

**DMC 2014-008**

**APPLICATION FOR OUTLINE PLANNING PERMISSION**

**Application No:**

**13NP0031**

**Proposed Development:**

Outline application in respect of construction of seven two-storey dwellings in natural stone and slate at Burnbank Farm, Tasset, Hexham, Northumberland, NE48 1LY.

**Applicant Name:**

Messrs Walton ( Burnbank Farm )

**Reason for Committee Decision**

The applicant is a member of the authority, the Parish Council has objected to the development. The Committee has previously resolved that they were minded to grant permission subject to conditions and the applicant entering into a section 106 legal agreement. Following negotiations with the applicant and further comments from the housing authority, it has not been possible to reach agreement on a section 106 that meets the requirements of the decision made at the original meeting. The Committee are asked to be minded to determine the application with the new information in mind.

**1. Proposal and Site**

- 1.1 This application seeks planning permission for the construction of seven two-storey terraced dwelling houses, on Land at Burnbank Farm, Greenhaugh. This application was previously brought before the Committee on the 11<sup>th</sup> September 2013 and members resolved that they were minded to grant planning permission subject to conditions and subject to the applicants entering into a legal agreement to secure three units of affordable housing on the site (two units of affordable rent and one unit of shared ownership) and to secure that the housing is restricted in perpetuity to that required for people meeting the local housing need criteria. All of these requirements were considered to be reasonable and necessary to make the development acceptable in planning terms. This matter is being brought back before the Committee as agreement has not been reached on a section 106 agreement, despite prolonged negotiations, as it is not considered that the amendments requested by the applicants, in relation to the type of affordable housing and the manner in which this would be provided, would be in line with the decision reached by the Development Management Committee on the 11<sup>th</sup> September 2013.
- 1.2 The site is located directly north of existing residential properties and directly adjacent to the east side of the main road through Greenhaugh. Fields are to the north and east of the site.
- 1.3 The application is an outline application for housing, with all matters reserved. Therefore, the application's purpose is for the principle of the development to be assessed and not final details relating to the access, appearance, layout, scale and landscaping of the development. These will be determined at reserved matters stage, although many are referred to within the report based on the information provided, which is only indicative at this stage. Appropriate planning conditions may be included in order to ensure that the development will accord with development plan policies. It will not be possible to add further conditions at reserved matters stage if they are not added to a permission at this stage.

## 2. Planning Policy

### National Policies

#### *National Planning Policy Framework*

- 2.1 The NPPF does not change the statutory status of the development plan as the starting point for decision making. The NPPF is however a material planning consideration and the proposed development must also be assessed against the policies within it. The three relevant sections within the NPPF in the consideration of this application are set out below.
- 2.2 Section 6 sets out a policy approach to allow for the delivery of a wide choice of high quality homes. Specific reference is made the need to deliver housing in rural areas. The policy outlines that local planning authorities must be responsive to local circumstances and that housing development should reflect local needs. It highlights that housing should be located where it will enhance or maintain the vitality of rural communities. This is in line with the approach within the Authority's adopted Core Strategy and the development should be assessed against these policies to achieve this.
- 2.3 Section 7 outlines the importance of good design of the built environment. This section states that good design is a key aspect of sustainable development, indivisible from good planning. High quality design should contribute positively to making places better for people. This section of NPPF also states that planning authorities should consider using design guides that avoid unnecessary prescription or detail, focusing on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development. NNPA has an adopted Building Design Guide SPD, the contents of which are relevant to the determination of this proposal. NPPF is also clear that decisions should not attempt to impose architectural styles or particular tastes unnecessarily, although it is appropriate to seek to promote or reinforce local distinctiveness. This is also considered to be in accordance with the approach within the adopted Core Strategy.
- 2.4 Section 11 of NPPF sets out the Government's approach to conservation and enhancement the natural environment and states that great weight should be given to conserving landscape and scenic beauty in National Parks. Again, this is considered to be in accordance with the Authority's Core Strategy policies.
- 2.5 Annex 2 of the NPPF clearly sets out definitions of the different types of affordable housing that may be provided. Where a particular type of affordable housing is identified to meet a particular need in that area, the affordable housing should be delivered in accordance with the definitions set out in NPPF. Of particular relevance to this application are the definitions for 'Affordable rented housing' and 'Intermediate housing', which are set out below:
  - **Affordable rented housing** is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).
  - **Intermediate housing** is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.



Local Policies

*Northumberland National Park Local Development Framework Core Strategy and Development Policies Development Plan Document*

- |     |           |  |
|-----|-----------|--|
| 2.6 | Policy 1  | Delivering Sustainable Development     |
|     | Policy 3  | General Development Principles         |
|     | Policy 5  | General Location of New Development    |
|     | Policy 6  | The Sequential Approach                |
|     | Policy 9  | Managing Housing Supply                |
|     | Policy 10 | New Housing Development                |
|     | Policy 11 | Affordable Housing                     |
|     | Policy 17 | Biodiversity and Geodiversity          |
|     | Policy 18 | Cultural Heritage                      |
|     | Policy 19 | Tranquility                            |
|     | Policy 20 | Landscape Quality and Character        |
|     | Policy 22 | Trees, Woodlands and Forests           |
|     | Policy 25 | Renewable Energy and Energy Efficiency |
|     | Policy 27 | Flood Risk                             |

Supplementary Planning Guidance

- 2.6 *Building Design Guide Supplementary Planning Document*
- 2.7 *Landscape Supplementary Planning Document*



3. Planning History

Application Reference Number	Description	Decision	Decision Date	Comments
12NP0105	Outline application in respect of construction of seven two-storey dwellings	Withdrawn	01/04/2013	



#### 4. Consultations/Representations

4.1 **Parish Council:** The Tarset and Greystead Parish Council objects to the outline planning permission for Burnbank Farm for the following reasons:

a) The application has still not addressed our previous concerns for the lack of detail of the appearance of the proposed housing and therefore the potential impact on the character of the village.

b) Access is shown in varying options, but is still a concern as to the danger being located so close to the school, especially during busy periods. The number of increased cars requiring parking that this new development would bring was also a concern.

c) As previously stated, this application only relates to outline planning, and therefore does not dictate the desire for affordable housing or the issue of an unwelcome stock of second homes.

The Parish Council is, however, of the view, that if the application was detailed and for fewer properties they would be prepared to consider future applications for this site.

