/A/14/2223858

³ Planning Application No. 53/2016/16781

limited benefit in terms of the provision of housing land but equally it is considered that no significant harm would arise from the proposal and the development could arguably be said to represent an efficient use of land as it would take place on a large garden area to the front of existing residential development’.

5.22: The proposal site, Evistones Cottage, sits alongside an existing dwelling at Evistones House and is within relative proximity to other dwellings. In terms of principle, the site is simply a replacement dwelling and is not considered to be isolated in line with the Raygill House application discussed above, and the latest Court of Appeal ruling⁴.

5.23: Given the location of the site, it is accepted that car journeys will likely still feature in travel patterns, but that journeys will not exceed those already made by occupants of the existing dwelling. In addition, those car journeys will be relatively short.

5.24: This scenario has been considered positively by inspectors as appeals such as Land off Brandy Lane, Stoke Orchard⁵, where the inspector stated:

The village is in relatively close proximity to Bishops Cleeve, Tewkesbury and Cheltenham. Accordingly, it is likely that most car journeys would be short. This is a matter that weighs in favour of the proposal.

5.25: Accessibility is but one element of sustainability. The replacement of an existing dwelling is inherently sustainable and in line with both national and local policy objectives to make the most efficient use of land and resources.

5.26: In addition to being locationally sustainable, the proposed development is intended to work towards a self-sustaining off-grid solution, resulting in a highly-sustainable use, subject to design and costing considerations. The re-use or replacement of this disused building will represent a sustainable form of development with renewable and low-carbon technologies at its heart in line with Core Strategy Policy 25.

5.27: Section 2 of the NPPF sets out the social, economic and environmental roles of the planning system. This planning statement sets out the numerous social, economic and environmental benefits of development arising from the proposal in Section 7.

5.28: Paragraph 38 states that ‘Local Planning Authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental

⁴ Case Number C1/2017/3292

⁵ APP/G1630/A/14/2223858

conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible'.

- 5.29: The economic, social and environmental benefits of development are set out in this planning statement at Section 7.

6. OTHER MATERIAL CONSIDERATIONS

6.1: The key planning issues relating to the proposal based upon our assessment are:

- Principle of Development;
- Design / Setting;
- Biodiversity and Geodiversity;
- Heritage, and
- Flood Risk.

PRINCIPLE OF DEVELOPMENT

6.2: We consider the construction of a replacement dwelling on this site to be acceptable in principle in line with local and national policy. There is no requirement for a restriction on the future occupation of the resultant dwelling because the proposal doesn't form a new dwelling. There would also be no requirement for the dwelling to be restricted by an agricultural occupancy condition owing to the replacement nature of the dwelling.

6.3: Core Strategy Policy 5 requires that any new building within the countryside is not materially larger than the existing building it replaces. The proposal will provide for a dwelling with a footprint 2sqm smaller than the existing cottage and 40sqm smaller than the existing development at site when including the existing kennel enclosure.

6.4: Core Strategy Policy 5 seeks to qualify that scale is important on the grounds of landscape impact. The site is very well contained with limited external impact on the surrounding landscape. The revised scheme, having been reduced in scale, will not result in any significant adverse harm to the wider landscape.

6.5: The scale of the proposed development reflects the functional needs of the house and the farm occupiers (both Evistones Cottage and Evistones). The following information is particularly relevant in this regard:

- The whole site is under single family ownership and it is envisaged that the next generation will occupy Evistones Cottage. The overarching aim of the proposal is to allow for succession planning for management of the farm;
- The gym room is a shared gym between the main house and the replacement dwelling;
- The proposal has been designed carefully combining traditional stone and tasteful glazing. The design of the glazed link adds scale and context to the scheme;
- The design scheme allows for modern living needs, the existing dwelling is not designed in such a way that is conducive to modern living; and
- The proposal still remains a two-bed cottage, subordinate to the main Evistones House.

6.6: The pre-application enquiry confirmed that the lawful use of Evistones Cottage is for residential use.

- 6.7: The proposed construction of an outbuilding on this site is considered to be acceptable in principle in accordance with the first part of Core Strategy policy 5. Core Strategy Policy 5 requires that any new replacement building within the open countryside should not be materially larger than the building it replaces.
- 6.8: The existing outbuildings do not meet with the current needs of the occupiers and it is intended that the proposed building would be used for both agricultural purposes and in association with both dwellings on the site.
- 6.9: Core Strategy Policy 21 relates to farming and recognises the varied roles of agriculture. The policy states that the National Park Authority will support appropriate development proposals that will enable farming and farmers to become more competitive and sustainable, to diversify and to demonstrate good environmental and farming practices. The proposed outbuilding will allow the occupants of both dwellings to store machinery and vehicles securely and provide suitable facilities for the farm dogs within the purpose-built kennels, without the necessity to erect further agricultural barns / buildings.

