



DELEGATED DECISION REPORT

Application Reference Number	21NP0035
Description / Site Address	Erection of 4no. proposed holiday lodges at Kidlandlee, Harbottle, Northumberland, NE65 7DA
Expiry date of publicity / consultations	19 July 2021
Last date for decision	23 August 2021

Details of Proposal

This application seeks approval for the erection of four holiday lodges at Kidlandlee. Kidlandlee is located in an isolated open countryside location approximately 3km north-west of Clennel and 3.5km north of Alwinton. The site is accessed via an unadopted gravel road which leads to the site from Clennel. The site comprises a residential dwelling together with a number of holiday cottages approved under application reference 16NP0098. The wider site is surrounded by plantation woodland, some of which has recently been felled and replanted.

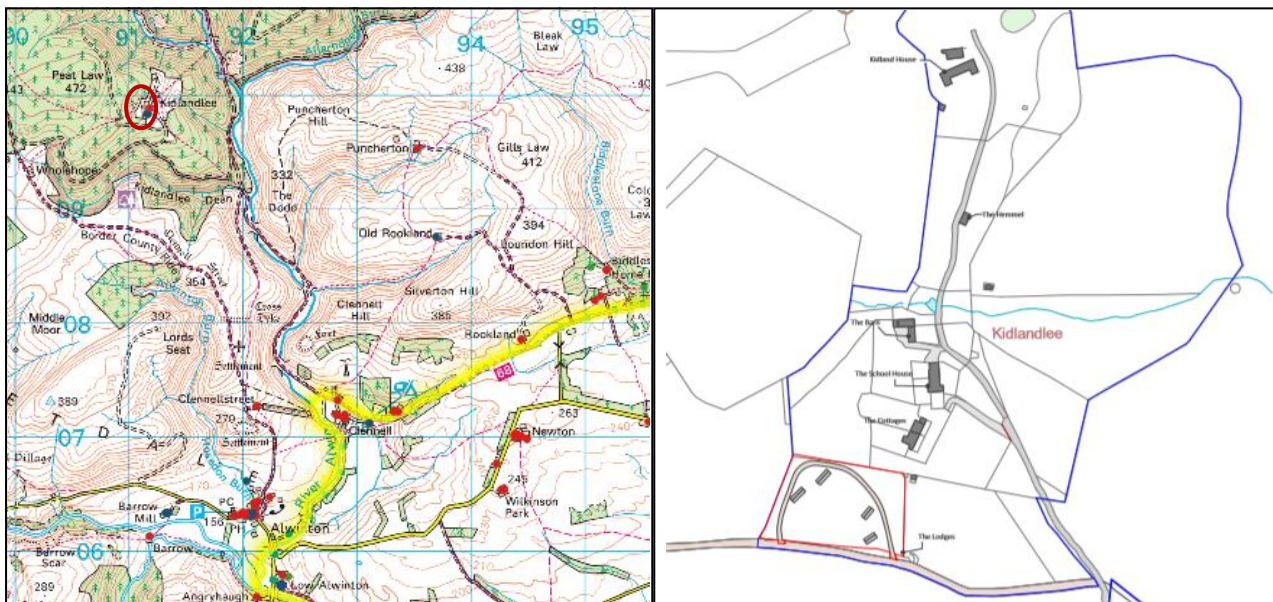


Figure 1: Site Location

The application is seeking approval for the erection of four holiday lodges on an area of recently felled plantation woodland to the south of the existing development on site. Two of the lodges are to be two bedroomed units with two being single bedroomed units. The area on which the lodges are to be located rises from the south-east to the north-west with the two larger units to be located to the rear of the site close to the northern and western boundaries on the higher ground. As the site slopes, a level base would need to be created to accommodate each of the lodges. The two one bedroomed units are to be located closer to the southern and eastern boundaries on the lower ground. Each of the units would be served by an existing gravel track with one bespoke parking space provided per-unit.



The two larger units would have an approximate floor area of 14.5m x 5.5m (6.8m including entrance porch) with a height to eaves of 2.68m and height to ridge of 4.7 and would provide for a combined kitchen / dining / living area; 2 bedrooms; a shower room and lobby. The two smaller units would have an approximate floor area of 11.5m x 5.3m (6.6m including entrance porch) with a height to eaves of 2.6m and height to ridge of 4.7 and would provide for a combined kitchen / dining / living area; 1 bedroom; a shower room and lobby. Each of the units is to be constructed from vertical untreated Siberian larch with dark grey timber framed windows, timber doors and a slate roof. Gutters are to be galvanised metal. A 1m wide, unenclosed area of decking would be provided to the front of each of the lodges with a low-level ramp providing access to the door to the rear. Each of the units is to incorporate solar panels and water will be supplied via an existing spring / borehole. Foul drainage for the four units is to be dealt with by means of a connection to a new package treatment plant.

As noted, the proposed lodges would be located on an area of recently felled plantation woodland. This area has subsequently been replanted with oak which it is stated will be retained and will provide further screening of the lodges as the trees mature.

Planning Policy & Guidance

National Policies

National Planning Policy Framework (NPPF) (July 2021)

National Planning Practice Guidance

Northumberland National Park Local Plan

Policy ST1	<i>Sustainable Development</i>
Policy ST2	<i>General Development Principles</i>
Policy ST4	<i>Spatial Strategy</i>
Policy DM7	<i>Rural Economy and Diversification</i>
Policy DM9	<i>Transport and Accessibility</i>
Policy DM10	<i>Habitats, Biodiversity and Geodiversity</i>
Policy DM11	<i>Landscape, Tranquillity and Dark Night Skies</i>
Policy DM12	<i>Trees, Woodlands, and Forests</i>
Policy DM13	<i>Renewable Energy</i>

Supplementary Planning Guidance

NNPA Building Design Guide Supplementary Planning Document (Design Guide SPD)

NNPA Landscape Supplementary Planning Document (Landscape SPD)

Relevant Planning History



- 17NP0058** Approval of Details reserved by Condition no. 7 (materials) of planning permission 16NP0120. Conversion of and extensions to existing buildings (one residential property, two former agricultural buildings and one former stable block) to create five holiday lets, one residential dwelling and office associated with holiday letting business. Creation of underground services enclosure, installation and relocation of PV panels, installation of sewage treatment plant and associated works. *Approved 5th July 2017.*
- 16NP0120** Variation of Condition no's 2, 9 and 10 of Planning Permission 16NP0069. Conversion of and extensions to existing buildings (one residential property, two former agricultural buildings and one former stable block) to create five holiday lets, one residential dwelling and office associated with holiday letting business. Creation of underground services enclosure, installation and relocation of PV panels, installation of sewage treatment plant and associated works. *Planning permission conditionally granted 26th January 2017;*
- 16NP0098** Approval of Details reserved by condition no. 18 (protective measures to prevent the ingress of ground gases) of Planning Permission 16NP0069. *Approved 30th November 2016.*
- 16NP0069** Conversion of and extensions to existing buildings (one residential property, two former agricultural buildings and one former stable block) to create five holiday lets, one residential dwelling and office associated with holiday letting business. Creation of underground services enclosure, installation and relocation of PV panels, installation of sewage treatment plant and associated works. *Planning permission conditionally granted 12th October 2016.*
- 07NP0069** Change of use of hemmel to camping barn, extension to farm building, change of use of farm building to provide facilities for campsite, change of use of land to campsite, provision of PV panels & wind turbines, change of use of agricultural land. *Planning permission conditionally granted 22nd January 2008.*
- 05NP0040** Erection of a domestic wind turbine, 6.5 metres high to the hub. *Planning permission conditionally granted 28th September 2005.*
- 03NP0040** Conversion of redundant stable block to provide one dwelling house. *Withdrawn by applicant.*
- 01NP0065** Submission of details of generator compound pursuant to condition no.16 of planning permission 00NP0041. *Approved 17th December 2001.*
- 01NP0017** Erection of general-purpose agricultural building. *Planning permission conditionally granted 1st May 2001.*



