

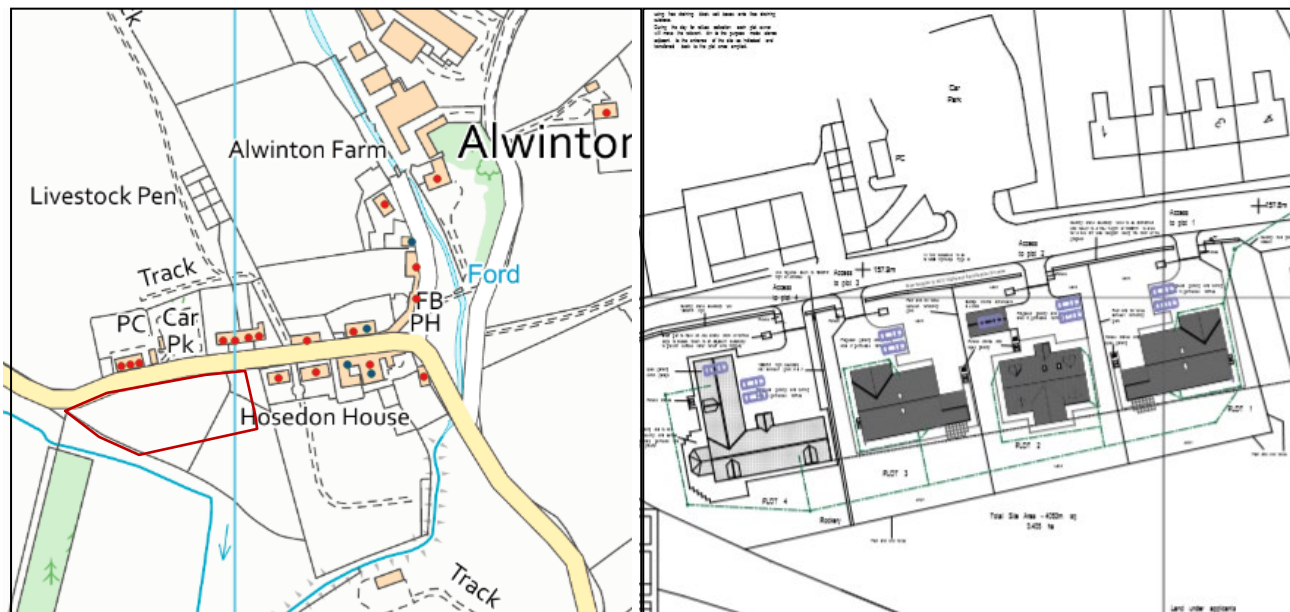


**DELEGATED DECISION REPORT**

<b>Application Reference Number</b>	21NP0016
<b>Description / Site Address</b>	Proposed construction of 4no new dwellings to provide principal residence housing at Land south of Gallow Law, Gallow Law, Alwinton, Northumberland, NE65 7BQ
<b>Expiry date of publicity / consultations</b>	8 April 2021
<b>Last date for decision</b>	13 May 2021

**Details of Proposal**

This application seeks approval for the erection of four detached dwellings on land located to the western edge of Alwinton, to the southern side of the unclassified road which runs through the settlement. The site is directly to the south of Alwinton Farm Cottages, a small row of three traditional stone and slate terraced properties; the entrance to the Northumberland National Park car park / public toilets; and 1 & 2 Gallow Law, the first two of a terrace of four relatively modern two storey dash and concrete tiled properties. Dunsorvin, a detached bungalow is located to the immediate east of the site.



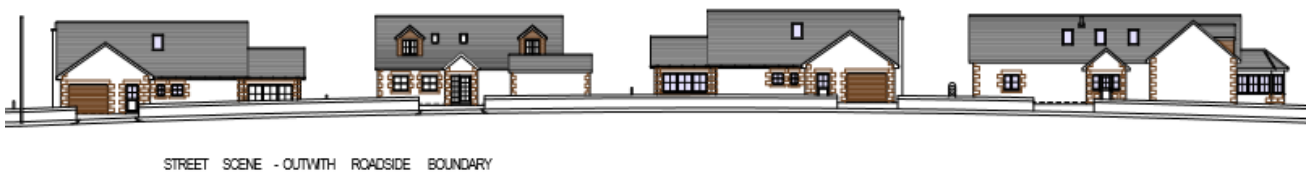
**Figure 1: Site Location**

The site is roughly oblong in shape and has an area of approximately 0.41 hectares. It is bounded by a stone wall to the northern road facing elevation with post and wire / post and rail fencing to the remaining sides. The site appears to be used for grazing and is surrounded by agricultural land to the south and west (including a coniferous woodland shelterbelt) with the road to the north and Dunsorvin to the east. A wooden shed and area of hardstanding is located in close proximity to the road to the eastern end of the site. The site is largely flat although it begins to drop away to the western end, beyond the proposed developed footprint of the site. The River Coquet and Coquet



Valley Woodland Site of Special Scientific Interest (SSSI) is adjacent to part of the western boundary and the site is within the Historic Village atlas area for Alwinton.

The application seeks approval for the erection of four detached dwellings to provide principal residence housing. Plot 1 is located to the eastern end of the site with Plot 4 being the most westerly. Plots 1 and 3 would be of similar design (albeit a mirror image along the front elevation) each being 1½ storey with a sitting room, kitchen/diner, master bedroom with ensuite, sunroom, hall, lobby, WC and attached garage to the ground floor and two bedrooms, a bathroom, landing and cupboard to the first floor. The properties would have a maximum width of 18.2m and depth of 12m with a height to eaves of 2.8m and a maximum ridge height of just under 7m.



**Figure 2:** Proposed Street scene showing plots 1 -4 (left to right)

Plot 2 would be 1½ storey with the required first floor space achieved through the provision of two dormers to both the front and rear elevations. A full height off-shoot with Juliet balcony would also be located to the rear of the property. The property would provide for a combined kitchen / diner / lounge, office, hall, bedroom, and porch to the ground floor with four bedrooms (two ensuite) and a bathroom to the first floor. The property would have a maximum width of 13.9m and depth of 11.5m (13.3m including front porch) with a height to eaves of 4.2m and a maximum ridge height of 6.8m. A detached garage would be located to the front of the property. This would have a footprint of 6m x 3.85m with an eaves height of 2.7m and ridge height of 3.9m.

Plot 4 would also be 1½ storey. It would have a large off-shoot to the front of the property incorporating a dormer to the west elevation giving the property an 'L' shape. The blank gable of the off-shoot would face towards the road. The northern end of the off-shoot, located towards the road, would house a garage and by virtue of being single storey, would be lower than the section of the off-shoot adjoining the main body of the dwelling. A further two dormers would be located to the rear elevation. The property would provide for a combined kitchen / diner / lounge, office, ensuite bedroom, sunroom, utility, WC, porch and attached garage to the ground floor and three bedrooms (one ensuite) to the first floor. The space over the proposed kitchen has been described as a 'void for future development'. The property would have a maximum width of approximately 20m (23.5m including sunroom) and depth of 20.5m (including attached garage) with a height to eaves of 3.3m and a maximum ridge height of 6.7m.

All of the properties are to be constructed from random stone with natural stone quoins, lintels and sills and natural blue slate roofs. Windows and doors are to be white finished uPVC with double glazed units. Gutters and downpipes are to be black finished uPVC.



