



Northumberland National Park Authority,  
Eastburn, South Park, Hexham,  
Northumberland NE46 1BS  
T: 01434 605555 F: 01434 611675

## Application for Planning Permission

### Town and Country Planning Act 1990 (as amended)

#### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)  Northing (y)

Description

The development proposed to carry out major maintenance works on Swindon Kennels Bridge which crosses over Grasslees Burn (watercourse) and carries the C180 road.

## Applicant Details

### Name/Company

Title

Mr

First name

Greg

Surname

Pearson

Company Name

Northumberland Council

### Address

Address line 1

County Hall

Address line 2

Address line 3

Town/City

Morpeth

County

Northumberland

Country

United Kingdom

Postcode

NE61 2EF

Are you an agent acting on behalf of the applicant?

Yes

No

## Contact Details

Primary number

\*\*\*\* REDACTED \*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\* REDACTED \*\*\*\*

## Site Area

What is the measurement of the site area? (numeric characters only).

148.00

Unit

Sq. metres

## Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

### Description

Please describe details of the proposed development or works including any change of use

The proposal is for a major maintenance works of Swindon Kennels bridge. Currently the bridge is classed as substandard structure with a capacity to carry restricted traffic of 17tonnes and has substructures that are considered in poor condition with signs of movement - where it is of high priority for these issue to be resolved at earliest opportunity.

\* The proposal is to replace the existing deck with a new precast beam and slab design that is designed to Eurocodes, which will be supported on new substructure design that will be constructed behind the existing abutments at both ends.

\* Surfacing levels above the bridge will be higher due to an increase of the structural depth of the bridge deck, leading to 96mm increase of the road level above the bridge. The new surfacing will be made to tie in with existing road at both sides which will require some extent of the roads at both side of the bridge to be including in with the resurfacing

\* Existing waterway cross section will be maintained, as the minimum headroom will be maintained and existing abutments kept in place and no changes to river bed.

Has the work or change of use already started?

Yes

No

## Existing Use

Please describe the current use of the site

Swindon Kennels Bridge is public infrastructure that provides valuable road access for the publics in the area.

Is the site currently vacant?

- Yes  
 No

**Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.**

Land which is known to be contaminated

- Yes  
 No

Land where contamination is suspected for all or part of the site

- Yes  
 No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes  
 No

## Materials

Does the proposed development require any materials to be used externally?

- Yes  
 No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

**Type:**

Other

**Other (please specify):**

Bridge deck construction

**Existing materials and finishes:**

Steel beam encased in concrete

**Proposed materials and finishes:**

Precast concrete TY and TYE beam with insitu concrete topping slab and infill.

**Type:**

Other

**Other (please specify):**

Substructure

**Existing materials and finishes:**

Abutment is made up of masonry blockwork. Foundations unknown (buried). Existing substructure are to be kept in place.

**Proposed materials and finishes:**

Continuous flight auger (CFA) concrete piles with concrete pile caps. Will be constructed behind existing substructure and are buried/hidden from view. A capping stone will be detailed to be placed on top the existing abutments, which is to match the capping stone used on the wing walls. Existing abutment will be reinstated to a suitable level lower than existing (so there is no structural contact) using its original masonry.

**Type:**

Other

**Other (please specify):**

Bridge restraint system

**Existing materials and finishes:**

Metal parapet attached the to vertical face of plinth

**Proposed materials and finishes:**

Tanalised timber post and rail parapet with reflective disc at end posts.

**Type:**

Other

**Other (please specify):**

Surfacing

**Existing materials and finishes:**

Bituminous surfacing.

**Proposed materials and finishes:**

Bituminous surfacing. (Appropriate waterproofing at the bridge location)

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

The new proposed elements and materials can be all observed in the Proposed GA:

HB187325-B-C180-00-02 SWINDON KENNELS PROPOSED GENERAL ARRANGEMENT

## Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

Yes

No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes

No

Are there any new public roads to be provided within the site?

Yes

No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes

No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes

No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

The bridges carries the C180 road.

Once the works are completed C180 will be open to traffic like normal except it will be open to unrestricted traffic instead of its current weight restriction.