- 00NP0041** Conversion of stable block, barn, and farmhouse to form 4 no. holiday cottages and 1 no. manager's dwelling and installation of sewage treatment plant. *Planning permission conditionally granted 18th October 2001.*
- 00NP0014** Conversion of farmhouses, stables, and farm buildings to 7 no. holiday letting units and 1 no. manager's dwelling, construction of 3 no timber chalets, stable block and indoor swimming pool and installation of sewage treatment plant. *Withdrawn by applicant.*
- 99NP0035** Conversion of farmhouse cottages, stable and farm buildings to 6 no. holiday letting units and manager's dwelling and construction of 10 no. timber chalets to form managed holiday hamlet. *Withdrawn by applicant.*

Consultation/Representations

Alwinton Parish Council: No objection: Subject to not contravening the forestry licence.

NCC Highways: No objection: Subject to conditions relating to implementation of car parking and details of cycle parking.

NCC Public Protection: No objection: Subject to a condition ensuring that any external lighting is on a motion timer.

Forestry Commission: No response

Natural England: No response

NNPA Landscape and Forestry Officer: Initial Response: No objection: recommended conditions relating to the access track; glare for solar panels and landscaping scheme; also recommended further consideration to the colour of the lodges;

Further Response: No objection: Following further justification from the applicant, satisfied that untreated larch could be used without undue landscape impacts;

NNPA Ecologist: No objection: Subject to conditions.

NNPA Access and National Trails Officer: No objection: While construction works are on-going, care should be taken not obstruct access to any rights of way or in any way prevent or deter public use of the paths without the necessary legal diversion or closure order having been made.

Public response: The application has been advertised by a site notice displayed at the site on the 5th July 2021. In response, **one letter of objection** has been received, which is summarised below:



- The application seeks permission for development on land previously forested and part of the open countryside of the National Park. We believe this is an exploitation of the Park by private enterprise rather than the conservation or enhancement of it;
- The felling was carried out under licence by the Forestry Commission. The licence is subject to various conditions relating to stock proofing; species mix and stocking densities; these conditions are specifically designed to replace the felled trees with a renewed and wooded landscape, whilst generating at the same time a renewed habitat for the flora and fauna of the Park. This amenity will be lost from the landscape and the people who enjoy that landscape if this development is allowed to go ahead;
- For the Authority to allow the development of the site in question would be to sanction a breach of the conditions of the felling licence and in our view be inconsistent with its statutory purpose to “conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park”;
- The application form states that the work has not already started and there are no trees on or adjacent to the development site that could influence the development or might be important as part of the landscape character. This flies in the face of the felling licence and its conditions. The land has been replanted in a way which is wholly inconsistent with the felling licence;
- This proposed development would in our opinion be a blight on the landscape clearly visible from the adjacent public rights of way that pass Kidlandlee and if allowed would set a precedent for further expansion and diversification of this nature across the National Park;
- The Design and Access Statement indicates that if the lodges were erected it would enable further development of the area. Any further development would constitute over development and extension of the site into the open countryside;
- Since the sale of the property in 2016 holiday lets at the site have gone up from two to seven converting all the buildings associated with the previous historic Farmstead, School and Shooting Lodge-ref 16NP0069. Adding a further 4 holiday lodges with potentially other buildings to follow as a result would be wholly inappropriate given the heritage and location of the site.
- it is hard to believe, as suggested by the application, that 7 full time employees are required to service the existing 7 holiday lets and that each extra unit requires a further full-time employee;
- A line must be drawn somewhere, which as we understand should be when development fails to conserve, protect, or enhance the natural beauty, valued landscape, wildlife and cultural heritage of the National Park”. How this development does any of these is in our view impossible to see.

In addition to the objection, **five letters of support** have been received, with the comments provided below.

- I am a local resident and visit Kidlandlee regularly, both to walk my dog and to provide holistic therapy treatments to guests staying in the holiday cottages. I support this application as it will bring more visitors to the National Park and provide much needed business and employment for local people such as myself.



- I fully support the development as holiday accommodation is good for all of the tourism and hospitality businesses in the area, including my pub, The Star Inn in Harbottle. Holiday cottages help sustain my business as a good summer gets us through the quieter winters.
- I live within the same parish and have been fortunate to get work from previous developments undertaken at Kidlandlee. Additional properties would mean more work for local people and increased tourism to the area helps lots of local businesses. Therefore, I fully support the application.
- We live and work at Clennell Hall Country House and are the nearest neighbours to Kidlandlee. We welcome their further investment in additional holiday cottages which will benefit both local employment and businesses such as ours by bringing more visitors and tourists into our much-loved part of the country. We wholeheartedly support this application.
- The proposed development will create more employment at Kidlandlee and encourage holiday makers to use the local facilities and visit local attractions.

Assessment

The main issues to be taken into consideration in the assessment of this application are:

- The principle of the development;
- Design and amenity
- Impact on National Park special qualities;
- Highways
- Foul drainage
- Water supply
- Contaminated land
- Renewable energy
- Other issues

The principle of the development

Sustainable Development

The National Planning Policy Framework (NPPF) places emphasis on a presumption in favour of sustainable development to guide decision making. Policy ST1 of the Local Plan places adopts a similar presumption in favour of sustainable development and defines the qualities and criteria which are deemed to represent 'sustainable development'. The degree to which the proposals accord with these qualities is discussed throughout the report. Of particular relevance to this application are parts d), e), f) and m) which relate to landscape character, biodiversity, natural resources and statutory National Park purposes and duty, respectively.

Principle of Development

In relation to the rural economy, Paragraph 84 of the NPPF states that planning policies and decisions should enable '*the sustainable growth and expansion of all types of business in rural*



areas both through conversion of existing buildings and well-designed new buildings’ and enable ‘sustainable rural tourism and leisure developments which respect the character of the countryside’. Paragraph 85 notes that ‘Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may be found adjacent to or beyond existing settlements...’.