DESIGN / SETTING

- 6.10: The pre-application enquiry stage has established that the proposed 'courtyard' arrangement is acceptable in principle and that the proposed materials appear acceptable, including those traditional materials but also the glazed link and gable end.
- 6.11: The 'Landscape Masterplan' and the accompanying 'Benchmark Imagery' detail all new planting and soft landscaping. The Landscape Masterplan clarifies the proposed residential curtilage, but this will also be reflected on the location plan.
- 6.12: It is envisaged that the landscaping proposed will be designed and implemented to the highest possible standards using good quality locally sourced materials and native species for planting, creating environmental and ecological enhancements.

BIODIVERSITY AND GEODIVERSITY

- 6.13: An Ecological Appraisal and Bat Survey (E3 Ecology Ltd) has been submitted alongside this submission. We note the officer view that the area of Ancient Woodland (Evistones Wood) located to the east of the site would be unaffected by the proposed development.
- 6.14: As part of the pre-application enquiry, we submitted an Ecological Appraisal and Bat Survey, which we understand you have discussed with your ecologist. A copy of the updated bat survey has been submitted alongside this planning application.
- 6.15: The updated Ecological Appraisal and Bat Survey has addressed the points raised by the NNP Ecologist at the pre-application stage.

HERITAGE

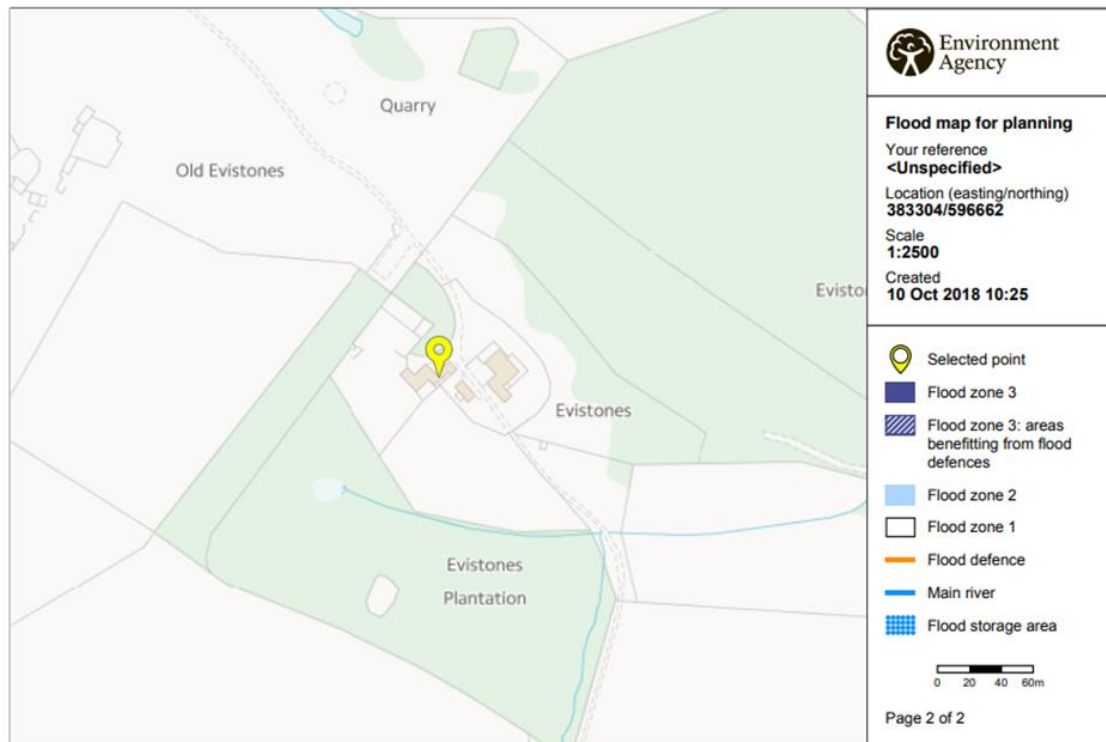
- 6.16: A comprehensive Heritage Statement (Humble Heritage, December 2018) has been submitted as part of this planning application. The Heritage Statement has

been amended following comments received during the pre-application enquiry from the National Park's Historic Environment Officer, Chris Jones.