Each of the properties would be accessed directly from the road through the village by creating new openings in the stone boundary wall to the north. The existing stone boundary wall is to be dismantled and rebuilt slightly further back to accommodate a footpath to the immediate north. Each plot would have a permeable tarmac area to the front to allow for the parking and manoeuvring of vehicles (in addition to the garaging) with much of the area to the side and rear of the properties retained as lawn to limit the extent of hard landscaping. Native hedgerows would be planted along the eastern boundaries of plots one, two and three with a stone wall forming the boundary between plots 3 and 4 and post and wire fence forming the western boundary of plot 4. A post and wire fence would also be installed along the southern boundary of each of the properties.

### **Planning Policy & Guidance**

#### **National Policies**

National Planning Policy Framework (NPPF) (July 2021)

National Planning Practice Guidance

#### **Northumberland National Park Local Plan**

Policy ST1	<i>Sustainable Development</i>
Policy ST2	<i>General Development Principles</i>
Policy ST3	<i>Major Development</i>
Policy ST4	<i>Spatial Strategy</i>
Policy ST5	<i>New Housing</i>
Policy DM3	<i>Affordable Housing</i>
Policy DM9	<i>Transport and Accessibility</i>
Policy DM10	<i>Habitats, Biodiversity and Geodiversity</i>
Policy DM11	<i>Landscape, Tranquillity and Dark Night Skies</i>
Policy DM13	<i>Renewable Energy</i>
Policy DM14	<i>Historic Landscape Assets and Built Heritage</i>
Policy DM15	<i>Archaeological Heritage</i>

#### **Supplementary Planning Guidance**

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

NNPA Landscape Supplementary Planning Document (Landscape SPD)

#### **Relevant Planning History**

There is no relevant planning history in relation to the site.

#### **Consultation/Representations**



**Alwinton Parish Council: Comment:** Agree with the proposals. However, consider that other than actual entrances, the existing wall should be retained to act as a deterrent to parking. The existing path allows people using the National Park car park to move along the village. The wall is covered with moss which provides character; and the verge has been planted with perennials.

**Natural England: No objection:** Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites.

**NCC Highways: No objection:** Subject to appropriate conditions and informatives.

**NCC Public Protection: No objection:** Subject to an appropriate condition relating to contaminated land.

**NNPA Landscape and Forestry Officer: No Objection:** Generally satisfied with the proposals but recommends that the forward projection of the building on Plot 4 is reduced and further biodiversity enhancement / landscaping measures are provided.

**NNPA Ecologist: Initial response: Holding Objection:** Further information required in relation to biodiversity net gain and assessment of impacts on neighbouring habitats. A pollution prevention scheme/methodology should also be submitted.

**Further response: No objection:** Subject to conditions relating to biodiversity measures for the scheme as a whole as well as individuals plots and the submission of a pollution prevention scheme to avoid adverse impacts on adjacent habitats;

**NNPA Historic Environment Officer: No objection:** Subject to a scheme of archaeological investigation being undertaken prior to development commencing.

The application has been advertised by means of a site notice displayed on the 19<sup>th</sup> March 2021 as well as notification letters sent to 8 neighbouring properties. Three written responses have been received objecting to the proposals which can be summarised as follows;

- There is no need for the development;
- The properties would not be affordable for local people;
- The need is for reasonably priced houses to rent on long term tenancies, social housing managed by a housing association or similar would be of greater benefit to the areas long term sustainability;
- The natural beauty of the village will be compromised;
- The site is highly visible from footpaths and open access land; view from surrounding hills will be seriously compromised;
- The properties will be dominant and out of character;
- Do not understand why the rear building line has been determined from a house 3 properties away; development close to the road edge is part of the character of Alwinton;
- Open spaces within small villages such as Harbottle and Alwinton are what give them their character;



- The land to the North of the road from the farm cottages to the farm should be considered for any development first, being behind and obscured by existing properties, causing least damage to the landscape;
- The plot furthest west is beyond the farm cottages opposite and would therefore extend the village;
- These are obviously not affordable homes for the local population, this is a luxury development by any measure which are not needed;
- The houses are more suited to the urban fringe of Newcastle or Morpeth where they are usually hidden in woodland;
- The properties look ostentatious compared to other houses and do not 'fit in';
- The sheer scale of the houses are not in keeping with anything nearby, for example, the proposed house opposite the farm cottages is about twice the size of all 3 cottages combined;
- The site is obviously capable of catering for more than 5 houses, probably 10 if you compare the site to the dwellings on the other side of the road and add in 3 for the car park gap. This should therefore trigger the need for half the site to be affordable homes, and made mandatory in any development approved according to Policy DM3;
- There is mention the developer is willing to enter a S106 agreement, this we assume is to build affordable housing as mitigation, either on (amend plans) or off site.
- New access arrangements would be difficult as occupants of 2 and 3 Gallow Law have no off-street parking and park on the road;
- Why can't access to the all properties be via the existing field access?;
- The site could accommodate more than 5 houses which would require 50% to be affordable encouraging young people to stay in the area;
- The development is not in-fill but an extension of the hamlet;
- Alwinton already has 21 dwellings including a pub and a farm; 2 are second homes and 4 are holiday homes – surely this is more than enough?
- The field has a very large frontage and could accommodate at least two terraces similar to Gallowlaw (providing 8 homes to locals) which would require half to be affordable housing, allowing young people to stay in the area, have children and support the local school;
- At least one of the house plans shows a chimney – surely the homes will be carbon neutral and have either ground pump heating, air source heating or solar energy, not fossil fuel or wood burning;
- The proposed biodiversity enhancement measures are inadequate;

A letter of support has been received from the County Councillor for Alwinton which can be summarised as follows:

- The proposals are in accord with the requirements of Local Plan policies ST4 and ST5;
- The development satisfies a raft of the strategic policies contained within both the Northumberland National Park Local Plan and the National Planning Policy Framework. It offers small scale development that will potentially meet the need of existing residents and does so by utilising infill land that exists within the settlement curtilage;



- The scale and design of the development is sympathetic to Alwinton, the National Park and the setting of Upper Coquetdale;
- The proposed materials are in keeping with what is already in use both within Alwinton and the National Park and it is evident from reading the planning documents that this has been at the forefront of both the applicant and the agent throughout the planning and design process.
- My only reservation is that I would not support in any way, any attempt by Northumberland County Council Highways Authority to install any street lighting columns, so as to ensure and preserve the integrity of the internationally recognised Dark Sky status of the Northumberland National Park.

Two further responses have been received in support of the application which can be summarised as follows:

- The design is in keeping with the character and aesthetic of Alwinton. This is achieved by the use of natural stone and slate materials, and the proposal constitutes a natural extension to the village;
- The development will provide new rural houses; which the Coquet Valley is desperately in need of. I know numerous examples of residents who want to stay in the area, or families who would seek to upsize their property, but have been unable to do so due to a chronic lack of development in the area;
- The development would both support the opportunity for local residents to remain in the area and provide a respectfully designed scheme in keeping with the character of the village.
- There are currently no opportunities in the Upper Coquet Valley to be able to purchase a property of 4 bedrooms.
- The development would allow an additional four families to the village, and this would help support the three local pub businesses (The Rose and Thistle, Clennell Hall and The Star) and local shop (The Star).
- The incoming families could also potentially support Harbottle First School, whether it be children living in the properties, or children moving to the tenanted farms that could potentially become available.