Strategic Local Plan policy ST4 seeks to direct new development to a series of settlements named within the policy. As Kidlandlee is not located within one of the named settlements, it would be considered to fall within the open countryside. Policy ST4 goes on to detail situations where new development would be allowed in the open countryside including *‘where there is an essential need for the development to meet the needs of farming, forestry, tourism, recreation and other rural enterprise or land management activities’* and *‘where the proposal is supported by other local plan policies.’*

In 2016, under application reference 16NP0069, planning permission was granted for the conversion of a number of buildings on the wider Kidlandlee site to provide five holiday lets an office and managers accommodation. These works have now been completed and the business has proven successful and is looking to expand. As the existing buildings on site have already been converted, any additional tourist accommodation would need to be in the form of new build. While there is a general presumption against new development in the open countryside, as noted above, it is supported by policy ST4 where there is an *‘essential need...to meet the needs of farming, forestry, tourism, recreation...’* and *‘where the proposal is supported by other local plan policies...’*.

In this instance the proposals relate to the expansion of an established business already located within the open countryside. Supporting infrastructure to serve the development is already in place and management is located on site. The supporting information indicates that demand for accommodation is outstripping supply, and the application has been forwarded on that basis. As noted, policy ST4 requires development in the open countryside to be supported by other local plan policies, the most relevant in this instance being DM7, which is considered in detail below.

Policy DM7 relates specifically to the Rural Economy and Diversification. This is a comprehensive policy which is supportive of proposals for economic development, including tourism, which are able to be accommodated without adversely impacting the National Park special qualities. Part 1 of the policy states that development will be permitted where one or more of the criteria listed are met. Of particular relevance to this application are parts a) and part e). Part a) states that development will be permitted where it *‘promotes and protects existing businesses by providing flexibility for established rural businesses to diversify and expand’* with part e) supportive of proposals which *‘provides additional facilities, or better use of existing facilities, including those which provide further opportunities to understand and enjoy the special qualities of the National Park’*.

In relation to part a), as noted, the proposals have been forwarded on the grounds that demand for holiday accommodation on site is currently outstripping availability and the proposed lodges would help to meet this demand while allowing the business to expand. In relation to e), the proposed lodges would provide additional tourist accommodation, allowing more people to experience and enjoy the special qualities of the National Park.



Part 4) of the policy relates specifically to recreation and tourism development and is supportive of proposals which conserve and enhance the natural beauty, wildlife, tranquillity, and heritage of the National Park; allow people to enjoy the special qualities of the National Park whilst not undermining the enjoyment of others; reflect the sensitivity of the local landscape and do not create unacceptable harm in terms of noise and activity. While these points are addressed in detail in relation to 'National Park Special Qualities' (see below), it is considered that that the proposals could be accommodated without a detrimental impact on the special qualities of the National Park. In relation to new buildings for tourism and recreation, Part 5 c) states that development will be permitted where it is *'in accordance with Policy ST4'*.

The Kidlandlee estate and holiday cottages are an established business offering holiday accommodation in a range of converted buildings located on the site. The supporting information states that Green Tourism have recently awarded Kidlandlee 'Gold' status in recognition of their commitment to providing low impact, environmentally friendly tourism. The proposed lodges would provide greater flexibility in the range of accommodation available to potential visitors.

The Planning Application Report notes that *'The proposals support the local community by providing employment benefits both during the construction and into the future. The business would create two new full-time jobs for the managing and maintenance of the holiday lets and grounds and would also support other local businesses in through the need for additional servicing of the business at Kidlandlee, with perhaps the biggest economic boost being the increase in visitors to the National Park through increased tourism which would further benefit local businesses and the rural economy.'* Five letters of support have been received from local residents / owners of local business who have noted that tourism development such as this brings visitors to the National Park, which is essential in supporting the wider viability of other businesses within the National Park.

As discussed, rather than providing a new venture within the open countryside the proposals would represent the expansion of a successful existing business, which would at least in part make use of infrastructure already serving development on the wider site (access road, water supply etc.) and would benefit from the manager / owner already living on site and available to deal with day-to-day issues. There is an established need for additional accommodation on site, with demand currently outstripping supply, due to the quality of accommodation on offer and the unique location. The proposals would allow for the expansion of an established, high quality tourism business which, as noted from the letters of support, would benefit the wider local economy and create two new full-time jobs without detrimentally impacting the National Park special qualities.

On this basis, it is considered that the principle of the development is acceptable and there would be no conflict with the strategic aims of Policy ST4 in relation to the location of new development. It is also considered that the proposals would accord with the requirements of Local Plan policy DM7 and the NPPF, notably paragraphs 84 and 85. This is however subject to detailed consideration of the impacts on the special qualities of the National Park and all other material planning considerations as assessed below. However, as the lodges are not located within one of the named settlements identified within Policy ST4, and the provision of new housing within this location would be contrary to the spatial strategy advocated by Local Plan policies ST4 and ST5, it is considered



reasonable to attach a condition to any permission which may be issued restricting use of the lodges to short term holiday accommodation only.

The Planning Statement refers to the need for additional workers / managers accommodation on site which has been raised as a concern by an objector to the proposals as it intimates that further development will be required. The applicant has however confirmed that this relates to long terms plans for the business rather than being an immediate requirement and does not form part of the current application. Should it be decided to progress this element, a further planning application would be submitted, the acceptability or otherwise of which would be assessed at that time.

Design and amenity

Design

Amongst others, strategic policy ST1 is supportive of development which '*Protects or enhances the landscape character of the National Park through use of high quality design, appropriate landscaping and removal of unsightly development*' with strategic policy ST2 requiring proposals to be of a '*high quality design that will make a positive contribution to the National Park's special qualities and the local environment incorporating high quality construction materials and design details that reflect or complement the local vernacular*'. Part 4 c) of Policy DM7 states that proposals for tourism and recreational development will be permitted where '*they are of a quality and scale that takes into account and reflects the sensitivity of the local landscape.*'

The proposals are for the erection of four detached holiday lodges which are to be constructed from vertical untreated Siberian larch with dark grey timber framed windows, timber doors and a slate roof. The lodges would also incorporate solar panels to the roof.

The lodges would be of simple, uncluttered design which would make use of high-quality materials. The external use of timber is considered appropriate, helping to bed the development within its setting, given the wider site context, surrounded by forestry plantation (albeit much of which has recently been felled and replanted) and given the recent broadleaved woodland planting on the application site itself. The use of timber would also be reflective of agricultural barns found throughout the National Park. In addition, the form of the lodges would be similar to that of the existing buildings on site, being small in scale with pitched roofs. Small, unenclosed areas of decking (approx. 1m wide) are to be installed along the front elevation of each of the lodges. While this is considered to be acceptable, the addition of balustrades or features such as hot tubs could have an unacceptable urbanising effect which would be out of character with the remote open countryside location. It is therefore considered reasonable to attach a condition to ensure that additional features aren't installed on or in association with the decking.