#### 4.2 Northumberland County Council Strategic Housing Team:

The original response received from the Strategic Housing Authority in June 2013, which read as follows:

*The Northumberland County Wide Housing Needs Assessment (2012) was adopted by Northumberland County Council in January 2013 and covers the National Park area. Based on the robust evidence found in this assessment there is a need for 242 affordable units a year in Northumberland over the next 10 years. The needs assessment found that 35% of this provision should be in the 'city region' housing market area which broadly equates to the west area of Northumberland with the addition of Morpeth town. The parish of Tasset and Greystead falls within this market area.*

*The offer of 3 affordable units is supported. The 2012 Housing Needs Assessment suggests that for the area in which Tasset and Greystead falls, 70% of new affordable units should be for affordable rent and 30% for intermediate products such as shared ownership. In this particular instance affordable rental for 2 units and shared ownership / intermediate sale for the remaining unit would be supported, as would all three units being affordable rental.*

*The council seeks the affordable housing to be delivered as per the definition in the National Planning Policy Framework March 2012 Annex 2.*

*I would recommend a Registered Provider manages the affordable housing and therefore the units to be built to current HCA Design and Quality Standards.*

*I would recommend a section 106 agreement is used to secure the affordable housing in perpetuity. Priority should be given to local residents in housing need and allocated using the Northumberland Homefinder Common Allocations Policy.*

Due to the time that passed since initial comments were received from Northumberland County Council's Strategic Housing Team and due to difficulties in reaching an agreement between the local planning authority and the applicants in relation to the affordable housing to be provided through a section 106 agreement, further comments were sought in respect of this application. The comments provided in early April 2014 are as follows:

*In line with the previous response received we would continue to expect two properties to be affordable rent and one to be intermediate. This is in line with the identified need in the County and in the City-Region Commuter area in which Tasset is located. The Northumberland Housing Need Survey Sub-Area Report 2012 highlights a need for an additional 134 affordable dwellings in the City-Region area, 70% of which should be affordable rented. It is also noted that there are currently no social rented properties in Greenhaugh which indicates a real need for these additional dwellings in this area. In addition to this the draft SHMA Update and Delivery Area Report indicates that in the rural north and west higher levels of affordable rent are required, recommending 75% of all affordable dwellings in the west to be rented.*



*With regard to more local need, the Northumberland Homefinder Rural Allocations Policy would give applicants from the Tarsset Parish and adjoining parishes priority for any affordable rented properties. There are currently 46 people registered with Homefinder as looking for a home within this priority area. In addition there are 123 households with non-dependent children in the area. The Housing Needs Survey Sub-Area report states that the main tenure needed by these concealed households is social rent. This does indicate a need for additional affordable rented homes in the Tarsset parish and surrounding parishes.*

*It should be noted that the Council will take account of the impact of affordable housing provision on the viability of developments in line with the requirements of paragraph 173 of the NPPF.*

*If the applicant is considering allowing the properties to be let at an affordable rent but with a non-registered landlord then I cannot see how the scheme would become unviable with the properties being transferred to a Registered Provider.*

However, **further comments** were provided in late April 2014 regarding the issue of who should provide and manage the affordable rented housing, which read as follows:

*In ideal circumstances NCC prefers the assurances given by affordable homes being managed by a regulated RP. However we also recognise that RP's are not interested in acquiring or managing small schemes of 2 units in rural areas.*

*So, in order to enable at least some affordable rented housing on small schemes in rural areas there are examples of the owner remaining as landlord and managing the properties. Rock farm Alnwick is one such example.*

*The wording in the s106 can cover the issues of rent level, housing need and provide a cascade/hierarchy with regards to 'local' letting. NCC's housing policy and Homefinder can be used to provide structure the s106 clauses. Protection in perpetuity ('mortgagee in possession' aside) can also be provided in the s106.*

**4.3 NNPA Ecologist:** No objection to the application providing that the following issues are resolved and controlled through planning conditions:

- The site of the application is within a field that is currently managed as a hay meadow. Species rich hay meadows are a priority habitat in the Northumberland National Park and on the UK BAP priority list. This field has been assessed as moderately species rich with potential for improvement with added seed. 0.5 hectares of this habitat will be permanently lost by the development. It would be acceptable to allow the loss of 0.5 hectares if mitigation to improve a larger area was secured by condition, with the remainder of the field having the species composition improved with seed of local provenance. The field must then be managed as a hay meadow every year to maintain this interest after the seed is added, with stock removed in May, grass cut after July 15<sup>th</sup> and the cuttings made into hay turned at least once and dried on the field. The long term management is crucial to retain the species interest. Management should be in place as soon as the first plot is developed if they are sold separately and developed over time.
- While the existing roadside hedge is to be retained, sections will have to be removed to provide access points. It is suggested in the mitigation section of the ecological report that a native hedge will be planted along the north and eastern boundary of the site. Some hedging should be planted and made a condition; the location and species composition should be submitted and agreed with the planning authority in advance of planting. I recommend that this should include some standard trees to improve biodiversity value of the hedge as it is noted that there are few mature trees in the vicinity.
- I note that the foul water is to be discharged to the mains sewerage system, but surface water is to be dealt with by soakaways that are indicated as draft on the plans. I suggest that the details of this should be highlighted in the reserved matters application to ensure that there is no pollution or other impact on the burn.
- Since there will be some loss of feeding habitat for birds such as swallows, house martins, barn owl and bats over the field, it would be proportionate to secure by condition that some measures are put in place to encourage species in the new houses. As suggested in point 3 of the mitigation in the ecological report, these could be bat bricks, nest platforms for swallows/martins or other designs built into the house designs. An appropriate scheme should be secured by condition prior to commencement. A barn owl box should be erected in a suitable location on the applicants' property since it has been highlighted that there are few nesting locations at present and barn owls have been seen feeding over the application site in the past.
- As it has been noted that there is potential for ground nesting birds to breed in the field, any site clearance or ground disturbance should not be undertaken in the breeding season (Mar-Aug). If this is unavoidable it would be proportionate to secure by condition that a checking survey should be undertaken and any birds that are found to be nesting should be allowed to finish nesting before such work commences.





**4.4 NNPA Historic Environment Officer:** No objections, subject to a desk-based archaeological assessment and, depending upon the results a field evaluation of 5% of the area to be developed, due to the potential for unknown remains close to the historic village of Greenhaugh.

**4.5 NNPA Access and Recreation Officer:** No Public Rights of Way are likely to be affected, no objection.

**4.6 NNPA Landscape Officer:** No objection to this application. Does not feel that the proposed development will necessarily have a significant impact upon the landscape character or views of this part of the National Park. It will in fact have the potential to reinforce the traditional vernacular in this area.