In addition to the objections and letters of support, one further response has been received offering comments which can be summarised as follows:

- The village will benefit greatly from four permanent residential properties;
- Slight concern that the buildings are not bungalows, following on the same building and height line from Dunsorvin and the Croft;
- The upstairs windows on the east side of plot 1 will look directly into my west facing kitchen window and south facing garden giving rise to privacy concerns; a south facing window would be more appropriate due to improved views, light and outlook.



## **Assessment**

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

- The principle of the development;
- Design and amenity;
- Impact upon national park special qualities;
- Highways;
- Contaminated land;
- Foul and surface water drainage;
- Water supply
- Renewable energy

## **The principle of development**

### **Sustainable Development**

The National Planning Policy Framework (NPPF) places emphasis on a presumption in favour of sustainable development to guide decision making. Policy ST1 of the Local Plan adopts a similar presumption in favour of sustainable development and defines the qualities and criteria which are deemed to represent 'sustainable development'. The degree to which the proposals accord with these qualities is discussed throughout the report. It is however considered that parts a), c), d), e) and l) of policy ST1 which respectively relate to making the National Park a high-quality place to live; positively contributing to the built environment; protecting or enhancing landscape character; protecting biodiversity and conserving or enhancing the historic environment are of particular relevance to this application.

### **Major Development**

Paragraph 176 of the NPPF states that:

*Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads, and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks. The scale and extent of development within all these designated areas should be limited...'*

Paragraph 177 of the NPPF States that 'When considering applications for development within National Parks, the Broads and Areas of Outstanding Natural Beauty, permission should be refused for major development other than in exceptional circumstances...'

The footnote to Paragraph 176 / 177 states that:



*Whether a proposal is 'major development' is a matter for the decision maker, taking into account its nature, scale, and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined.*

Policy ST3 of the Northumberland National Park Local Plan relates to major development. In the preamble to the policy, it is noted that development is classed as major '*when its characteristics and specific impacts are likely to have a significant impact on the special qualities of the National Park*'. It is further noted that '*Major development is only permitted inside National Parks in exceptional circumstances. Proposals are subject to the most rigorous examination and have to demonstrate that they are genuinely in the nation's interest if they are to proceed*'.

While the application site covers an area (0.4ha) of undeveloped agricultural land, it sits adjacent to existing development within a 'named settlement' as identified by Policy ST4. The application would result in little in the way of extension of the existing settlement boundary and by virtue of the site being largely flat (other than the extreme western end which drops away as the road turns to the north-west) it is not considered to be unduly prominent within the landscape. While the site sits adjacent to the River Coquet Valley and Coquet Valley Woodlands Site of Special Scientific Interest (SSSI) and within the Historic Village Atlas area of Alwinton, as discussed in detail in relation to National Park special qualities (below), it is not considered that the application would have a 'significant impact' on these sites / areas (see section below covering 'Impact upon National Park special qualities').

In light of the above, it is considered that the proposals are small scale and unlikely to have a significant impact on the special qualities of the National Park and would therefore not be classed as 'major development'. The proposals do not therefore need to be assessed against the criteria detailed within Local Plan policy ST3 or paragraph 177 of the NPPF.

#### Location and Nature of Development

Alwinton is identified within Strategic Local Plan policy ST4 as one of the 'named settlements' in which development should support the settlements service function and sustainability by '*providing additional small-scale housing (principal residence or affordable) ...that would be proportionate to the size of each settlement*'.

Part 3 a) of Policy ST5 (New Housing) states that new housing will be permitted '*Within Named Settlements where it comprises conversion of an existing building or a small infill development providing principal residence or affordable housing*'.

The application site may not be '*infill development*' in its truest sense as it does not sit between existing developments. However, by virtue of being adjacent and opposite existing housing; having a rear building line which reflects those of existing properties; and would lead to no meaningful extension of the built footprint of the settlement beyond its existing westernmost limit, it is not considered that the proposals would be contrary to the objectives of Part 3 a) of policy ST5.





A number of concerns have been raised over the size of the properties with particular reference to part 3) of Policy DM3 which relates to affordable housing. This part of the policy states that '*Within a named settlement [such as Alwinton] where the site is capable of accommodating more than five dwellings 50% of dwellings will be affordable*'. It has been argued that as significantly more than 5 houses could be accommodated within the site, particularly if the proposals were changed to terraced rather than detached properties similar to those opposite the site at Gallow Law and Alwinton Farm Cottages, this would trigger the requirement for 50% to be affordable. The point has also been made that the houses are large, luxury properties that would not be affordable to the local community. Two letters have however been received in support of the proposals that note the houses would provide opportunities for people living in the National Park who require a larger property to 'upsized' and would also help to support local services including the school, shop, and pub.

The concerns over the size / number of properties proposed are noted. It is also acknowledged that the National Park's existing housing stock contains a higher-than-average proportion of larger and detached dwellings and that the site could potentially accommodate more than four dwellings. While the Authority would ideally wish to see the proposals provide for an element of affordable housing, as the proposals are considered to accord with the spatial strategy advocated by part 3 a) of Policy ST5 (new housing), the provision of four '*principal residence*' dwellings is considered to be acceptable in principle. The Authority needs to assess the proposals on their own merit and it would be inappropriate to dictate to the applicant the number / style of houses to be accommodated on the site.

It is however noted that the type of housing proposed would add to the mix of property types already within Alwinton, there being a limited number of two storey detached properties located within the settlement. The existing housing stock largely consists of terraced properties and detached bungalows. Although not a requirement as the proposals relate to four dwellings (the threshold set at more than five dwellings), this is consistent with Part 1 of Policy ST5 which seeks to ensure '*the creation of sustainable, balanced, and inclusive communities by ensuring a mix of dwellings (in terms of size, type, and tenure), that will meet the needs of present and future generations.*'. In addition, the imposition of a condition ensuring that the dwellings are only occupied as the occupants 'principal residence' will prevent use as a second home, contributing to the ongoing sustainability of the community.

While the 'Planning Statement' submitted in support of the application refers to residential use being secured by means of a S106 Legal Agreement, this was a requirement of the previous Core Strategy which sought to ensure that occupancy of new housing was restricted to those with a clearly defined 'local need'. This does not form part of the current Local Plan, the 'local need' requirement having been replaced by the 'principal residence' requirement which is secured by way of planning condition rather than legal agreement.

On the basis of the above it is considered that the principle of a scheme to provide four dwellings in this location would accord with the requirements of Local Plan policies ST4 and ST5 subject to any approval which may be issued including a condition restricting use to 'principal residence' housing.



The acceptability or otherwise of the scheme is however subject to consideration of all other material impacts as assessed below.

## **Design and Amenity**

### Design

Amongst others, policy ST1 defines sustainable development as development that *'contributes positively to the built environment by having regard to site context'* while policy ST2 requires proposals to be of a *'high quality design that will make a positive contribution to the National Park's special qualities and the local environment incorporating high quality construction materials and design details that reflect or complement the local vernacular'*.

Part 5 a) of Policy DM11 states that development will be permitted where *'the visual impact of the development in its immediate and wider setting is minimised through high quality design that reflects local landscape character with particular regard to scale, siting, materials and colour'*.