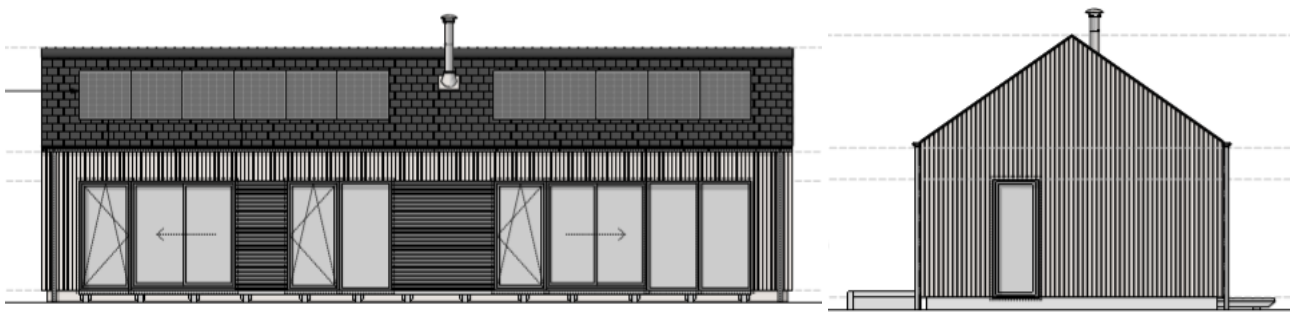


Figure 2: Front (left) and side (right) elevation two bedroomed unit.

On the basis of the above, it is considered that the proposed design of the lodges is acceptable in accordance with the requirements of local plan policies ST1, ST2 and DM7, subject to consideration of the wider landscape impacts of the development as discussed below.

Amenity

Amongst others, Policy ST2 states that development will be permitted where *'The proposal will not have an unacceptable adverse impact upon the amenities of occupiers'* with Policy DM7 seeking to ensure that new tourism development will not undermine *'the quality of life of residents'*.

The proposals relate to the provision of four holiday lodges on an area of cleared plantation woodland. The lodges would be located to the south of the existing tourism development and dwelling which are in the applicant's wider ownership. The nearest neighbouring properties outside of the site are located in Clennel at a distance of approximately 3km. Given the distances involved and the nature of the development, it is not considered that the proposals would have any material impact on the amenity of residents of Clennel or elsewhere outside of the site.

The proposed lodges are all located at a distance in excess of 60m from any other properties within the wider site. In addition, the orientation and location of the lodges within the site have been designed to ensure that privacy is maintained between the units. It is therefore considered that the proposals would achieve an acceptable level of amenity both between the new lodges and the existing development in the wider site. The proposals are therefore considered to accord with the requirements of Local Plan policy ST2 in this respect.

National Park special qualities

Landscape

Local Plan policy ST1 is supportive of proposals which *'protects or enhances the landscape character of the National Park through use of high-quality design, appropriate landscaping...'* Policy DM11 states that the natural beauty and heritage of the National Park will be conserved and enhanced whilst being responsive landscape change. To achieve this, new development will need to ensure that *'the visual impact of the development in its immediate and wider setting is minimised through high quality design that reflects local landscape character with particular regard to scale,*



siting, materials and colour’ and ‘the cumulative and /or sequential landscape and visual effect of development do not detract from the natural beauty of the National Park...’.

The proposals relate to the erection of four holiday lodges on a roughly rectangular site which until recently was forestry plantation. The site rises in a southerly to north-westerly direction and has recently been replanted with oaks which have yet to mature. The site is just to the south of the existing development on the wider site which encompasses a number of holiday cottages and the owner’s own residence. The site as a whole is in an isolated open countryside location, approximately 3.5km to the north of Alwinton. As the proposals relate to development within a sensitive open countryside location, the NNPA Landscape and Forestry Officer has been consulted on the proposals.

Having considered the information provided, the Officer has noted that from a landscape perspective, the Kidlandlee site lies in The Cheviots (NCA); Rounded Hills Landscape Character Type (LCT) and specifically the Cheviot Rounded Hills Landscape Character Area (LCA). Details and characteristics of this LCA are set out in the Northumberland National Park Landscape Character Assessment and Northumberland National Park Landscape Supplementary Planning Document (SPD). The Officer has identified statements of environmental opportunity from the NCA document relevant to this application, notably:

Statement of Environmental Opportunity 1

- Minimising damage to semi-natural habitats and preserving the open vistas, sense of tranquillity and remoteness by carefully considering the impacts of any proposed built structures and tracks on the landscape, biodiversity, tranquillity and dark night skies.

Statement of Environmental Opportunity 4

- Encouraging access to and appropriate recreational uses of forests and woodlands and extending access into new areas where appropriate

Additional opportunity

- Ensuring that the remoteness, tranquillity and dark night skies are maintained by avoiding inappropriate development of built structures, incorporating careful lighting design in developments both in this and adjacent NCAs, and removing redundant structures.

The Officer has also noted that relevant guidelines for development from the Landscape Character Assessment and SPD include:

- Ensure that tourism development sensitively utilises the landscape resource and brings socio-economic benefits to local communities; and
- Any lighting should be kept to a minimum and installed effectively to protect dark skies;



Figure 3: View towards site showing access track; tree planting and woodland backdrop

The Officer has advised that having visited the site and read through the application documents, it is evident that the site in question lies deep within Kidland Forest, a long-established productive conifer forest that is 2,100 hectares in size and was planted between 1953 and 1987. The development site which is approximately 0.69 hectares in size has recently seen its mature crop of Sitka spruce clear felled (Felling licence application 22/150/16-17) and replanted, with young oak trees still emerging within their tree tubes.

The Landscape and Forestry Officer has observed that in the period between clear felling and restocking with oak, a new forestry track has been created covering approximately 10% of the site area. This would be regarded as open ground within the restocking proposals and yet, as it would appear that crushed stone has been brought in to create this, the Officer believes that track construction has been undertaken within the last three years without prior notification being sought. The Officer has provided a number of images to illustrate this. An objector to the proposals has also queried the statement within Section 5 of the Application Form that work has not commenced.

The Officer has suggested that retrospective planning permission for the track may be required. However, as the track forms part of the current application, retrospective approval would not be required as this element can be assessed as part of the current application. The Officer has noted that the new track has started to green-over and the revegetation helps reduce its visual impact on the surrounding environment. As long as the vegetative cover is retained, the Officer would not regard this track as being visually prominent or out of place within the forest setting, particularly since the application site lies adjacent to an existing forest road and an existing forest quarry has been used to source the crushed road stone. The applicant has subsequently confirmed that there is no intention to undertake any further works to the track. This element of the scheme is therefore considered to be acceptable subject to an appropriate condition requiring the prior written authority of the LPA before any upgrade works to the track are undertaken.



The Officer has noted that the principle publicly accessible receptor site from which the proposed development would be viewed is Alwinton public footpath 31 that lies approximately 100 metres to the north of the site. When walking in an easterly direction, the proposed holiday lodges would initially be screened by an existing block of Sitka spruce through which the footpath passes. On leaving this conifer compartment, walkers would have the existing Kidlandlee buildings lying immediately in front of them to the east and the proposed development would lie to the south across an open agricultural field. Due to topography, it is likely that only the roofs of the northerly most lodges would be visible as the southern two lodges would lie below the ridge and out of sight.

While the Officer considers that the use of timber and slate for lodges would be in keeping with similar forestry lodge developments found in and adjacent to the National Park, concerns were raised over the use of untreated larch which, as initially noted within the supporting information, would weather to a silver-grey colour. The Officer considered that this would lead to the lodges becoming visually prominent in the landscape when lit by full sunlight and initially recommended that, so as not to stand out from a distance, the exterior timber cladding of the lodges should be stained a deeper, timber colour to minimise the risk of them becoming visually prominent.