- 6.17: The Heritage Statement notes that the proposed replacement of Evistones Cottage and associated outbuildings will create a functionally and aesthetically coherent courtyard arrangement at Evistones House, with accommodation and facilities suited to modern domestic and agricultural needs that will better support the farming business at Evistones.
- 6.18: The Heritage Statement goes on to state that the current farmstead is of local significance with Evistones House having the greatest architectural (design) interest and historical interest given its known date, ownership history and designed features. However, the design interest (aesthetic heritage value) is still modest with the Northumberland County Council Historic Environment Record (HER) entry stating that it is 'not an attractive house'.
- 6.19: In comparison, the heritage interest of the old stables, barn and cottage is lower and the precise date of construction unknown. The modern garage block with kennels has no heritage significance. Evistones House will remain the primary building on site (in terms of its size, height and architectural embellishment).
- 6.20: The proposed buildings will be subservient to this as reflects their ancillary domestic and agricultural uses. The current site arrangement is not a typical or characteristic form in the area and contributes little to the significance of the site, in particular, given changes such as the loss of former yards and the addition of a later oil tank and garage block. This is not an intact historical farmstead and indeed was never designed as such. The proposed courtyard arrangement is more efficient operationally and is more in keeping with courtyard plans seen elsewhere in the region.

FLOOD RISK

- 6.21: The site is clear of vegetation and falls within Flood Zone I as designated by the Environment Agency. Given the Zone I designation, a flood risk assessment will not be required.



Source: Environment Agency <https://flood-map-for-planning.service.gov.uk>.

- 6.22: There are no planning or technical constraints which would preclude the redevelopment of the site. Any potential development would include an additional landscaping scheme in order to enhance the rural setting of the site and provide positive aesthetic and ecological benefits to the application site.
- 6.23: The proposal will bring with it a number of significant benefits, which we have set out in the next section.

7. BENEFITS

- 7.1: The proposed development will deliver economic, social and environmental benefits and conforms to the Framework's definition of sustainable development as at Paragraph 3, which states that 'the Framework should be read as a whole (including its footnotes and annexes).
- 7.2: The bullet points below contain a summary of the sustainability benefits of the proposed development. It is considered that the overall balance of sustainability is a positive one.

ENVIRONMENTAL

- The site is currently run-down, dilapidated and the dwelling itself is in a state of disrepair. The proposed replacement dwelling represents a real opportunity to enhance the character and appearance of the area, offering significant environmental enhancement;
- The creation of a garden and a landscaping scheme within the site will have a net ecological benefit over the site's current use, potentially creating a modest habitat for small-scale wildlife and insects through the redevelopment of the site. The proposal will also result in overall landscape enhancements;
- The proposed development is intended to work towards a zero-carbon self-sustaining off-grid solution, resulting in a highly-sustainable use; and
- The introduction of a landscaping scheme within the site will have a net ecological benefit over the site's current use, potentially creating a modest habitat for small-scale wildlife and insects through the redevelopment of the site.

SOCIAL

- The proposal presents the opportunity to provide new replacement dwelling of an appropriate size to cater for newly-forming households from the local area in addition to families willing to move to the area from elsewhere;
- This proposal seeks to accommodate a family dwelling suitable for young families;
- The provision of a suitable family home conforming to modern standards will play a small part in increasing the housing mix of the wider area, providing housing options for those in the other settlements who are looking to relocate, downsize or find a house of their own in the future;
- The provision of a family dwelling can play a role in releasing the supply of smaller properties for other households; and
- A new family will provide new people to engage in the social clubs, groups and societies helping to ensure their longevity and provide new volunteer capacity.

ECONOMIC

- The replacement of a dilapidated dwelling with one that is functional and conforms to modern standards is likely to attract a new family to the area that will provide patronage for businesses in the local area and increase to local and district expenditure;
- The development will bring benefits in terms of public funding through the Government's New Homes Bonus and Council Tax monies;
- The development will permit for effective succession planning for the farming operations; and
- In addition, the redevelopment of the plot will create direct and indirect jobs during the construction period and may support permanent jobs in the wider area. The proposal will also result in expenditure on materials sourced locally.

7.3: The construction process associated with the redevelopment of the site would deliver demonstrable economic benefits. In terms of calculating this, a study undertaken on behalf of the UK Contractors Group⁶ found that a £1 investment in construction results in £2.84 in terms of benefits to the wider economy, as outlined in Figure 7-1.