The existing form of development within Alwinton is linear in nature with buildings located to one or both sides of the road through the village. The proposed development would replicate this pattern, being linear and following the road. In general, properties within the village are located close to the highway with limited outdoor space to the road fronting elevation. Objections have been raised on the grounds that by virtue of being set further back in the plot and having parking to the front, the development would be at odds with existing development patterns and harm the character of the village.

While the proposed dwellings would be set back further in the plots; and would have more outdoor space to the front than is generally found within Alwinton, the more modern properties to the immediate north, Gallow Law (partially opposite the proposed development), also sit further from the road and have a garden area to the front. While it is accepted that the proposed arrangement is not typical of the village as a whole, it is not considered that it would cause harm to the character of the village of a magnitude which would warrant refusal of the application. In addition, by setting the properties further back in the plot, it would help to ensure that impacts on residential amenity are minimised (see below).

Each of the properties is of individual design (although plots 1 and 3 would be a mirror image of each other) incorporating unique features which it is considered helps to add visual interest to the development as a whole. While this is welcomed, ensuring that the same external materials are used throughout the development (random stone with natural stone quoins, lintels and sills and natural slate roofs) also helps to achieve a sense of visual cohesiveness. There is no dominant vernacular within the settlement, buildings being a mix of modern and traditional; single and two storey. However, other than the terrace at Gallow Law, traditional materials (stone and slate) are generally used, so the proposed use of stone and slate for the external finish to the buildings is considered to be appropriate to the setting.



Each of the properties is of significant size with the road facing southern elevations having a length, including sunrooms, ranging from approximately 13.9m to 23.5m (approximately 13.9m to 20m excluding sunrooms). Objections have been received on the grounds that the properties are ostentatious, their size and scale being out of keeping with existing housing within the village which would detrimentally impact the character of the settlement as a whole. However, the length of the road facing elevations is not dissimilar to other detached properties within Alwinton including Rose Cottage and the Croft which have frontages in excess of 18.5m. Although a Public House rather than dwelling, the Rose and Crown is also a substantial two storey property which is just off the highway and has a front elevation which is approximately 38m in length. There are therefore already precedents for development of this scale within the village and it is not considered that the proposals would be at odds with existing development patterns.

While the properties are described as 1 ½ storey, ridge heights would range from approximately 6.7m to 7m, akin to that of traditional two storey properties. However, as each property is also of significant width, the properties appear well proportioned. In addition, as each of the dwellings would be located within a generous plot and set-back from the road edge, it is considered that they could be accommodated without appearing to dominate their individual plots or the wider street scene.

While generally being satisfied that the properties can be accommodated without an undue impact on the character of the settlement or the wider landscape, as originally submitted the design for Plot 4 showed a large two-storey offshoot to the front of the property, projecting towards the road. It was not considered that this was in keeping with the character of the settlement (see also comments in relation to landscape), particularly given its location as the 'gateway' to Alwinton. The applicant was made aware of these concerns. In response, the applicant has provided revised plans. While the forward projection has not been reduced, the height of the section projecting closest to the road, the attached garage, has been reduced in height which is considered more appropriate to its setting.

The submitted plans show the dismantling and rebuilding of the stone wall to the northern boundary of the site to allow for the creation of a new 2m wide footpath (to NCC Highways Specification). While the Parish Council have advised that they agree with the proposals, they have commented that other than to allow the formation of entrances to the individual plots, they would like to see the existing northern boundary wall retained to act as a deterrent to parking. It has been further stated that the existing path [to the northern side of the road] allows people using the National Park car park to move along the village. The Parish Council have noted that the existing wall is covered with moss which provides character; and the verge has been planted with perennials. While noting the comments and accepting that it would be desirable to maintain the verge which does add character to this part of the village, as the Parish Council do not consider this a reason to object to the proposals, and as the new footpath is to be created for highways safety reasons, it is considered that, on balance, the setting back of the wall is acceptable and will not result in undue harm to the character of this part of the village.

On the basis of the above, it is considered that the proposed dwellings are of high-quality design which appropriately reflects local vernacular, and which could be accommodated without undue impact on the character of the settlement. It is however considered reasonable to attach a condition



to the approval requiring samples / details of all external facing materials to be submitted for approval by the LPA to ensure they are appropriate to their setting prior to the completion of any works above damp-proof course (DPC) level. A separate condition is also to be attached to ensure that each of the properties is finished in natural stone and slate, this is to ensure that not only the external finish of each individual dwelling is appropriate, but also to ensure that the scheme works as a cohesive whole. Subject to appropriate conditions, the proposals are considered to accord with the requirements of local plan policies ST1, ST2, and DM11 in relation to design.

### Amenity

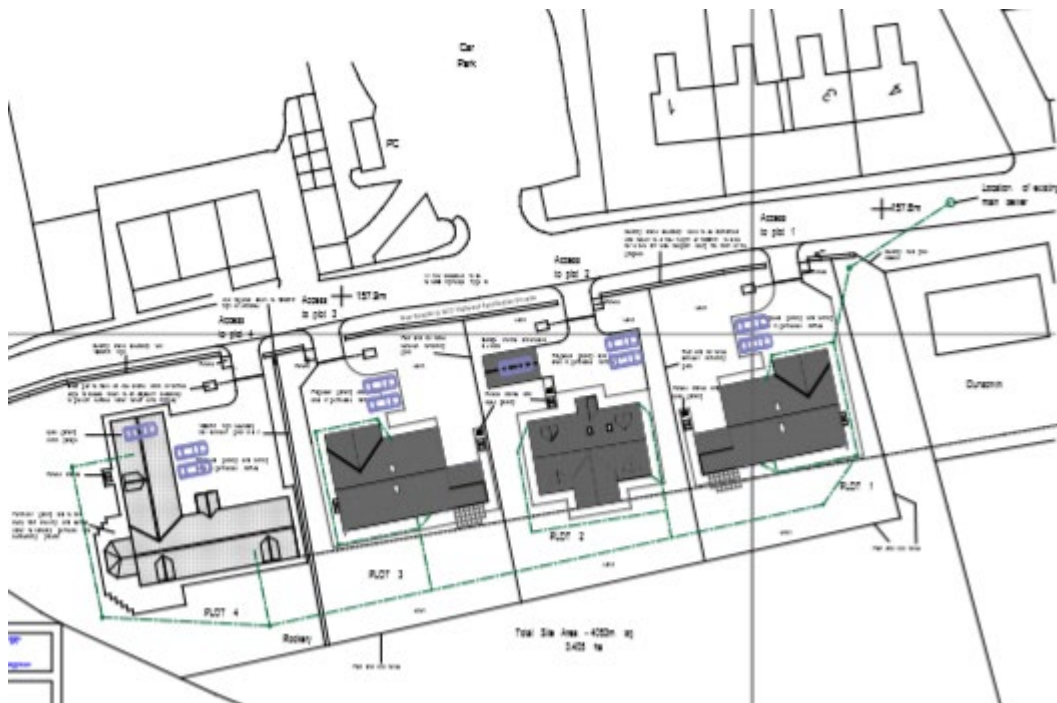
Amongst others, Policy ST2 states that development will be permitted where '*The proposal will not have an unacceptable adverse impact upon the amenities of adjoining occupiers.*'. The properties would be situated in a linear configuration to the south of the road through the village with existing two storey properties located just to the north of the road. The building within Plot 1 would sit to the immediate south of 1 and 2 Gallow Law and slightly off-set from the southern elevation of 3 Gallow Law. Plots 2 and 3 would largely be located opposite the NNPA Car Park and outbuildings although the building on Plot 3 would be just off set from the southern elevation of 1 Alwinton Farm Cottage. The dwelling situated within Plot 4 would be directly south of 2 and 3 Alwinton Farm Cottage and just off-set from the southern elevation of 1 Alwinton Farm Cottage. It should however be noted that the entrance and main domestic curtilage associated with 1-3 Alwinton Farm Cottages is located to the north of the properties (although there is also a garden area located to the west of 3 Alwinton Farm Cottage). Plot 1 would also sit to the west of Dunsorvin at a distance of approximately 13m.