In response, the applicant provided further justification for the use of untreated timber, noting that in their experience it provided the most natural and aesthetically appealing approach. It was further stated that the larch will keep some of its warmth, and although it will turn grey over time, this would be to a 'muted grey' rather than the 'silver-grey' initially described. The applicant has further stated an untreated finish is generally considered preferable to a stained or painted finish, as a stained finish can appear more artificial, can have a poor appearance if not properly maintained, and is normally associated with lower quality materials which are not as robust and therefore require additional protection. In summary, the applicant has advised that the larch would weather and become very similar in appearance to the bark of an oak tree, which would harmonise the lodges with their environment.

Having considered the additional justification for the use of untreated larch, the Landscape and Forestry Officer has queried the comparison of the external colour of the lodges to oak, noting that the oak trees that surround the proposed lodge site have just been planted and would take 100 years plus to reach a size on this site where the colour of the bark could be used as a true reference point.

The Officer has however acknowledged that once built, and before the surrounding oak form any sort of a canopy, the colour of the ground vegetation is likely to be that of the "white grass" that is found extensively across the Cheviots, where the hills have not been afforested. The Officer referenced aerial images provided in support of his initial response, where the white grass is evident noting that the earlier comments relating to a darker wood colour reference the darker colours associated with the surrounding productive conifer crops that in many situations would form the backdrop to the lodges.

The Officer has therefore concluded that he is satisfied that allowing sun bleached larch for the first 25 – 30 years or so will fit in with the "white grass" vegetation immediately surrounding the lodges



which is acceptable. On balance, the Officer has therefore confirmed, following the submission of the applicant's additional justification, he has no objection to the external finish of the lodges remaining untreated larch.

The Officer has noted the off-grid limitations of the site and recognised the need for solar panels on the roofs of the lodges. Whilst this should help reduce the carbon footprint of running the lodges, solar panels could cause a solar glare problem in certain circumstances. Whilst there is little option to re-orientate these without affecting their efficiency, the Officer has noted that the issue can be reduced by selecting units that have a rough glass surface or a multi-layer anti-reflective coating rather than a smooth glass surface and the applicant has confirmed that they are happy to proceed on this basis.

In relation to trees, the Officer has noted that several of the newly planted oak trees will be affected by the footprint of the holiday lodge units and car parking areas associated with them. Whilst there will be no notable trees lost as a result of this proposed development, to ensure no net loss of trees arising from the proposals, the Officer has recommended that the affected oak saplings are relocated during an appropriate time of year and an additional 50% of trees/woody shrubs are also planted on the Kidlandlee site so as to ensure that there is no net loss of trees arising from these proposals. This is also a recommendation of the NNPA Ecologist (see comments in relation to biodiversity).

The Officer has therefore recommended that should the application be approved, prior to development commencing, a landscape plan should be submitted to the Authority identifying the location of trees to be retained on site so that the health of these can be monitored in the future. The Officer has noted that this is important on the basis that, as detailed within the Design and Access Statement, the oak trees will help screen the lodges from public view as they mature.

In conclusion, the Officer has confirmed that he has no objection to the proposals subject conditions relating to the submission of a landscape plan and ensuring the solar panels have an anti-glare surface. While the Officer has also recommended that a retrospective application is required for the access road, as this is being assessed as part of the current application, a separate permission would not be required.



Figure 4: Existing (left) and proposed visualisation (right)



In addition to the points raised by the Landscape and Forestry Officer, as the site gradually slopes from south-east to north-west, the area around the lodges will need to be levelled to provide a flat base for the development. However, a cross section of the site has been provided which shows that the location of the lodges has been chosen to minimise the extent of levelling works required. It is considered that this would be a reasonable requirement of the development and that these works would have minimal impact on landscape character when considered in the context of the provision of the lodges themselves, and also the proposed and existing woodland planting which will provide screening of the development.



Figure 5: Site section showing location of lodges on slope

While an objector has expressed an opinion that the development will be a ‘blight on the landscape’ on the basis of the above assessment and subject to appropriate conditions, it is considered that the lodges can be accommodated without an undue impact on landscape character or visual amenity and the proposals are considered to accord with the requirements of Local Plan policies ST2, DM11 and the NPPF.

Biodiversity

Local Plan policy DM10 states that the conservation and enhancement of wildlife, habitats and sites of geological interest within the National Park will be given great weight with all development aiming to ‘*Maintain and where appropriate enhance features of ecological value and recognised geodiversity assets*’ while part h) of Policy ST2 seeks to ensure that ‘*Opportunities are taken to enhance local wildlife and biodiversity, including providing net gain, that are proportionate to the development proposed*’.

The proposals relate to the erection of four lodges on an area of recently cleared plantation woodland which has subsequently been replanted with oaks. The application has been supported by an ‘Ecological Impact Assessment’ Report and the NNPA Ecologist has been consulted on the proposals. Having considered the information provided, the Ecologist has raised no objection, subject to conditions with the Ecologists detailed comments provided below.

Protected sites.



The Ecologist has noted that the proposed site is approximately 750m from the River Coquet and Coquet Valley woodlands Site of Special Scientific Interest (SSSI) and within a Natural England Impact Risk Zone (IRZ). While noting that Natural England have been consulted and that any response should be given due consideration, the Ecologist does not consider that the development would negatively affect the SSSI. This is due to the size of the development; the previous use of land as a conifer plantation and subsequent planting; the distance from the SSSI; and provision of a new package treatment system for sewerage and grey water. There is an existing borehole and the amount of water abstracted is likely to be negligible for the SSSI considering the catchment size.

Protected and priority species.

The Ecologist has advised that if any groundwork or construction is to be carried out between April to the end of August, a checking survey must be carried out for breeding birds, particularly nightjar since there is potential for ground nesting birds to be present on the site. If they are found to be present work must not commence until the end of the breeding season. The construction of the lodges is unlikely to impact on populations of species in the long-term given the size of the site and as the site will become broadleaved woodland over time as it is already planted; the 4 lodges will be within this woodland. The surrounding areas have planted conifer, recently felled woodland and open grassland which will provide habitat in the future.

There is potential for reptiles, amphibians, and some mammals to be affected by the construction of the lodges. To prevent disturbance and injury or death a precautionary method statement should be provided and followed as described in Section E of the Ecological Report.

Priority habitats.

The Ecologist has noted that the site currently comprises recently planted broadleaved woodland which was established after felling an area of conifer woodland. Some of these small trees will have to be removed to accommodate the lodges. While noting that the intention to re-plant these trees around the edge of the site, which is considered acceptable, as not all of the replanted trees will be successful, the Ecologist has recommended that an extra 50% of the number moved are planted to ensure that the same number survive.

Biodiversity net gain.

To ensure net gain on site, the Ecologist has suggested that at least one bat and bird feature are built into each of the lodges. The Ecologist has also noted that other berry-bearing trees and shrubs could be planted around the site and refugia created for reptiles and amphibians. The Ecologist has recommended that appropriate biodiversity enhancement measures should be made a condition of the approval if planning permission is granted.