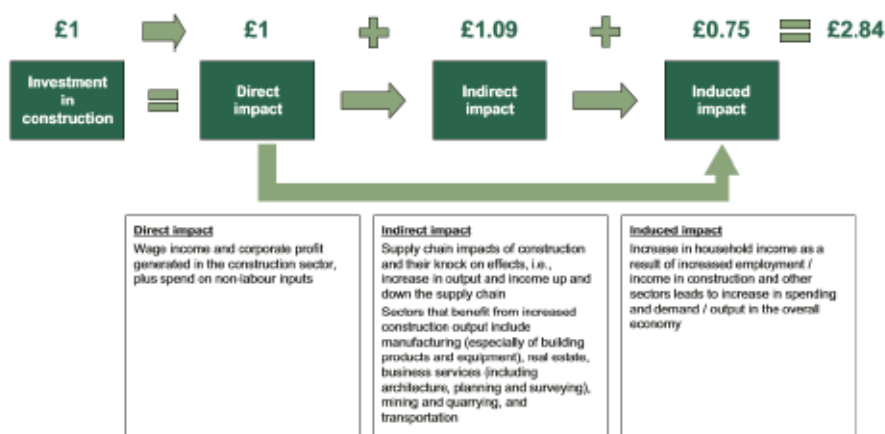


Figure 7-1: Economic Benefits associated with Construction

SUMMARY

7.4: There are no special site-specific ecological, heritage, environmental or landscape designations that should preclude the re-development of the site. The site is largely clear of vegetation and is likely to be free of contamination; there is clear potential to enhance the ecological interest of the site through a well-developed landscape scheme, which would also help assimilate the development into the local and wider landscape.

⁶ Land Registry, Homes Builders Federation & National Self Build Association

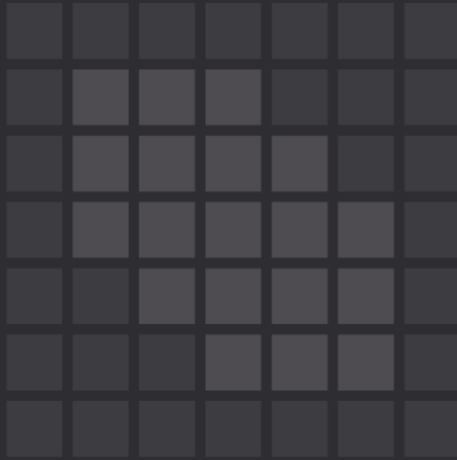
8. CONCLUSIONS AND PLANNING BALANCE

- 8.1: The proposed replacement dwelling with associated outbuildings will improve the visual impact of the built form within the National Park whilst providing an enhanced living environment for the occupants. The existing cottage is of little architectural merit, is dated in appearance and in need of significant modernisation to bring it in line with modern living standards.
- 8.2: The broad scale and design of the built form will not be materially larger than the existing cottage. The footprint of the proposed replacement dwelling has been reduced in response to pre-application discussions and extensive landscaping measures have been included to assimilate the proposed built form with the surrounding landscape.
- 8.3: The proposal represents an opportunity to deliver sustainable development appropriate for its location on the site of the existing residential dwelling. This submission demonstrates that a high specification form of residential development can be achieved in this location in keeping with the scale of surrounding built form and with minimal impact upon the wider landscape setting. The proposed replacement dwelling will significantly enhance the immediate area and improve views of the site within Evistones Wood and the wider National Park.
- 8.4: This planning statement demonstrates that proposal has been assessed against the core principles of sustainable development set out in the NPPF, and it has been demonstrated that the proposal will deliver significant benefits and that there are no other material considerations or technical considerations that warrant the withholding of planning permission. We respectfully request therefore that planning permission be granted.

Disclaimer: The information, analysis and recommendations within this document are made by Rural Solutions Limited in good faith and represent our professional judgement on the basis of the information obtained from others. No statement made within this document may be deemed in any circumstance to be a representation, undertaking or warranty and we cannot accept any liability should you rely on such statements or such statements prove to be inaccurate. In particular the achievement of particular goals depends on parties and factors outside our control. Any illustrations and otherwise in this report are only intended to illustrate particular points of argument.

This document and its contents are confidential and will remain confidential until we waive confidentiality or the document is published by a Local Planning Authority.

Copyright © Rural Solutions Limited February 19
Any unauthorised reproduction or usage is strictly prohibited.



WE ARE RURAL