Given the siting within the plot, the proposed dwelling on plot 1 would be located at a distance in excess of 23m from the terrace of properties at Gallow Law (with a distance closer to 27m between facing 1½ / 2 storey elements). Other than a single roof light, windows to the front of the dwelling on plot 1 facing towards Gallow Law would be restricted to the ground floor. It is accepted that the proposals would result in a changed outlook from the southern elevation of the properties on Gallow Law; however, the loss of a view would not provide a material planning reason to refuse the application. Furthermore, given the separation distances involved and the configuration of windows in the proposed dwelling on Plot 1, it is not considered that the proposals would result in a loss of daylight or sunlight or inappropriate overlooking of properties on Gallow Law which would be of a magnitude to warrant refusal of the application.

The plans as originally submitted showed a first-floor window serving a bedroom to the eastern elevation of Plot 1. This window would have looked directly over the garden area of Dunsorvin and also allow views towards the ground floor window on the western elevation of the property. The occupier of Dunsorvin raised concerns over the potential loss of privacy. As it was considered that this configuration of windows would have a material impact on the living conditions of the residents of Dunsorvin through loss of privacy, the applicant was contacted and asked to consider removing the first-floor window from the eastern elevation. In response, revised plans have been submitted which show the removal of this window with two rooflights to be installed to the southern elevation in its place. This arrangement is now considered to be acceptable.



The houses on plots 2 and 3 do not sit directly to the front of any properties in Gallow Law or Alwinton Farm Cottages, with a minimum separation distance of approximately 23m. Given the spatial relationship between the properties and the distances involved, it is not considered that any impact on the amenity of residents of properties to the north through loss of privacy / overlooking or loss of daylight / sunlight relating to plots 2 or 3, would be of a magnitude which would warrant refusal of the application.



**Figure 3:** Relationship between existing and proposed properties

The proposed dwelling within Plot 4 is 'L' shaped, with an off-shoot to the front elevation at the western end of the property. The two-storey element of the property which would sit directly to the south of Alwinton Farm Cottages is at a distance of approximately 29m which is considered acceptable. While the off-shoot would come to within approximately 16m of 3 Alwinton Farm Cottage, this would be the blank northern gable, the closest part of which incorporates the attached garage. The off-shoot would not sit directly in-front of the southern elevation of 3 Alwinton Farm Cottage but would rather be to the front of the western side garden area. In addition, to address landscape concerns (see below), during the course of the application, revised plans have been submitted reducing the height of the attached garage section of the off-shoot which is closest to 3 Alwinton Farm Cottages. It is therefore considered that, on balance, the proposals would not be sufficiently overbearing or result in loss of daylight / sunlight or loss of privacy / inappropriate overlooking of a magnitude which would warrant refusal of the application.

On the basis of the above assessment, it is considered that the proposals can, on balance, be accommodated without undue impact on the living conditions of neighbouring residents and are considered to accord with the relevant requirement of Local Plan policy ST2.



## **Impact upon National Park special qualities**

### *Biodiversity*

Part h) of Local Plan policy ST2 states that development will be permitted where '*Opportunities are taken to enhance local wildlife and biodiversity, including providing net gain, that are proportionate to the development proposed.*' Policy DM10 states that the conservation and enhancement of wildlife, habitats and sites of geological interest within the National Park will be given great weight with all development aiming to '*Maintain and where appropriate enhance features of ecological value and recognised geodiversity assets.*' Development proposals that are likely to have a harmful impact on protected or valuable sites or species will generally be refused.

The application has been supported by a Preliminary Ecological Appraisal (PEA) which describes the site as semi-improved grassland which is considered to be of low ecological value. The report identifies the presence of marshy grassland, woodland, and a watercourse on land immediately adjacent to the site boundaries. It is also noted that the River Coquet and Coquet Valley Woodlands Site of Special Scientific Interest (SSSI), lies within 10 metres of the southern boundary of the site. While the PEA has been produced on the basis that foul sewage would be dealt with by means of a septic tank and soakaway, it has subsequently been advised that the properties will be connected to a Northumbrian Water main sewer as identified on the 'Proposed site plan'.

As the application site involves undeveloped agricultural land adjacent to the River Coquet and Coquet Valley Woodlands SSSI, Natural England and the NNPA Ecologist have been consulted. Having considered the information provided, Natural England have confirmed that they consider the proposed development will not have likely significant effects on statutorily protected sites and raised no objection to the proposed development.

The NNPA Ecologist initially provided a holding objection to the proposals, advising that the application needed to include more detail in relation to measures to deliver a net gain for biodiversity and ensure no impact on neighbouring habitats. The Ecologist provided details of the types of measures which would be appropriate / reasonable, including integrated provision for birds / bats within the fabric of the new buildings and the provision of hedgerows / tree planting. The Ecologist also advised that a pollution prevention scheme/methodology was required to ensure no impact on the water course / marshy grassland to the south of the development along with details of measures to ensure no impact on water voles which may be using the adjacent watercourse.

In response, the applicant has provided a revised landscaping plan which shows the planting of a native hedgerow to the eastern boundary of plots one, two and three and also scattered tree planting on land to the south of the application site which is also in the applicant's ownership. Bat and bird provision has also been shown on each of the proposed dwellings.

Having considered the revised information, while the Ecologist considers that the level of biodiversity provision is still not sufficient, the Ecologist is satisfied that it would now be possible to secure the final biodiversity enhancement / mitigation measures by means of suitably worded conditions. This is on the grounds that a further specific condition requiring the submission of a



pollution prevention / mitigation scheme is attached to any permission which may be issued. This is also in the context where the applicant has advised that they would be happy to discuss proposals with the NPPA Ecologist and their own consultant prior to submitting information to discharge the relevant conditions, to ensure that any scheme forwarded is fit for purpose.

On balance, subject to appropriate conditions to ensure that the scheme delivers appropriate levels of biodiversity mitigation / enhancement, it is considered that the proposals would accord with the requirement of Local Plan policies ST2, DM10 and the NPPF.

### Landscape and visual amenity

Part d) of Local Plan policy ST1 is supportive of proposals which *'protects or enhances the landscape character of the National Park through use of high-quality design, appropriate landscaping, and removal of unsightly development.'* Policy DM11 states that the natural beauty and heritage of the National Park will be conserved and enhanced whilst being responsive to landscape change. To achieve this, new development will need to ensure that *'the visual impact of the development in its immediate and wider setting is minimised through high quality design that reflects local landscape character with particular regard to scale, siting, materials and colour'* and *'the cumulative and /or sequential landscape and visual effect of development do not detract from the natural beauty of the National Park.'* Paragraph 176 of the NPPF states that *'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Park...'*

The proposals relate to the erection of four detached dwellings in agricultural field adjacent to / opposite existing housing at the western end of Alwinton. The field is currently undeveloped and while generally flat, the land does drop away to the western end as the road leaves the village in a north-westerly direction. As the proposals relate to the development on an area of undeveloped land, albeit on the edge of an existing settlement, the NNPA Landscape and Forestry Officer has been consulted on the proposals.