In addition to the NNPA Ecologist, Natural England have also been consulted on the proposals as the application site falls within a relevant Impact Risk Zone (IRZ) for the River Coquet and Coquet Valley Woodlands SSSI. No response has been received.



On the basis of the above, subject to appropriate conditions it is considered that the proposals would accord with the requirements of Local Plan policies ST1, ST2, DM10 and the NPPF in relation to ecology and biodiversity.

Tranquillity

Local Plan policy DM11 requires amongst others that *'The level of noise, traffic and light generated as a result of the development during construction and thereafter is minimised and dark night skies maintained'* and *'All development proposals should avoid external lighting where possible. Where external lighting is necessary its design should avoid all unacceptable adverse impacts, or as a last resort mitigate them to...avoid adverse impacts on tranquillity, dark skies...'*

The site is in a sensitive open countryside location within the Northumberland International Dark Sky Park. The application form indicates that there is no intention to install external lighting as part of scheme design with the Planning Application Report noting that, in accordance with the Design Guide SPD and the Northumberland Dark Sky Park Exterior Lighting Master Plan, *'The proposed development pays careful attention to the guidance in order to ensure that light pollution is minimised in the Dark Sky Park. With this in mind there will be no proposal for exterior lighting on the site.'*

However, given the sensitive open countryside location, it is considered reasonable to attach a condition requiring details of any external lighting which it is subsequently determined to be required to be first submitted for approval by the Local Planning Authority to ensure it is appropriate for use in the Dark Sky Park and to protect the tranquility of the area. NCC Public Protection have also recommended the use of an appropriate lighting condition as has the NNPA Landscape and Forestry Officer. Subject to the imposition of an appropriate condition relating to external lighting, the proposals are considered to accord with the requirements of Local Plan policy DM11 and the NPPF in respect of tranquillity.

By virtue of the scale, nature, and location of the proposals, outside of the construction phase, it is not considered that the proposed development would detrimentally impact upon the tranquillity of the surrounding area in terms of noise or traffic.

Given the nature and location of the proposals it is not considered that they would have any material impact on the cultural heritage of the National Park.

Highways

Amongst other, Policy ST2 is supportive of proposals which *'ensures the proportionate creation of an accessible, safe and secure environment for all potential users with appropriate cycling facilities and car parking provision and without compromising highway safety, the local road network or public rights of way'*.



Access to the site would be via the existing unclassified track which already serves Kidlandlee. The individual lodges would be served by an existing 'n' shaped gravel track (although see comments in relation to landscape) which would circulate round the site. A single dedicated parking area would be provided adjacent to each lodge. NCC Highways have been consulted on the proposals.

Having considered the information provided, Highways have raised no objection, noting that the principle of development is acceptable from a Highways perspective. They have noted that the applicant proposes to utilise the existing site access and confirmed that visibility is acceptable. Similarly, as Highways do not consider that the additional traffic the development would be expected to generate would have a harmful impact on the highway network, no highway safety concerns arise from the proposals.

Highways consider the provision of one parking space per lodge to be appropriate for a development of this type, subject to a condition requiring its implementation prior to first occupation of any of the lodges. While Highways have advised that details of cycle parking should be provided, and its implementation conditioned, two cycle storage spaces per unit are shown on the proposed site plan and detailed within the application form, which the Authority deem to be acceptable. Subject to conditions requiring the implementation and retention of the parking spaces and cycle storage in advance of first occupation of the lodges it is considered that the proposals would accord with the relevant requirements of Local Plan policy ST2.

In addition to Highways, the NNPA Access and National Trails Officer has been consulted on the proposals due to the presence of a number of public footpaths in the general area. Having considered the information provided, the Officer has raised no objection. The Officer has however stressed the need to ensure that care is taken not to obstruct access to these rights of way or in any way prevent or deter public use of the paths without the necessary legal diversion or closure order having been made. The applicant will be made aware of this by means of an informative attached to the permission.

Foul drainage

Planning Practice Guidance on '*Water supply, wastewater and water quality*' states that '*When drawing up wastewater treatment proposals for any development, the first presumption is to provide a system of foul drainage discharging into a public sewer to be treated at a public sewage treatment works.*'. In this instance, rather than discharging to a public sewer, the intention is to discharge to a new sewage treatment plant to replace an existing septic tank. As such, the application has been supported by a Foul Drainage Assessment (FDA) with additional information provided during the validation of the application.

The information submitted in support of the application indicates that the nearest connection to a public sewer is at a distance in excess of 8km. Given the distances involved, the LPA are satisfied that it would be neither reasonable nor feasible for the scheme to be connected to the public sewer network. The FDA therefore indicates that the intention is to install a new package treatment plant (PTP).



The intention is to connect the lodges to a BD BioDisc which has the capacity to deal with flow rates for a maximum of 24 people. As the proposals relate to the provision of 2 two bedroom and 2 single bedroom lodges, it is considered that the proposed foul drainage arrangements would provide sufficient capacity to deal with anticipated flow rates. As the intention is to discharge to ground, the FDA has also been supported by the results of percolation test intended to demonstrate that the land is sufficiently permeable to enable discharge to ground. During the tests, the average time in seconds (Vp) required for the water to drop 1 mm was calculated as between 24.8 and 26.4. This is within the range of 12 and 100 where discharge to ground is considered acceptable.

The development is therefore considered to be acceptable in terms of foul drainage, subject to the inclusion of a condition requiring connection of the accommodation to the package treatment plant prior to first occupation.

Water supply

Amongst others, Strategic Policy ST2 is supportive of proposals which provide *'appropriate and proportionate services and infrastructure to meet the needs of the development...'*. The information submitted in support of the application indicates that water to serve the property will be from the private water supply which currently serves the existing development on site.

The information submitted in support of the application indicates that water to serve the lodges will be from a borehole / spring which serves the existing development on site. Correspondence has been provided from Dales Water who installed and maintain the supply. This correspondence indicates that the boreholes were installed in 2002 with an available yield of up to 1000 gallons per hour, or approximately 4500 litres per hour, available from either borehole. Dales Water have further stated that, to date, the installations have proved to be entirely reliable and the abstraction sustainable, which would continue even with the addition of four further lodges to the network. It has also been advised that regular servicing and maintenance has been undertaken on the water filtration equipment in accordance with the manufacturer's instructions at the recommended intervals, and consistent water quality has been maintained at all times.

In addition to the correspondence from Dales Water, the applicant has provided a calculation of existing and proposed water requirements for the site. It has been calculated that based on 20 existing bedrooms with a maximum occupancy of two people per bedroom and an average requirement of 142 litres per day, there is a current requirement for 5680 litres of water per day. The proposed development would introduce a total of 6 additional bedrooms, giving a maximum of occupancy of 12 people giving rise to an additional requirement for 1704 litres per day (12 x 142 l/p/d). The total water requirement for the site as a whole would therefore be 7384 l/pd while the existing total capacity is calculated as 216,000 l/pd, significantly above the proposed requirement.