The proposed works will result with the a higher road level above the bridge - but the road will tie in with road at both sides.

See Proposed GA drawing:

HB187325-B-C180-00-02 SWINDON KENNELS PROPOSED GENERAL ARRANGEMENT

## Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

Yes

No

## Trees and Hedges

Are there trees or hedges on the proposed development site?

Yes

No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

Yes

No

**If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.**

## Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes  
 No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes  
 No

Will the proposal increase the flood risk elsewhere?

- Yes  
 No

How will surface water be disposed of?

- Sustainable drainage system  
 Existing water course  
 Soakaway  
 Main sewer  
 Pond/lake

## Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

c) Features of geological conservation importance

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

### Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

## Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why they are exempt from doing so.

[Find out more about biodiversity net gain, and access digital tools from our partners that can help determine if you are exempt, or produce the biodiversity metric information required.](#)

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended)) would apply?

- Yes  
 No

Please add all the exemptions or transitional arrangements that apply and provide a reason why

### Exemption:

Development subject to the de minimis exemption (development below the threshold)

### Reason for selecting exemption:

The proposed development is focused on changes on the bridge and resurfacing of road tied in with the bridge. The footprint of the bridge is approx. 43 square metre, while the site boundary lies within the highway boundary. There is some area of natural habitat in the banks adjacent to the bridge which will be affected as it may require clearance to mobilise works, which may also require trimming of existing trees. The construction plants (crane) will mostly operate from the road and overall and it was calculated no more 25 square metre of the area in total should be affected. See Kennels Bridge Ecology Report Update May 2024 for the evaluation of Biodiversity net gain for the scheme.

Note: Please read the help text for further information on the exemptions available and when they apply

## Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer  
 Septic tank  
 Package treatment plant  
 Cess pit  
 Other  
 Unknown

Other

The development is a bridge maintenance scheme - not applicable

Are you proposing to connect to the existing drainage system?

- Yes  
 No  
 Unknown

## Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes  
 No

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes  
 No



## Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes  
 No

## Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes  
 No

## All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes  
 No

## Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- Yes  
 No

## Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes  
 No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

**Use Class:**

F2 - Local community

**Unknown:**

Yes

## Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes  
 No

Is the proposal for a waste management development?

- Yes  
 No

## Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes  
 No

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes  
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent  
 The applicant  
 Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes  
 No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Confirmation that planning permission will be required due to the potential the development can have adverse effects to River Coquet SSSI.

A request by the National Park's Historic Environment Officer for a watching brief to be including if application is successful - to examine the bridge abutments.

In addition to location plan, application form, fee and drawings (site plan, elevations, sections) which are required for the application, following documents were also listed as required:

Ecological survey of protected species - A survey and/or risk assessment for protected species with proposed mitigation measures.

A method statement is required - how work will be carried out to prevent damage to the SSSI as well as any potential protected species.

Detail of any temporary works that will be carried out in conjunction with the proposed works to be provided

## Authority Employee/Member

**With respect to the Authority, is the applicant and/or agent one of the following:**

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

## Ownership Certificates and Agricultural Land Declaration

**Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)**

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
- No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
- No

# Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

**NOTE:** You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- The Applicant  
 The Agent

Title

Mr

First Name

Greg

Surname

Pearson

Declaration Date

10/05/2024

Declaration made

## Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Greg Pearson

Date

17/05/2024

Amendments Summary

Application updates:

\* Location & Site Plan have been updated to be more compliant to the guidelines as required

\* Correction on site use - site/bridge is not vacant and currently is open for service

\* Correction on applicant relation with the Local Authority - applicant has no relation to Northumberland National Park Authority that would be relevant with regards to transparent decision making.

\* I took the opportunity to replace the following document: Kennels Bridge Ecology Report Update May 2024 with a v2 (version 2) that had been made available by the ecologist whom had made a minor amendment. Version 1 should be superseded.

\* The application fee calculation has been updated - there is no exemption under regulation 3 and there is a fee payable on this application of £293. I have still selected on the first option under exemptions as advised by a warning notification saying the application fee was calculated incorrectly and to select the exemption option. However as advised, payment shall be made using the BACS method in order for the application to be considered. Reference should be: PLNGSWINDON.

Thanks