Having considered the information provided, the Officer has noted that from a landscape perspective, the village of Alwinton lies on the boundary of three separate national character areas, namely; The Cheviots, Cheviot Fringe and Northumberland Sandstone Hills. The village is one of the most picturesque in the National Park. It lies in the Foothills and Fringe Valleys Landscape Character Type and specifically the Upper Coquetdale (Alwinton) Landscape Character Area.

The Cheviots National Character Area (NCA) Profile Statement of Environmental Opportunity (SEO2) identifies the importance of:

- Maintaining the pattern of traditional landscape elements including stone walls, hedges, woodlands, and traditional farm buildings which contribute to the character of the Cheviots.
- Ensuring that the remoteness, tranquillity, and dark night skies are maintained by avoiding inappropriate development of built structures, incorporating careful lighting design in developments both in this and adjacent NCAs, and removing redundant structures.



- Ensuring that new developments respect historic settlement patterns and features, including traditional farmsteads and buildings, and are in keeping with the local vernacular, addressing the decline of historic buildings by repairing and restoring them using traditional materials and styles.

The Guidelines for development in the NNPA Landscape Supplementary Planning Document states that for the Foothills and Fringe Valleys Landscape Character Type, the following points need to be considered.

- Linear development along roads, which extends urban development into the wider rural countryside and disrupts the nucleated settlement pattern found in this landscape, should be avoided;
- Consideration should be given to the mobile nature of the watercourses and risk of flash flooding.

Informed by the above, the Officer has welcomed the applicant's proposal to use traditional building materials of stone and slate. As long as they remain unaffected, the Officer is satisfied that existing field hedges and trees would provide adequate screening of the proposed development when approaching the village on the valley road, the principal public receptor site, from the south. The Officer has however noted that when on the same road, the unit on Plot 4, the most westerly plot, is 'L' shaped in design with an increased/elongated west-facing elevation. The Officer has advised that the key views on the approach to the village from the west would benefit from the west facing elevation of building 4 being shortened and set further back from the road. The building would then be less visually prominent within the landscape. In response, the applicant has submitted revised plans which show a reduction in height of the northern end of the off shoot above the proposed garage. While there has been no reduction in its overall northern projection, a reduction in height will help to reduce its visibility. On balance this is considered to be acceptable given that the Landscape and Forestry Officer had no fundamental objection to the proposals in their earlier iteration.

The Officer has welcomed the use of stone for the perimeter walls which it is considered would be in keeping with the traditional feel generally found throughout the village. It would also minimise the impact of the development on the landscape character of this part of the National Park.

The Officer does not consider that the development would have a significant impact on trees as there are no existing trees on the application site. The Officer did however express disappointment that no landscape plan was initially provided given the scale of the development and also queried the lack of any landscape mitigation measures. As noted in relation to biodiversity (above), the applicant has subsequently submitted a landscape plan with full details / additional measures to be secured by means of appropriate conditions.

In light of the above, subject to the imposition of appropriate conditions to ensure the delivery of appropriate landscaping measures, it is considered that the proposals would accord with the





requirement of Local Plan policies ST1, DM11 and the NPPF in relation to landscape and visual impacts.

### Tranquility

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

The application site is located within a sensitive location within the Northumberland International Dark Sky Park. Given the size and location of the site, it is considered that inappropriate external lighting could have a detrimental impact on the intrinsically dark skies and tranquillity of the area. The application has been supported by a product specification for a 'Lutec Radius Round LED Outdoor Wall Light'. This light has an output of 140 lumens and a colour temperature of 4000 Kelvins. These units are considered appropriate for use in the Dark Sky Park and have been welcomed by the NNPA Landscape and Forestry Officer. However, no detail has been provided in relation to the number or location of units it is planned to install or whether they would be on motion sensors. Notwithstanding the information provided, it is therefore considered appropriate to attach a condition requiring a detailed lighting scheme to be submitted for approval by the LPA prior to first occupation of each of the dwellings.

Increased traffic / noise will be unavoidable during the construction phase. However, a condition is to be attached to prevent works taking place during unsociable hours to limit the impact on tranquillity and the amenity of residents. It is not considered that the levels of noise and traffic generated once the houses are occupied would have any material impact on the tranquillity of the National Park.

Subject to the imposition of relevant conditions relating to the timing of construction works and external lighting, it is considered that the proposals would accord with the requirements of Local Plan policies ST2, DM11 and the NPPF in relation to dark skies and tranquillity.

### Cultural Heritage

Local Plan policy DM14 states that development affecting the built heritage of the National Park should *'reinforce its distinctive historic character by fostering a positive and sympathetic relationship with traditional local architecture, materials and construction'* and *'High standards of design will be promoted to conserve and enhance the built heritage'*. Local Plan DM15 notes that the preservation of archaeological sites will be an important consideration and *'When development affecting such sites is acceptable in principle, the authority will seek the preservation of remains in situ as a preferred solution. When in-situ preservation is not justified, the applicant will be required to make adequate provision for excavation and recording in advance of development, secured through a Written Scheme of Archaeological Investigation'*.



Section 16 (notably from paragraph 199 onwards) of the NPPF highlights the need for LPAs to give great weight to the conservation of heritage assets irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

The application falls within the Historic Village Atlas area for Alwinton, which is of known archaeological sensitivity. As such, the application has been supported by a Heritage Statement and the NNPA Historic Environment Officer has been consulted on the proposals. Having considered the information provided, the Officer has noted that the area proposed for development is situated within an archaeologically sensitive area, part of the deserted medieval village of Alwinton. Aerial photographic evidence shows the field to consist of improved grassland, though LIDAR reveals the remains of broad ridge and furrow cultivation which may be associated with the medieval settlement.

In assessing the proposals, the Officer has noted that there is the potential for the development to impact upon archaeological remains, including ridge and furrow cultivation of a possible medieval date or remains associated with the deserted medieval village of Alwinton. As such, the Officer considers that the development may cause harm to heritage assets and that further information on the presence, absence, state of preservation and significance is required. The Officer has recommended that this could take the form of an archaeological evaluation in line with NPPF para. 189 (now para 205). The evaluation may consist of a staged approach including non-invasive means (geophysical survey) and, depending on the results, a programme of trial trenching. The Officer has confirmed that this could be achieved via condition given the risk to the developer that significant archaeological remains might survive in the proposal area is low.

In light of the above, subject to an appropriate condition being attached requiring an archaeological evaluation of the site being undertaken prior to the commencement of works, it is considered that the proposals would accord with the requirements of Local Plan policies DM14 and DM15 and the NPPF.

## **Highways**

Amongst other, Policy ST2 is supportive of proposals which '*ensures the proportionate creation of an accessible, safe and secure environment for all potential users with appropriate cycling facilities and car parking provision and without compromising highway safety, the local road network or public rights of way*'. Policy DM9 part e) seeks to ensure that appropriate transport and accessibility needs are '*incorporated into new development proposals including the provision of car and cycle parking and supporting infrastructure*.'