While the information provided indicates that connection to the existing water supply would be appropriate, NCC Public Protection have been consulted on the proposals. Having considered the information provided, Public Protection have not raised any concerns or recommended that any approval contains conditions or informatives in relation to water supply. The proposals are therefore considered to accord with the requirement of Local Plan policy ST2 in this respect.



Contaminated Land

Part m) of Local Plan policy ST2 seeks to ensure that development *'will not give rise to unacceptable risks from contaminated or unstable land'*. The proposal is for the provision of four holiday lodges on an area of recently felled forestry plantation. As the proposed end use is classed as 'vulnerable to the presence of contamination', the application has been supported by a 'Phase 1 Preliminary Contamination Risk Assessment' Report. The report has concluded that all risks relating to human health and controlled waters are low. The Report therefore concludes that further investigation of the site in the form of a Phase II Ground investigation is not required given the recorded site history and the nature of the proposed development.

Notwithstanding the findings of the Phase 1 Report, NCC Public Protection have been consulted on the proposals. Having considered the information provided, Public Protection have not raised any concerns or recommended any conditions or informatives in relation to contaminated land. The proposals are therefore considered to accord with the requirement of Local Plan policy ST2 in this regard.

Renewable energy

Local Plan policy ST1 states that the NNPA will adopt a presumption in favour of sustainable development. Part i) of the policy identifies sustainable development as development which *'reduces waste and greenhouse gas emissions through improved energy efficiency and making full use of small-scale renewable energy'*. Part f) of Policy ST2 states that development will be permitted where 'Sustainable design and construction techniques are incorporated in the proposal including design features to ensure they provide resilience to climate change, measures to minimise waste and energy use and where appropriate use energy from renewable sources.'. Part b) of Policy DM13 (Renewable Energy) states that small scale schemes for the generation of renewable energy will be permitted where *'renewable and low carbon technologies are incorporated into the design of new development proposals.'*

The information submitted in support of the application shows the indicative location of solar panels to the southern roof slope of each of the lodges. The Planning Application Report further states that *'New small scale PV panels to the south pitch of the roofs will provide electricity with the nearby backup generator providing emergency power'* and *'Air source heat pumps will provide all required heating and hot water in conjunction with the PV electricity supply.'*

To ensure delivery of the low carbon and renewable energy technologies discussed within the supporting information, it is considered reasonable to attach a condition requiring the renewable energy provision to be implemented prior to first occupation of the lodges. Subject to the inclusion of an appropriate condition it is considered that the proposals would accord with the requirements of Local Plan policies ST1, ST2, DM13 and the NPPF in relation to the provision of low carbon technologies and renewable energy.



Other Issues

One letter of objection has been received stating that the felling on site was carried out under licence by the Forestry Commission and that the licence was subject to various conditions relating to stock proofing; species mix and stocking densities. As it has been asserted these conditions have not been complied with, the objector considers that to allow the development would be to sanction a breach of the conditions of the felling licence and would also be inconsistent with the statutory purpose to '*conserve and enhance the natural beauty, wildlife and cultural heritage*' of the National Park. In addition to the comments from the objector, the Parish Council, while raising no objection, stated that they would want to ensure that the proposals did not contravene the forestry licence.

In response, the applicant has advised that the land has been replanted in accordance with the felling licence noting that the planting scheme, which makes use of 60% broadleaf and 20% woody shrubs, is an improvement over the previous 100% provision of non-native Sitka spruce. It is further stated that the woodland planting will screen the lodges, ensuring no detrimental impact on amenity. While the felling licence is covered by a separate regime and is therefore not a material planning consideration, the impact of the proposals on the special qualities of the National Park and amenity are material considerations and subject to assessment in the above sections of the report. The Forestry Commission have been consulted on the proposals but have provided no response.

Recommendation & Conditions

Grant conditional permission subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To ensure that the development is commenced within a reasonable period of time from the date of this permission, as required by Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

- Application form, received 14th May 2021;
- Site Location Plan, Project 361, Number 0001, received 14th May 2021;
- Existing Site Plan, Project 361, Number 0002, received 14th May 2021;
- Existing Site Layout, Project 361, Number 0003, received 14th May 2021;
- Proposed Site Plan, Project 361, Number 1001, received 14th May 2021;
- Proposed Site Layout, Project 361, Number 1002, Rev A, received 1st June 2021;
- Proposed Roof Plans, Project 361, Number 1006, Rev A, received 1st June 2021;
- Ground Floor, Dwg no 790_PL_201_GF, 1 Bed, received 14th May 2021;
- Front Elevation, Dwg no 790_PL_401_FE, 1 Bed, received 14th May 2021;
- Rear Elevation, Dwg no 790_PL_402_RE, 1 Bed, received 14th May 2021;



- Side Elevation 1, Dwg no 790_PL_403_SE-1, 1 Bed, received 14th May 2021;
- Side Elevation 2, Dwg no 790_PL_404_SE-2, 1 Bed, received 14th May 2021;
- Ground Floor, Dwg no 790A_PL_201_GF, 2 Bed, received 14th May 2021;
- Front Elevation, Dwg no 790A_PL_401_FE, 2 Bed, received 14th May 2021;
- Rear Elevation, Dwg no 790A_PL_402_RE, 2 Bed, received 14th May 2021;
- Side Elevation 1, Dwg no 790A_PL_403_SE11, 2 Bed, received 14th May 2021;
- Side Elevation 2, Dwg no 790A_PL_404_SE-2, 2 Bed, received 14th May 2021;
- Ecological Impact Assessment, Kidlandlee, Northumberland, E3 Ecology Ltd., 31st March 2021, received 14th May 2021;
- Kidlandlee Lodges, Planning Application Report, Elliot Architects Ltd., received 14th May 2021;
- Kingspan BA-BB-BAx BioDisc Product Specification received 1st June 2021;
- Kidlandlee Foul Drainage Assessment received 1st June 2021.
- Percolation Test Report, Veer Builders Ltd., Kidlandlee House, Kidlandlee, 25th June 2021, received 28th June 2021.
- Correspondence from Dales Water Services Ltd, Private Water Supply Abstraction Boreholes – Kidlandlee; ref C6325, received 2nd June 2021;
- E-mail from Dan Finney, 16:18, 15th June 202, further information re: foul drainage and water supply.
- Phase 1 Preliminary Contamination Risk Assessment, Kidlandlee, Harbottle, GEOL Consultants Ltd., 25th June 2021, received 28th June 2021.
- E-mail from Ben Elliot, 18:06, 4th August 2021, providing additional information in relation to landscape impacts;
- Kidlandlee Lodges, Natural Timber Cladding Examples, Elliott Architects, received 4th August 2021.

Reason: For the avoidance of doubt, to enable the local planning authority to adequately manage the development and to ensure the proposal accords with policies ST1, ST2, ST4, ST5, DM6, DM10, DM11 and DM14 of the Northumberland National Park Local Plan and the National Planning Policy Framework (NPPF).

3. Prior to the fixing of any external lighting associated with the development hereby approved, details of the external lighting shall be submitted to and agreed in writing with the Local Planning Authority. Details should include:

- The specific location of all external lighting units;
- Design of all lighting units;
- Details of beam orientation and lux levels; and
- Any proposed measures such as motion sensors and timers that will be used on lighting units.