- The proposal will not detract from the valley landform, create visual clutter or affect the unfettered skylines
- The footprint of the development will impact upon part of an existing stone wall enclosure, but the overall pattern within the vicinity will not be changed significantly
- The proposed development is set within, surrounded by the improve agricultural of the Tarsset Valley floor and lower slopes giving rise to open moorland on the upper slopes and hill tops. The general character of the existing development at Greenhaugh is of a ribbon development along the road in a north south direction. The design of the proposed development, proposed materials and scale of individual properties would all appear to be in keeping with the traditional vernacular of Greenhaugh village. Existing buildings are of a terrace or semi-detached nature and I would suggest that of the options put forward, this building style ought to be mirrored in the new development.
- External lighting should be kept to a minimum, with a suitable style and design

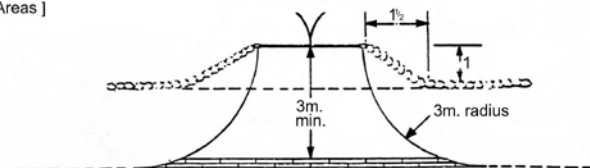
#### **4.7 Northumberland County Council Highways**

Northumberland County Council Highways have no objection in principle to the proposed development, subject to conditions being attached to any permission granted. Summarised comments are as follows:

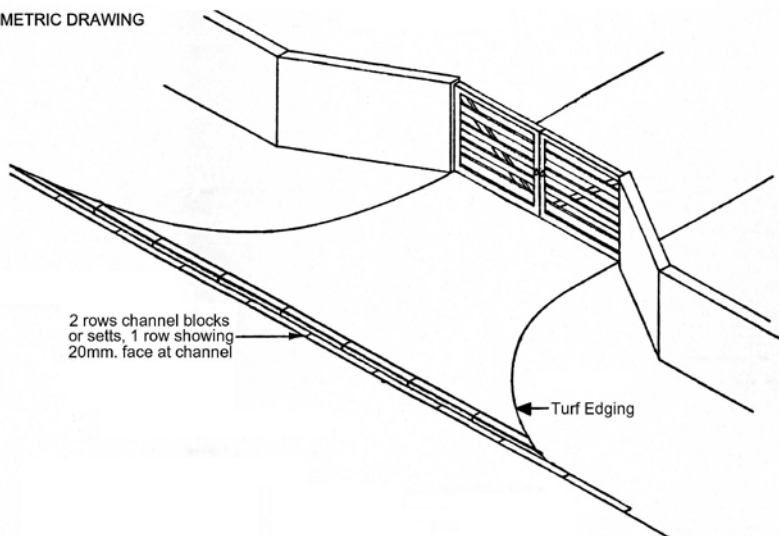
- The speed data submitted in support of the application has been analysed and the proposed splay associated with the vehicular accesses are considered acceptable.
- The highway network in the area is able to accommodate the amount of traffic movements likely to be generated by the construction of the seven units, although the location of some of the access arrangements shown raise highway safety concerns.
- The vehicular access to the south of the site does not have adequate visibility in a southern direction due to a fence on neighbouring land which is outside the applicant's red and blue line boundary. Therefore this point of access onto the highway for the proposed development is considered unacceptable and should not be utilised as a point of access for any of the dwellings.
- A maximum of four units should gain access from a single vehicular access (this will mean that a minimum of two access points to the development site will be required).
- No development should take place until a Construction Method Statement for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall provide for construction access, the parking of vehicles of site operatives and visitors; storage of plant and materials used in constructing the development; wheel washing and/or road cleaning facilities. This should be implemented in accordance with this statement in the interests of highway safety.
- Sufficient space shall be provided for the parking and manoeuvring of vehicles clear of the highway (i.e requirement of sufficient on-site parking provision).
- The dwellings shall not be occupied until the new vehicular accesses to the site have been constructed in accordance with Type 7 of Northumberland County Council standard specifications (shown below), in accordance with details which shall first have been submitted to and approved in writing by the Local Planning Authority, to ensure that there is no significant danger and inconvenience to road users.

HIGHWAY ACCESS TYPE 7  
 VEHICULAR ACCESS CROSSING OF UNKERBED VERGE

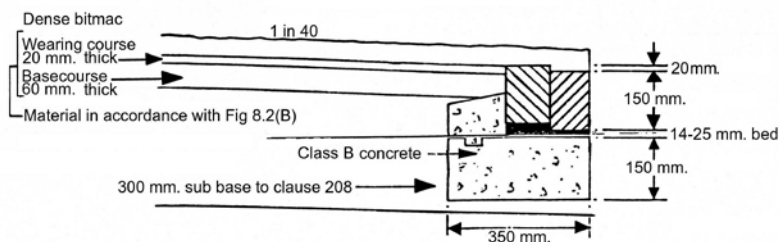
PLAN [ Rural Areas ]



ISOMETRIC DRAWING



TYPICAL CROSS SECTION



- Before the dwellings are first occupied the area between the nearside carriageway edge and lines drawn between a point 2.4m back from the carriageway edge along the centreline of the accesses and points of the carriageway edge 43m from and on both sides of the centreline of the accesses shall be cleared of obstruction to visibility and thereafter maintained free of obstruction at all times. Again, this is to avoid danger and inconvenience by achieving access to and from the site in a safe manner.



#### 4.8 **Site Notice/ Neighbour Consultations:**

One letter of support was received, summarised as follows:

- Greenhaugh needs more families and those of us living alone in a family house will not be moving out for many years.
- Tarsset needs more residents to take an active role in the Parish Council, Village Hall committee, church, school and cultural and social societies.
- New family homes are the only answer to a “shrinking village”.

Two letters of objection were received, summarised as follows:

- The development is very large in the context of the small settlement of Greenhaugh, having a dramatic effect on the character and personality of Greenhaugh.
- The building site will be elevated.
- The outline planning proposal will lead to uncertainty and will be open to deviation – architectural style etc needs more consideration.
- Development is on a Greenfield site.
- Development should be in existing settlements – it is outside the natural boundaries of Greenhaugh.
- The development will link the village with the farm and cottage beyond it.
- The development would completely obscure views of Tarsset Valley.
- Any common sense examination of local housing in relation to Greenhaugh would have to include Bellingham.
- There are currently seven properties for sale in the Greenhaugh-Lanehead area, an oversupply.
- Houses in the area are economical and affordable.
- Individual character of the village that attracts visitors will be lost.
- Concerns over the capacity of local sewerage arrangements.
- Concerned about the safety of the children due to traffic flow, as well as the associated noise and the impact on the ethos of village life.
- The houses were supposed to be for family members, which would set precedent for all families with land to build housing estates – a village of extraordinary peace and tranquility cannot accommodate the requirements of family members to acquire housing in the village.
- The development may be sold to the Housing Association; the character of Greenhaugh would totally change and would stop tourism.

## 5. Assessment

### 5.1 The key issues identified for consideration are:

- Principle of Development*
- *Affordable Housing & Local Housing Need*
- *Highway Safety*
- Impact on Cultural heritage*
- Impact on Protected Species*
- Impact on Landscape & Tranquility*

Access, layout, scale, appearance and landscaping of the development are to be determined at reserved matters stage, but will be referred to in the report where relevant.