The submitted plans indicate that direct access to the site from the highway would be created through new openings in the stone wall, which will be set back to allow formation of a footpath, which forms the northern boundary to the site. The plans indicate that each plot would have an attached or detached garage together with a further two off-street parking spaces per plot. The proposed location of cycle parking and refuse storage has also been indicated on the site plan.



Objections have been raised on the grounds that as the properties at Gallow Law have no off-street parking, residents park on the highway in front of their properties. It is asserted that this will cause difficulties for vehicles entering and leaving the new properties, due to the presence of parked cars to the other side of the road. It has been suggested that access to all the properties should be via the existing field access to avoid this conflict.

Northumberland County Council Highways have been consulted on the proposals and have raised no objection. While the site plan provided indicated that the accesses were to be built in accordance with the NCC 'Type B' access, which Highways deemed to be unacceptable, the applicant has subsequently confirmed that the access will be NCC 'Type A' (as per the submitted schematic), which is acceptable.

Highways have considered the proposals in relation to road safety and concluded that the traffic generated from the proposed development will not have a significant impact on the safety of the road users, subject to the arrangements in relation to access, refuse collection and storage and car and cycle provision being implemented. Details of car parking and manoeuvring areas have been shown on the submitted plan, all of which accord with NCC car parking standards and are considered acceptable. Highways also consider that the highway network is capable of accommodating the extra traffic generated from the proposed development.

In light of the above, NCC Highways have raised no objection to the proposals subject to a suite of conditions to ensure that the proposed car and cycle parking, refuse storage and collection areas and vehicular access arrangements are constructed in accordance with the submitted plans. They have also requested that a condition be attached requiring the submission of a Construction Method Statement prior to the commencement of works which is considered to be reasonable given the nature and scale of the development. In addition to the requested conditions, Highways have also requested a number of informatives advising the applicant of the need to contact them in relation to the new access and also to remind the applicant not to store building materials or equipment; or to deposit mud / debris / rubbish on the highway. Again, it is considered reasonable to attach these informatives to any approval which may be issued.

As Highways officers consider that the proposed access and parking arrangements are acceptable, subject to the imposition of appropriate conditions, while the concerns in relation to parking and access are noted, it is not considered that there would be grounds to refuse the application in relation to highways. The proposals are therefore considered to accord with the requirements of Local Plan policy ST2 in relation to parking and highways safety.

### **Contaminated Land**

Part m) of Local Plan policy ST2 states that development will be permitted where '*The proposal will not give rise to unacceptable risks from contaminated or unstable land*'. The proposals relate to the provision of four new dwellings. As dwellings are considered to be a 'sensitive end use' and given the agricultural use of the site, the application has been supported by a Phase 1 Preliminary Contamination Risk Assessment.



NCC Public protection have been consulted on the proposals. Public Protection have noted that a phase 1 contaminated land risk assessment has been carried out which concludes that the site is low risk and that further investigation of the site to include a ground contamination risk assessment is not required.

As such, Public Protection have raised no objection but requested that a condition be attached requiring a Method Statement to be submitted for approval by the LPA should any contamination not previously identified be discovered during the course of the development. This is considered to be reasonable, and a suitable condition has been attached. However, Public Protection also requested that should no contamination be found, the condition should require the applicant to submit a signed statement confirming so. The LPA do not however consider it reasonable to require the applicant to discharge a condition if no additional contamination is found, and this element of the condition has not been attached.

### **Foul and Surface Water Drainage**

Amongst others, Part I) of policy ST2 requires new development to be served by appropriate waste management infrastructure. Planning Practice Guidance on '*Water supply, wastewater and water quality*' states that '*When drawing up wastewater treatment proposals for any development, the first presumption is to provide a system of foul drainage discharging into a public sewer to be treated at a public sewage treatment works*'.

The applicant has confirmed that the foul sewage will be dealt with by means of a connection to the Northumbrian Water mains sewer as shown on the 'Proposed site plan'. As this is the preferred means on dealing with wastewater, the proposals are considered to be acceptable and would accord with the requirements of part I) of Local Plan policy ST2 and the NPPF.

The application form indicates that surface water will be dealt with by means of a soakaway with the 'Proposed Site Plan' showing each plot having a channel drain to the northern boundary which will direct excess surface water to a soakaway to prevent surface water runoff onto highway. In addition, the proposed parking and turning areas will be in permeable tarmac and each plot will contain significant areas left to lawn which will allow surface water to naturally permeate into the ground. Again, this is considered to be an acceptable arrangement.

### **Renewable Energy**

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



*low carbon technologies are incorporated into the design of new development proposals where appropriate’.*

Paragraph 157 a) of the NPPF states that local planning authorities should expect new development to ‘*comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable’.*

The plans and supporting information as originally submitted did not show any renewable energy provision or the use of sustainable design / construction techniques or low carbon technologies within scheme design. As this was considered to be contrary to the relevant requirements of Local Plan policies ST1 and ST2; and as there was not considered to be any reason why such provision would not be ‘feasible or viable’, additional information was requested from the applicant.

In response, the applicant has provided a revised site plan which shows the installation of an air source heat pump to each dwelling. A product specification for a Daikin Altherma has been provided although the supporting e-mail indicates that this is for indicative purposes only, with the most appropriate model for use on the properties to be agreed with the installer.

The principle of use of an air source heat pump is deemed to be appropriate. This is however in the context where the Sustainability Statement submitted in support of the application also states that solar panels are to be employed although they are not shown on the site plan. As such, in order to ensure that the final choice of renewables is acceptable and fully complies with the requirements of Local Plan policy to ensure that ‘full use’ of renewables is achieved; particularly as the proposals relate to new dwellings where renewable energy provision can be embedded as part of initial scheme design, it is considered reasonable to attach a condition requiring full details of the renewable energy provision for each dwelling to be submitted to the LPA for approval prior to installation on site.

Subject to an appropriate condition it is considered that the proposals would accord with the requirements of Local Plan policies ST1, ST2, DM13 and the NPPF in relation to renewable energy provision.

### **Conclusion**

This application relates to the provision of four detached dwellings located on an area of agricultural land to the western end of Alwinton. While concerns have been raised over the principle of the development, as detailed within the report it is considered that the provision of four principal residence houses on the edge of Alwinton would be consistent with the requirements of Strategic Local Plan policies ST4 and ST5.

Concerns have also been raised over the size of the dwellings. Again, as detailed within the report officers consider that the dwellings could be accommodated without undue harm to the character or setting of the settlement. It is further considered that, subject to appropriate conditions, the proposals will result in no material harm to the special qualities of the National Park and that there



are no other material planning considerations which would justify refusal of the application. The conditions attached to the approval include pre-commencement conditions, all of which have been agreed with the Planning Agent.

While three letters of objection have been received, in accordance with the NNPA scheme of delegation, the application can be dealt with by the Head of Planning and Policy under delegated powers. It should also be noted that in addition to the letters of objection, the application has also received three letters of support, including one from the County Councillor.