The approved lighting scheme shall be installed in accordance with the approved details and shall be maintained as such during the operation of the development, unless removed.



Reason: In order to ensure that there is no harmful impact upon the tranquility and intrinsically dark character of Northumberland National Park and the Northumberland International Dark Sky Park through excessive light pollution, in accordance with Northumberland National Park Local Plan policy DM11 and the NPPF.

4. The development hereby approved relates to the provision of short-term holiday accommodation only and shall not be used at any time as permanent residential accommodation. Occupiers of the approved accommodation shall occupy this for holiday purposes only and shall not occupy this as their sole or main place of residence, or as a second home. The operators shall maintain an up-to-date register of the names of all occupiers of the holiday accommodation hereby approved and of their main home addresses and shall make this information available at all reasonable times to the Local Planning Authority

Reason: To prevent a permanent and unrestricted residential use in an inappropriate open countryside location where this would not otherwise be in accordance with Northumberland National Park Local Plan policies ST4, ST5 and the NPPF.

5. Prior to first occupation, each holiday unit shall be connected to the package treatment plant hereby approved and shall be retained as such thereafter, unless first agreed in writing by the Local Planning Authority.

Reason: To ensure that reasonable infrastructure measures are put in place to accommodate foul waste generated by the development, in accordance with Northumberland National Park Local Plan policy ST2 and the NPPF.

6. The renewable energy measures specified at Section 5.5 of the Kidlandlee Lodges, Planning Application Report, Elliott Architect Ltd., shall be implemented in full prior to each lodge hereby approved first being brought into use and retained thereafter, for the lifetime of the solar panels / air source heat pump, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that appropriate renewable energy and/or low carbon energy measures are included, in line with Northumberland National Park Local Plan policies ST1, ST2, DM13 and Chapter 14 of the NPPF.

7. The solar panels hereby approved shall incorporate anti-glare measures which shall be retained for the lifetime of the solar panels.

Reason: In the interests of protecting the visual amenity of the area, in accordance with Northumberland National Park Local Plan policies ST2, DM11 and the NPPF

8. No lodge shall be brought into use until the cycle storage indicated on the approved plans for that lodge has been implemented in accordance with the approved plans. Thereafter, the cycle storage shall be retained in accordance with the approved details and shall be kept available for the parking of cycles at all times.



Reason: In the interests of highway safety and sustainable development, in accordance with the National Planning Policy Framework and Policy ST2 of the Northumberland National Park Local Plan.

9. No lodge shall be brought into use until the car parking area indicated on the approved plans for that lodge has been implemented in accordance with the approved plans. Thereafter, the car parking area shall be retained in accordance with the approved plans and shall not be used for any purpose other than the parking of vehicles associated with the development.

Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework and Policy ST2 of the Northumberland National Park Local Plan.

10. No site clearance or ground disturbance should be undertaken in the bird breeding season (March-August), unless a checking survey has first been undertaken by a suitably qualified ecologist and any birds that are found to be nesting being allowed to finish nesting before such work commences.

Reason: To ensure that ground nesting birds on the site are protected in accordance with Northumberland National Park Local Plan policies ST1, ST2, DM10 and the NPPF.

11. Prior to the commencement of any ground clearing or disturbance works, a precautionary working method statement for reptiles, amphibians and mammals shall be submitted for approval by the Local Planning Authority. All works shall be undertaken in complete accordance with the approved working method statement.

Reason: To ensure the adequate protection of biodiversity in accordance with Northumberland National Park Local Plan policies ST1, ST2, DM11 and the NPPF.

12. Prior to development commencing, a soft landscaping scheme, to include exact locations, species and specifications of all trees, shrubs and other soft landscaping on the site, including precise details of those trees to be retained and those to be removed and replanted, shall be submitted to, and approved in writing by, the Local Planning Authority. The soft landscaping shall be carried out in full accordance with the approved details in the first planting season following the commencement of the development. Any trees, shrubs or plants which die, or are otherwise removed, within a period of five years of the completion of the development shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of protecting the visual character and biodiversity of the area, in accordance with Northumberland National Park Local Plan policies ST2, DM10, DM11 and the NPPF.

13. Unless otherwise agreed in writing by the Local Planning Authority, for every two trees moved and replanted to accommodate the lodges, one additional tree should be planted within the site.



Reason: To account for trees which fail to establish upon replanting and to ensure no net loss of biodiversity in accordance with Northumberland National Park Local Plan policies ST1, ST2, DM11 and the NPPF.

14. Prior to first occupation of any of the lodges hereby approved, full details of the biodiversity enhancement measures summarised in the *'Ecological Impact Assessment Report, Kidlandlee, Northumberland, E3 Ecology Ltd., 31st March 2021'* and to be provided on site, shall be submitted for the approval of the Local Planning Authority. This shall include details of:

- Creation of additional hedgehog/reptile/amphibian hibernacula or habitat piles.
- Provision of integrated bird nesting and bat roosting features in the new buildings on site.

The approved measures shall be installed and provided prior to any lodge hereby approved being first occupied and shall be retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority

Reason: To ensure the development makes adequate provision for the protection and enhancement of habitats and species, in accordance Northumberland National Park Local Plan Policies ST2 and DM11 and the NPPF.

15. Prior to any upgrade of the access track, full details should be submitted to and agreed in writing by the Local Planning Authority. All works shall be undertaken and maintained in accordance with the approved details.

Reason: In the interests of protecting the landscape character and visual amenity of the area, in accordance with Northumberland National Park Local Plan policies ST2, DM11 and the NPPF.

16. For the avoidance of doubt, no further decking, fencing or balustrades or other outdoor structures such as hot tubs or saunas shall be attached to or associated with the lodges hereby permitted.

Reason: To prevent suburbanisation of the rural landscape in accordance with the requirements of Northumberland Local Plan policies ST1, ST2 and DM11.

Informative Notes

1. This planning permission is granted in strict accordance with the approved plans. It should be noted however that:
 - (a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, may constitute unauthorised development and may be liable to enforcement action.
 - (b) You, your agent, or any other person responsible for implementing this permission should inform the Local Planning Authority immediately of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most



proposals for variation to the approved plans will require the submission of a new application.

2. This consent is granted subject to conditions, and it is the owner and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. Some conditions may require work to be carried out, or details to be approved prior to the commencement of the development.

Where pre-commencement conditions are not complied with, the whole of the development could be unauthorised, and you may be liable to enforcement action. In some circumstances, the only way to rectify the situation may be through the submission of a new application. If any other type of condition is breached, then you may be liable to a breach of condition notice.

3. The proposed works must have no effect on accessing footpaths 105/031 or 105/032, designated public rights of way. No action should be undertaken to disturb the surface of the paths, obstruct the paths or in any way prevent or deter public use of the paths without the necessary legal diversion or closure order having been made.

Background Papers

Application File 21NP0035
EIA Screening Report

	Signature	Date
Planning Officer	C Godfrey	16th August 2021
Head of Planning and Policy	<i>Susannah Buylla</i>	18/08/2021