#### *Principle of Development*

5.2 Policy 9 of the Northumberland National Park Authority Local Development Framework Core Strategy and Development Policies Document clearly states that housing development will be directed to the most sustainable settlements. Policy 5 identifies Greenhaugh as a Local Centre which should be a focus for new development for which there is a local need. The application site is located within the settlement of Greenhaugh, being located between an existing property and the school. It has an active frontage on the roadside which follows the general linear pattern of the settlement. It is therefore considered that the location is acceptable in principle in accordance with Policies 5 and 9 of the Northumberland National Park Authority Local Development Framework Core Strategy and Development Policies Document. NPPF sets out the importance of housing development in existing settlements to contribute towards their sustainability, particularly the sustainability of local facilities and service provision. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities, for example by supporting and contributing towards the sustainability of local services. Additional housing within Greenhaugh would contribute to the viability of existing local services in Greenhaugh and nearby.

5.3 A sequential approach to sites is set out within Policy 6 of the Northumberland National Park Authority Local Development Framework Core Strategy and Development Policies Document. Sites for development should be prioritised in the order set out within Policy 6. As the proposed site is undeveloped, but located within an established settlement, it would be ranked second out of a possible four categories of sites, the first being previously developed land within Greenhaugh, which the hierarchy of sites in Policy 6 states should be a priority. However, there is no previously developed land available for housing development within the settlement of Greenhaugh. Therefore, the proposed site is within the category of most suitable land available for the development ('other' sites within identified settlements). Development of the site is therefore acceptable in principle for housing development when assessed against Policy 6 of the Northumberland National Park Authority Local Development Framework Core Strategy and Development Policies Document.

- 5.4 The provisions of the Human Rights Act 1998 have been considered in assessing this development proposal. Schedule 1 Part 1 Article 8(1) of this Act states that “everyone has the right to respect for his private and family life, his home and his correspondence”. This right has been considered by the local planning authority and it is not considered that the development would contravene this.

*Affordable Housing and Local Housing Need*

- 5.5 Policy 10 of the Northumberland National Park Authority Local Development Framework Core Strategy and Development Policies Document requires all new residential development to be restricted to people meeting local need criteria as set out in the definition of local need. The National Park Authority, in pursuance of its statutory purposes has a duty to foster the social and economic wellbeing of local communities and the requirement to provide local housing for local communities, including affordable housing is an important part of this.
- 5.6 The comments from the strategic housing authority, Northumberland County Council, who are responsible for assessing affordable housing need, state that there is a need for affordable housing in this area. It is ordinarily considered that 70% of new affordable units should be for affordable rent and 30% for intermediate products such as shared ownership, which would mean in this case two units of affordable rent and one unit of shared ownership and this is what was agreed at the September 2013 committee meeting. All three units being affordable rental would also be supported as an alternative.
- 5.7 The type of affordable housing provided should be delivered in order to best meet the local housing need in that area. Clear evidence has been provided by the strategic housing team at Northumberland County Council that there is a need for affordable housing in Tarsset and adjoining parishes, with a sizeable number of people (46) registered on the housing waiting list in these local parishes. The main need in this area is for affordable rented housing and at least two of the three required units of affordable housing should be affordable rented units, which, as defined in the NPPF, must be let by registered providers of social housing or local authorities.
- 5.8 Notwithstanding this, the strategic housing authority have provided further clarification following their initial comments to state that while in ideal circumstances the assurances given by affordable homes being managed by a regulated registered provider are desirable, it is recognised that registered providers are less interested in acquiring or managing small schemes of two units in rural areas. With this being the case, it would appear in the experience of housing officers that it is not a realistic expectation that a registered provider could manage this small scheme. In order to enable at least some affordable rented housing on small schemes in rural areas there are examples of the owner remaining as landlord and managing the properties.



**5.9** The wording in the Section 106 agreement can cover the issues of rent level, housing need and provide a cascade provision with regards to local letting. The applicant's agent has stated that their clients are happy to agree to a restriction on two of the properties being restricted at 80% of market rent levels, which is the level required for affordable rent in the NPPF definitions. This would fall within the term "intermediate rent" (due to it not being provided by a local authority or registered provider). This would achieve an acceptable rental level. A further property would be restricted for intermediate sale, rent or shared ownership. It would also be necessary for the Section 106 agreement to be prioritised for individuals who are eligible for social housing, in order to achieve the aims of providing the units as affordable housing. The housing authority have suggested that this is done by advertising the two units with the Homefinder service for a period of four weeks and by seeking nominations for individuals with a housing need from the housing authority. It is considered that while the type of affordable units to be provided do not strictly meet the housing need in the area (in respect of the two affordable rent units as defined by NPPF) as required by Policy 11, these revisions will allow these units to be let as intermediate units let by a private provider, but at 80% of the market rent levels and offered to those who have a local housing need and are eligible for social housing, which is the best possible manner of meeting this housing need.

**5.10** It is recommended that a legal agreement under Section 106 of the Town and Country Planning Act 1990 is required to secure the affordable housing provision in three units in perpetuity and also to restrict all seven units in perpetuity for those meeting the local housing need criteria. The Community Infrastructure Levy Regulations 2010 state that a planning obligation may only constitute a reason for granting planning permission for the development if the obligation is:

- i. Necessary to make the development acceptable in planning terms;
- ii. Is directly related to the proposed development; and
- iii. Is fairly and reasonably related in scale and kind to the proposed development.

Having regard to the above tests, the requirement for a Section 106 obligation is reasonable, will meet these tests and is required to secure affordable housing and local need housing provision.

*Layout, Design, Materials and On-site Landscaping*

- 5.11** The appearance and layout of the development are reserved matters and are not matters to be considered as part of this application. However, indicative information has been provided on a number of layouts to demonstrate ways in which the dwellings could be accommodated within the site. In particular, layout number 4 (Plan BB/08/PBP/04) is considered to represent an acceptable layout that, however, this option would involve utilising an access that the highway authority have deemed as unacceptable in terms of highway safety. This would need to be reconfigured at reserved matters stage. A planning condition is to be included stating that the scale, layout and number of dwellings of any final scheme should be in line with layout number 4 (Plan BB/08/PBP/04), set out in this proposal. This layout can be re-configured to move the access at reserved matters stage.
- 5.12** This appearance also includes the materials to be used in construction of the dwellings. Details put forward state that natural stone and slate are to be used, which reflect the surrounding development in Greenhaugh. A condition is to be included to ensure that materials are stone and slate and that any samples of the materials to be used are provided prior to the commencement of the development, to ensure that the design, style and materials fit well within Greenhaugh. A concern has been raised about the proposed building site being elevated. A planning condition is recommended to ensure that full site levels are agreed at reserved matters stage, ensuring that the new dwellings are not overly dominant in relationship to their surroundings.

*Access & Highway Safety*

- 5.13** Access is a reserved matter and a number of potential options for accessing the site have been put forward. The highway authority has assessed the proposal based on the principle of the development. Options for the specific accesses into the site have not been determined at this stage, as this is a reserved matter. Speed survey data has been submitted as part of the application and this has also been taken into account as part of highways' comments on the application.
- 5.14** There is no objection to the application in principle, however, the highway authority have clarified that the southern access that is referred to in many of the layouts should not be used to access the dwellings, due to the poor visibility at the junction meaning that this may cause danger or inconvenience to other road users. Likewise, of any other access that is put forward at reserved matters stage, no more than four dwellings should be served by the same access point off the main road, to avoid unacceptable danger to highway safety, meaning that at least two access points to the development will be required. Planning conditions are recommended in order to place these restrictions on the accesses that are put forward at reserved matters stage.
- 5.15** The highway authority has also insisted that adequate room for manoeuvring and parking are included off the highway, within the curtilage of the dwellings to be built. For three-bedroomed properties, it is ordinarily considered that two parking spaces would be adequate to provide parking and a condition requiring this is to be included.



- 5.16** The highway authority have also required further requirements for the type and specification of access arrangements, the visibility splay required and the need for a construction method statement would also be required, in line with their comments set out in section 4.7, all to ensure that the development does not create unacceptable highway safety hazards during the construction of the development, or at any point thereafter. Planning conditions relating to each of these issues are recommended for inclusion to an approval, as set out in the recommendation.

*Ecological Impacts on Protected Species/Habitats*

- 5.17** As stated in the comments from NNPA's ecologist, the proposal would lead to the loss of a hay meadow habitat, which would be detrimental to local species. However, the harm to this habitat can be adequately mitigated through appropriate improvements to a sufficient area of hay meadow in surrounding fields, including those within the applicant's ownership. The loss of haymeadow and potential for these improvements are acknowledged in the ecological survey. It is recommended that a planning condition requiring submission of the specific measures to be taken to achieve adequate improvements to the surrounding habitat is attached to any approval.
- 5.18** NNPA's ecologist has recommended that additional hedging is planted to replace that which is likely to be lost due to creation of accesses, although these are only indicative at the moment. A landscaping scheme will be required by planning condition to confirm details and species of the landscaping to be provided across the whole site and suitable additional hedging can be ensured as part of this requirement.
- 5.19** Further details of soakaways are required to ensure that there is no pollution causing harm to the burn or any species within. Full details of surface water drainage will be required through a planning condition, along with details of foul drainage systems also.
- 5.20** The development will lead to some loss of feeding habitat for birds such as swallows, house martins, barn owl and bats over the field. Appropriate measures to encourage new species such as bat bricks, nest platforms for swallows/martins or other designs should be built into the house designs and a planning condition should be included for a scheme of appropriate measures to be agreed and implemented as part of the development.
- 5.21** Any site clearance or ground disturbance should not be undertaken in the breeding season (March-August). If this is unavoidable a checking survey should be undertaken and any birds that are found to be nesting should be allowed to finish nesting before such work commences. Again, it is recommended that a planning condition is included to prevent harm to any nesting birds. Subject to the mitigation provided through the conditions attached, the development will accord with Policy 17 of the Core Strategy in respect of the ecological impacts of the development.
- 5.22** The provisions of the The Conservation of Habitats and Species Regulations 2010 have been considered and it is considered that a Habitats Directive Assessment is not necessary in this instance, as there would be no significant on any ecological site of European importance.

*Impact on Cultural Heritage*

- 5.23** In line with comments from NNPA's archaeologist, a planning condition requiring an archaeological desk-based assessment (and a field evaluation depending upon the results) is recommended to ensure that there is no detrimental impact upon cultural heritage, due to the potential for unknown remains close to the historic village of Greenhaugh. Subject to this being carried out, there would be no conflict with Policy 18 of the Core Strategy and there would be no harm caused to the cultural heritage of the National Park.

*Impact on Landscape & Tranquility*

- 5.24** The development site is located within the Border Moors and Forests Character Area, within the Upper North Tyne Valley, characterised by Rolling Hills and Uplands. In terms of the development's impact on the surrounding landscape it is considered that the linear nature of the development will sit comfortably within the landscape and the traditional vernacular of Greenhaugh village. The proposal will not detract from the valley landform, create visual clutter, affect skylines or significantly impact on the overall pattern of development.
- 5.25** The exact layout and design of the development will be determined at reserved matters stage and the current details are only indicative at this stage of the planning application process. Planning conditions are recommended to ensure that the development will not have unacceptable landscape impacts. These include a condition tying the development to layout 4, as a layout of this kind is considered to fit well within the surroundings, as well as a condition to ensure that the materials are appropriate types of natural stone and slate, which will ensure that the development will not stand out in the landscape. While the development is for a small number of dwellings, due to the sensitive location on the edge of the existing built up area, a planning condition is also recommended to agree phasing of the development, starting from the south, heading northwards, preventing an isolated dwelling or dwellings from being constructed to the north of the site, which may have a detrimental impact upon the overall pattern of development.
- 5.26** The proposed development site is set within the agricultural field system of the Tarsset Valley floor and lower slopes, giving rise to open moorland on the upper slopes and hill tops. The general character of the existing development at Greenhaugh is of a ribbon development along the road in a north south direction. The design of the proposed development, proposed materials and scale of individual properties would all appear to be in keeping with the traditional vernacular of Greenhaugh village. Existing buildings are of a terrace or semi-detached nature and these ought to be predominant in the new development.

## 6. Conclusion

- 6.1** The principle of development in this case is acceptable, as the development meets the requirements of Policy 5 by being located within an existing local centre and is the highest priority site available as defined in Policy 6, a suitable site within an identified settlement, as no previously developed land in Greenhaugh is available for this development. The development is also in accordance with the requirements in Policy 9 and NPPF to direct housing development towards the most sustainable settlements within the Park. The housing is to be retained in perpetuity for those with a local housing need in accordance with Policy 10 and three affordable units will be provided. While the type of affordable units to be provided do not strictly meet the housing need in the area (in respect of providing two affordable rent units as defined by NPPF) as required by Policy 11, an acceptable compromise has been reached on this through discussions with the applicant and strategic housing team to allow these units to be let as intermediate units let by a private provider, but at 80% of the market rent levels and offered to those who have a local housing need and are eligible for social housing, which is the best possible manner of meeting the housing need. This is set out in sections 5.5 to 5.10 of this report.
- 6.2** Specific matters relating to the development's appearance, access, layout, landscaping and scale are all reserved matters and cannot be taken into account at this stage at the planning process. However, appropriate planning conditions have been imposed to ensure that sufficient details in respect of all of these matters are submitted and approved, prior to any development commencing on site. As a result, a large number of conditions are recommended for this outline application.
- 6.3** Impacts on the design and vernacular of Greenhaugh village, highway safety, cultural heritage, the landscape quality and tranquility of the National Park and the biodiversity and geodiversity of the National Park have all been considered, taking into account the comments of specialists, statutory consultees and the letters of concern and support raised by members of the public and the Parish Council. A number of planning conditions have been recommended, as these are necessary to ensure that the development is carried out in a manner that does not cause an unacceptable detrimental impact in terms of any of these issues. Central to planning policy is the 'presumption in favour of sustainable development', which is set out in the NPPF. As the development can be made acceptable through the imposition of appropriate and reasonable planning conditions, it is recommended that outline planning permission with all matters reserved is approved, subject to the conditions set out in the recommendation.



## **RECOMMENDATION**

It is therefore recommended that members be minded to grant permission, subject to the following conditions and subject to the applicant entering into a legal agreement to secure three units of affordable housing on the site. These units should be intermediate housing. The legal agreement is also required to ensure that all seven units of housing are restricted in perpetuity to that required for people meeting the local housing need criteria.

1. **a)** Details of the reserved matters set out below (“the reserved matters”) shall be submitted to the Local Planning Authority for approval within three years from the day of this permission:
  - (i) layout;
  - (ii) scale;
  - (iii) appearance;
  - (iv) landscaping;
  - (v) access
- b)** The reserved matters shall be carried out as approved.
- c)** Approval of all reserved matters shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 (as amended) of the Town and Country Planning Act 1990 and section 51 of the Planning and Compulsory Purchase Act 2004.



2. The development hereby permitted shall be begun before the expiration of two years from the last of the reserved matters to be approved.

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

3. The development hereby permitted shall be carried out in accordance with the following approved plans and documents, unless varied by any subsequently approved reserved matters

- Ecological report for Burnbank, Greenhaugh received on 28 May 2013
- Application forms received on 6 June 2013
- Proposed Block Plan **BB/08/PBP/04** received on 28 May 2013
- Location Plan **BB/08/LP/00** received on 28 May 2013
- Sustainability, Design and Access Statement received on 28 May 2013

Reason: For the avoidance of doubt, to enable Northumberland National Park Authority to adequately control the development and to conform with Policies 1, 3, 5, 6, 9, 10, 11, 12, 17, 18, 19, 20, 22, 25 and 27 of the Northumberland National Park Authority Core Strategy & Development Policies Document and the National Planning Policy Framework.

4. No development shall be commenced until a scheme of phasing for the whole of the application site has been submitted to and approved by the Local Planning Authority. The scheme of phasing shall ensure that the site is developed beginning with the dwelling to the south of the site closest to Greenhaugh village, followed by each directly adjacent dwelling, or agreed group of dwellings, ending with the dwelling to the north of the site.

Reason: There is a need to ensure that the development fits in harmoniously with the existing vernacular and settlement boundary of Greenhaugh village, to prevent the creation of an isolated dwelling or dwellings away from existing settlement boundary of Greenhaugh, creating an unacceptable encroachment into the countryside and to ensure that the development accords with Policies 1, 3, 5 and 6 of the Northumberland National Park Authority Core Strategy & Development Policies Document and the National Planning Policy Framework.

5. The development shall be built out in strict accordance with the approved phasing scheme referred to in condition 4 of this permission. Each dwelling, or agreed group of dwellings, shall be completed to the satisfaction of the Local Planning Authority before the next dwelling, or agreed group of dwellings, of the development is commenced.

Reason: There is a need to ensure that the development fits in harmoniously with the existing vernacular and settlement boundary of Greenhaugh village, to prevent the creation of an isolated dwelling or dwellings away from existing building envelope of Greenhaugh, creating an unacceptable encroachment into the countryside and to ensure that the development accords with Policies 1, 3, 5 and 6 of the Northumberland National Park Authority Core Strategy & Development Policies Document and the National Planning Policy Framework.

6. Unless otherwise restricted by a planning condition(s) pursuant to this outline planning permission or subsequent reserved matters consent, the layout of the development shall be constructed in line with the number, size and location of the dwellings as set out on Plan BB/08/PBP/04 received by the local planning authority on 28th May 2013. Notwithstanding this layout, the development shall not be accessed from the south access to the site and an alternative access point to these properties would be required at reserved matters stage.

Reason: As this is an outline application and there is a need to control the type and amount of development on the site taking into account Policies 1 and 3 of the Northumberland National Park Authority Core Strategy & Development Policies Document and the National Planning Policy Framework.



7. Prior to the commencement of development, full scale floor plans and elevations of each property, annotating all materials to be used in the construction of the development shall be submitted to and approved in writing by the local planning authority, prior to the commencement of development. The development shall be carried out in full accordance with the submitted details.

Reason: For the avoidance of doubt and to ensure that the design, appearance and wider impact of the design of the development on Greenhaugh village and the special qualities of the National Park can be properly assessed and to enable Northumberland National Park Authority to adequately control the development and to conform with Policies 1, 3 and 20, of the Northumberland National Park Authority Core Strategy & Development Policies Document and the National Planning Policy Framework.

8. Prior to the commencement of development, full details of existing and proposed floor levels across the site including finished slab levels of all proposed buildings shall be submitted to and approved in writing by the local planning authority.

Reason: Bearing in mind the topography of the site and in order to ensure that the development is sited at a level to ensure that the approved dwellings do not represent a dominant and overbearing feature, particularly in relation to the dwellings at the west side of the road and when viewed against the height and vernacular of the built development within Greenhaugh village as a whole and to ensure that the development is in accordance with Policies 1 and 3 of the Northumberland National Park Authority Core Strategy & Development Policies Document and the National Planning Policy Framework.

9. Prior to the commencement of development, the exact details (including full metre-squared samples of facing materials and details of the roofing materials to be used throughout the whole of the development) shall be submitted to and approved in writing by the local planning authority. The approved materials shall be consistent throughout the whole of the development site. natural stone (not reconstituted stone) and 'natural' slate (not imported slate)' The development shall be carried out in full accordance with the approved materials and shall thereafter accord with the approved details.

Reason: In the interests of visual amenity and to ensure that the texture, colour and shape of the materials and finishes across the whole site are consistent and of a high design quality and for the development to accord with Policies 1 and 3 of the Northumberland National Park Authority Core Strategy & Development Policies Document and the National Planning Policy Framework.

10. Prior to the commencement of development details and scaled plans annotating materials for the window frames, doors and rainwater goods shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall be consistent throughout the whole of the development site. The development shall be carried out in full accordance with the approved materials and shall thereafter accord with the approved details.

Reason: In the interests of visual amenity and to ensure that materials and finishes across the whole site are consistent and of a high design quality and for the development to accord with Policies 1 and 3 of the Northumberland National Park Authority Core Strategy & Development Policies Document and the National Planning Policy Framework.

11. Prior to the commencement of development, the position, design and materials of areas of all hardsurfacing, including roads, pavements, paths and parking areas shall be submitted to and approved by the Local Planning Authority. The hardsurfaced areas associated with dwelling shall be implemented in full prior to the first occupation of that dwelling. The development shall be carried out in full accordance with the approved materials and shall thereafter accord with the approved details.

Reason: In the interests of visual amenity and to ensure that hard surfacing across the whole site is consistent and of a high design quality, allowing the development to accord with Policies 1 and 3 of the Northumberland National Park Authority Core Strategy & Development Policies Document and the National Planning Policy Framework.



12. Prior to the commencement of development, the position, design, materials and finish of boundary treatments shall be submitted to and approved by the Local Planning Authority. The boundary treatments for each dwelling shall be implemented in full prior to the first occupation of that dwelling. The development shall be carried out in full accordance with the approved materials and shall thereafter accord with the approved details.

Reason: In the interests of visual amenity and to ensure that boundary treatments across the whole site are consistent and of a high design quality, allowing the development to accord with Policies 1 and 3 of the Northumberland National Park Authority Core Strategy & Development Policies Document and the National Planning Policy Framework.

13. The development shall not be commenced until details of recycling and refuse enclosures showing the design, location and external appearance have been submitted to and approved in writing by the Local Planning Authority. The approved enclosures shall be provided prior to first occupation of each property and thereafter permanently retained.

Reason: To provide satisfactory refuse storage provision in the interests of the amenity and appearance of the site and locality in accordance with Policies 1 and 3 of the Northumberland National Park Authority Core Strategy & Development Policies Document and the National Planning Policy Framework.

14. Prior to the commencement of development, details of any proposed external lighting shall be submitted to and approved in writing by the local planning authority. The development hereby permitted shall not commence until a scheme showing the provisions to be made for external lighting has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been implemented. Thereafter the approved measures shall be permanently retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that any lighting included as part of this development does not negatively impact upon the special qualities of the National Park, particularly the tranquility of the National Park and for the development to accord with Policies 1, 3 and 19 of the Northumberland National Park Authority Core Strategy & Development Policies Document and the National Planning Policy Framework.

15. No more than seven Use Class C3 dwellings shall be constructed on the site (inclusive of affordable housing).

Reason: To prevent an overdevelopment of the site and to ensure that the development accords with Policies 1 and 3 of the Northumberland National Park Authority Core Strategy & Development Policies Document and the National Planning Policy Framework.

16. Prior to the commencement of the development, measures for mitigation of the loss of hay meadow shall be submitted, by providing an acceptable scheme to improve a larger area of hay meadow shall be submitted to and approved in writing by the Local Planning Authority. This should include the remainder of the field's species composition being improved with seed of local provenance. The field must also be managed as a hay meadow every year to maintain this interest after the seed is added (i.e. stock removed in May, cut after July 15th and the cuttings made into hay turned at least once and dried on the field).

Reason: To ensure that the loss of species rich hay meadows is adequately mitigated by reasonable improvements nearby and for the development to accord with Policies 1 and 17 of the Northumberland National Park Authority Core Strategy & Development Policies Document and the National Planning Policy Framework.

17. Prior to the commencement of the development, a scheme of measures to be put in place to encourage species on the application site shall be submitted to and approved in writing by the local planning authority, in line with the suggestions in point 3 of section 5.1 of the ecological report submitted with this planning application. The scheme shall be implemented prior to the first occupation of the approved dwellings.

Reason: To compensate for the loss of important feeding habitats for birds such as swallows, house martins, barn owls, as well as bats by ensuring that this loss of important feeding habitats is adequately mitigated by reasonable improvements nearby and for the development to accord with Policies 1 and 17 of the Northumberland National Park Authority Core Strategy & Development Policies Document and the National Planning Policy Framework.

- 18.** As it has been noted that there is potential for ground nesting birds to breed in the field, any site clearance or ground disturbance should not be undertaken in the breeding season (Mar-Aug), unless this is unavoidable. If this is unavoidable, a checking survey should be undertaken and any birds that are found to be nesting should be allowed to finish nesting before such work commences.

Reason: To ensure that ground nesting birds on the site are protected and for the development to accord with Policies 1 and 17 of the Northumberland National Park Authority Core Strategy & Development Policies Document and the National Planning Policy Framework.

- 19.** No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a landscaping scheme to include all hard and soft landscaping for the site which shall include indications of all proposed landscaping, as well as all existing trees, shrubs and hedgerows on the site and details of those to be retained.

Reason: To safeguard and improve the appearance of the area in accordance with Policies 1, 3, 17, 20 and 22 of the Northumberland National Park Authority Core Strategy & Development Policies Document and the National Planning Policy Framework.

- 20.** The landscaping scheme as approved in accordance with condition No. 19 shall be carried out in the first planting and seeding seasons (October - March) following the first occupation of the building or completion of the development, whichever is the sooner. Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season by the same size and species of planting, unless the Local Planning Authority gives written consent to any variation.

Reason: To safeguard and improve the appearance of the area in accordance with Policies 1, 3, 17, 20 and 22 of the Northumberland National Park Authority Core Strategy & Development Policies Document and the National Planning Policy Framework.

- 21.** No vehicles, equipment or materials may enter the site, and no construction work may commence on site until protective fencing has been erected around the trees to be retained on and directly adjacent to the site. All existing trees shown on Plan BB/08/PBP/04 hereby approved as being retained on site shall be protected by fencing in accordance with BS5837:1991 'Trees In Relation To Construction', in accordance with a scheme and specification which shall have been submitted to and approved in writing by the local planning authority. Within the protected area(s) there shall not be carried out or permitted, during the construction period, any building or other operations, parking or passage of vehicles, or storage of building or other materials or any other object.

Reason: To ensure that the trees on and directly adjacent to the site within the applicant's ownership are protected during construction works in the interests of local amenity, and in order to accord with Policies 1, 3 and 22 of the Northumberland National Park Authority Core Strategy & Development Policies Document and the National Planning Policy Framework.

- 22.** No building hereby permitted shall be occupied until details of foul drainage disposal and details of soakaways or sustainable drainage systems for surface water drainage have been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the submitted details.

Reason: To ensure that surface water can be adequately discharged from the site without the development creating a negative impact in terms of localised flooding and pollution and to accord with Policies 1, 3, 17 and 27 of the Northumberland National Park Authority Core Strategy & Development Policies Document and the National Planning Policy Framework.

- 23.** Construction works shall not take place outside 0800 hours to 1800 hours Mondays to Fridays and 0900 hours to 1700 hours on Saturdays nor at any time on Sundays or Bank Holidays.

Reason: In the interests of residential amenity of the occupiers of existing neighbouring properties and to accord with Policies 1 and 3 of the Northumberland National Park Authority Core Strategy & Development Policies Document.

- 24.** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any other Order revoking or re-enacting the Order), no development permitted by Classes A, B, C, D, E and F of Part 1 of Schedule 2 of the Order and no development permitted by Classes A, B and C of Part 2 Class A of Schedule 2 of the Order shall be carried out to the dwellinghouses hereby approved without the approval of a formal application to the Local Planning Authority.

Reason: To prevent subsequent development from resulting in an overdevelopment of the site, or causing harm in terms of neighbouring residential amenity, visual amenity or from impacting upon the special qualities of the National Park. To ensure that the development accords with Policies 1 and 3 of the Northumberland National Park Authority Core Strategy & Development Policies Document.

- 25.** Prior to the commencement of the development hereby approved, precise details of the renewable energy measures for generating 10% of the predicted energy requirement of the development from decentralised renewable and/or low carbon sources (as defined in Annex 2 of the National Planning Policy Framework) shall be submitted to, and formally approved in writing by the Local Planning Authority. The information submitted must establish accurate details of the predicted energy requirements for each unit and demonstrate how the proposed renewable energy measures will generate at least 10% of the development's predicted energy requirement.

Reason: To ensure that appropriate renewable energy and/or low carbon energy measures are included to achieve an offset at least 10% of the development's energy needs and to ensure an appropriate form of sustainable development according with Policy 1 and Policy 25 of the Northumberland National Park Local Development Framework Core Strategy & Development Policies Document.

- 26.** The approved renewable energy measures referred to in condition 25 of this approval shall be implemented in full before any part of the development is first occupied and shall remain operational for the lifetime of the development.

Reason: To ensure that renewable energy and/or low carbon energy measures are implemented in order to offset at least 10% of the development's energy needs and to ensure an appropriate form of sustainable development according with Policy 1 and Policy 25 of the Northumberland National Park Local Development Framework Core Strategy & Development Policies Document.

- 27.** Unless otherwise restricted by a planning condition(s) pursuant to this outline planning permission or subsequent reserved matters consent, the existing vehicular access to the south of the site should not be utilised as a point of access for any of the dwellings.

Reason: The vehicular access to the south of the site does not have adequate visibility in a southern direction due to a fence on neighbouring land which is outside the applicant's red and blue line boundary. Therefore this point of access onto the highway for the proposed development is considered unacceptable due to the impacts on highway safety, which would be contrary to Policy 3 of the Northumberland National Park Authority Core Strategy & Development Policies Document.

- 28.** Unless otherwise restricted by a planning condition(s) pursuant to this outline planning permission or subsequent reserved matters consent, no more than a maximum of four units should gain access from a single vehicular access.

Reason: To ensure that the site can be accessed in a safe manner without a detrimental impact on highway safety, and in order for the development to accord with Policy 3 of the Northumberland National Park Authority Core Strategy & Development Policies Document.

- 29.** No development shall take place until a Construction Method Statement for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall provide for construction access, the parking of vehicles of site operatives and visitors; storage of plant and materials used in constructing the development; wheel washing and/or road cleaning facilities. The approved Statement shall be implemented and complied with during and for the life of the works associated with the development, unless otherwise is approved in writing by the Local Planning Authority.

Reason: In order to achieve a satisfactory form of development having regard to highway safety and for the development to accord with Policy 3 of the Northumberland National Park Authority Core Strategy & Development Policies Document.

- 30.** Prior to the commencement of development, detailed plans demonstrating sufficient space for the parking and manoeuvring of vehicles clear of the highway, including two designated car parking spaces for each property shall be submitted to and approved by the local planning authority. These areas shall be properly consolidated, surfaced and drained before the dwellings are occupied and shall not be used other than for the parking and manoeuvring of vehicles in connection with the development hereby permitted.

Reason: To ensure that there is adequate space within the site for the parking and manoeuvring of vehicles clear of the highway and for the development to avoid having a negative impact on the highway network, according with Policy 3 of the Northumberland National Park Authority Core Strategy & Development Policies Document.

- 31.** The dwellings hereby approved shall not be occupied until the new vehicular accesses to the site have been constructed in accordance with Type 7 of Northumberland County Council standard specifications, in accordance with details which shall first have been submitted to and approved in writing by the Local Planning Authority.

Reason: To achieve access to and from the site in a manner so as not to cause significant danger and inconvenience to other road users and for the development to accord with Policy 3 of the Northumberland National Park Authority Core Strategy & Development Policies Document.



- 32.** Before the dwellings hereby permitted are first occupied, the area between the nearside carriageway edge and lines drawn between a point 2.4m back from the carriageway edge along the centreline of the accesses and points of the carriageway edge 43m from and on both sides of the centreline of the accesses shall be cleared of obstruction to visibility and thereafter maintained free of obstruction at all times.

Reason: To achieve access to and from the site in a manner so as not cause significant danger and inconvenience to other road users and for the development to accord with Policy 3 of the Northumberland National Park Authority Core Strategy & Development Policies Document.

- 33.** No development shall take place until a desk based archaeological assessment has been carried out by a suitably qualified archaeological professional and submitted to and approved in writing by the local planning authority. If the results of this assessment deem it to be necessary, then an archaeological field survey comprising of 5% of the area of the site to be developed should also be carried out, with the results of this submitted to and approved in writing by the local planning authority.

Reason: In order to ensure that the cultural heritage of the historic village of Greenhaugh is not adversely affected by the development and having regard to Policies 1, 3 and 18 of the Northumberland National Park Authority Core Strategy & Development Policies Document.





### 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, will constitute unauthorised development and may be liable to enforcement action.
  - (b) You or your agent or any other person responsible for implementing this permission should inform Northumberland National Park's 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 planning 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. If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent:
  - (a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
  - (b) In addition if a condition precedent is breached, the development is unauthorised and the only way to rectify the development is the submission of a new application. If any other type of condition is breached then you will be liable to a breach of condition notice

### **Contact Officer:**

For further information contact Chris Stanworth, Planning Officer, on 01434 611508 or email: [planning@nnpa.org.uk](mailto:planning@nnpa.org.uk)

### **Background Papers**

Planning Application 13NP0031

A location plan is attached to this report. Access to planning file and link to website information is available from the Planning Officer.

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13NP0031 Burnbank Farm, Greenhaugh

Northumberland National Park Authority