### **Recommendation & Conditions**

Grant conditional permission subject to the following conditions:

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

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

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

- Application form, received 17<sup>th</sup> February 2021;
- Location Plan, Dwg no. 15/20, Sheet 1, Issue 1, received 17<sup>th</sup> March 2021;
- Existing Site Plan, Dwg no. 15/20, Sheet SP1, Issue 1, received 17<sup>th</sup> March 2021;
- Proposed Site Plan, Dwg no. 55/20, Sheet 4, Issue 2, received 2<sup>nd</sup> August 2021;
- Landscaping and Bird Boxes; Dwg no. 55/20, Sheet LA, Issue 1, received 15<sup>th</sup> June 2021;
- Proposed Elevations Plot 1, Dwg no. 55/20, Sheet 12, Issue 1, Rev 1, received 15<sup>th</sup> June 2021;
- Proposed Floor Plans Plot 1, Dwg no. 55/20, Sheet 11, Issue 1, Rev 1, received 15<sup>th</sup> June 2021;
- Proposed Elevations Plot 2, Dwg no. 55/20, Sheet 9, Issue 1, received 17<sup>th</sup> March 2021;
- Proposed Floor Plans Plot 2, Dwg no. 55/20, Sheet 8, Issue 1, received 17<sup>th</sup> March 2021;
- Proposed Elevations Plot 3, Dwg no. 55/20, Sheet 7, Issue 1, received 17<sup>th</sup> March 2021;
- Proposed Floor Plans Plot 3, Dwg no. 55/20, Sheet 6, Issue 1, received 17<sup>th</sup> March 2021;
- Proposed Elevations Plot 4, Dwg no. 55/20, Sheet 13, Issue 1, Rev 1, received 15<sup>th</sup> June 2021;
- Proposed Ground Floor Plan Plot 4, Dwg no. 55/20, Sheet 1, Issue 1, Rev 1, received 15<sup>th</sup> June 2021;
- Proposed First Floor Plan Plot 4, Dwg no. 55/20, Sheet 2, Issue 1, Rev 1, received 15<sup>th</sup> June 2021;
- Street Scene, Dwg no. 55/20, Sheet 10, Issue 1, received 17<sup>th</sup> February 2021;
- Type A Light Vehicle Use Plan, received 17<sup>th</sup> March 2021;



- Planning Statement, Land South of Gallow Law, received 15<sup>th</sup> June 2021;
- Heritage Statement, Land South of Gallow Law, received 17<sup>th</sup> March 2021;
- Phase 1 Preliminary Contamination Risk Assessment, Land Adjacent to Gallow Law, GEOL Consultants Ltd., received 17<sup>th</sup> February 2021;
- Preliminary Ecological Appraisal, Land to the south of Gallow Law, RH Ecological Services, December 2020; Received 17<sup>th</sup> February 2021;
- RSPB Sparrow Terrace Nest Detail received 17<sup>th</sup> February 2021;
- E-mail from Michael Rathbone 10.38 17.03.2021 confirming connection to mains sewer and mains water reply; received 17<sup>th</sup> March 2021;
- Sewer Plan received 17<sup>th</sup> February 2021;
- Planning Performance Agreement, received 17<sup>th</sup> March 2021;
- Lutec Radius Round LED Outdoor Wall Light – Grey product detail received 17<sup>th</sup> February 2021;
- E-mail from applicant 20<sup>th</sup> April 2021, 12:55 confirming NCC Type 'A' Access to be used, received 20<sup>th</sup> April 2021;
- Sustainability Statement, received 15<sup>th</sup> June 2021;
- Daikin Air Source Heat Pump product brochure received 2<sup>nd</sup> August 2021;

**Reason:** For the avoidance of doubt, to enable the local planning authority to adequately manage the development and to ensure the proposal accords with policies ST1, ST2, ST3, ST4, ST5, DM3, DM9, DM10, DM11, DM13, DM14 and DM15 of the Northumberland National Park Local Plan and the National Planning Policy Framework (NPPF).

3. The dwellings hereby approved shall be used as principal residence housing only and not be used at any time as a second home or holiday accommodation.

**Reason:** New housing is only permitted in the National Park if it is for principal residence only and in accordance with Northumberland National Park Local Plan Policy ST5.

4. Each individual dwelling shall not be occupied until the car parking area indicated on the approved plan 55/20 Sheet 4 for that plot has been implemented in accordance with the approved plans. Thereafter, the car parking area shall be retained in accordance with the approved plans and shall not be used for any purpose other than the parking of vehicles associated with the development.

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

5. Each individual dwelling shall not be occupied until a means of vehicular access has been constructed to serve that plot in accordance with the approved plan 55/20 Sheet 4.

**Reason:** In the interests of highway safety, in accordance with Northumberland National Park Local Plan policies ST2 and DM9 and the National Planning Policy Framework.



6. Each individual dwelling shall not be occupied until cycle parking shown on the approved plans has been implemented. Thereafter, the cycle parking shall be retained in accordance with the approved plans and shall be kept available for the parking of cycles at all times.

**Reason:** In the interests of highway safety, residential amenity, and sustainable development, in accordance with Northumberland National Park Local Plan policies ST2 and DM9 and the National Planning Policy Framework.

7. Development shall not commence on the site until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Construction Method Statement shall be adhered to throughout the construction period. The Construction Method Statement shall, where applicable, provide for:
- i. vehicle cleaning facilities;
  - ii. the parking of vehicles of site operatives and visitors;
  - iii. the loading and unloading of plant and materials;
  - iv. storage of plant and materials used in constructing the development.

**Reason:** To prevent nuisance in the interests of residential amenity and highway safety, in accordance with Northumberland National Park Local Plan policy ST2 and the National Planning Policy Framework

8. No development shall take place until a programme of archaeological evaluation 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 evaluation deem it to be necessary, then evaluative excavation informed by the geophysical survey results should also be carried out, with the results submitted to, and approved in writing by, the Local Planning Authority.

**Reason:** In order to ensure that there is no unacceptable risk to potential or unknown archaeology on the site and to ensure that cultural heritage of the historic village of Alwinton is not adversely affected by the development, having regard to Northumberland National Park Local Plan policies ST1, DM14, DM15 and the NPPF.

9. If during development of any of the site contamination not previously considered is identified, then a written Method Statement regarding this material shall be submitted to and approved in writing by the Local Planning Authority. If a method statement is required, no building shall be occupied until that method statement has been submitted to and approved in writing by the Local Planning Authority, and measures proposed to deal with the contamination have been carried out.

**Reason:** To ensure that risks from land contamination to the future users of the land and dwellings are minimised and to ensure that the development can be carried out safely without unacceptable risks to any future occupants in accordance with Northumberland National Park Local Plan policy ST2 and the NPPF.





10. Unless otherwise agreed in writing with the Local Planning Authority, during the construction period of the development hereby permitted there shall be no noisy activity (i.e., audible at the site boundary) outside the hours of 0800 hours to 1800 hours Mondays to Fridays and 0900 hours to 1300 hours on Saturdays. Construction works shall not take place on Sundays, Public Holidays or Bank Holidays.

**Reason:** In the interests of affording adequate protection to the residential amenity of the occupiers of existing neighbouring properties during the construction phase, in accordance with Northumberland National Park Local Plan policy ST2 and the NPPF.

11. Notwithstanding the details submitted, prior to the fixing of any external lighting to any of the dwellings associated with the development, full details for each plot shall be submitted to and agreed in writing by the Local Planning Authority. Details of external lighting should include:

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

The approved lighting scheme shall be installed in accordance with the approved details and shall be maintained as such thereafter, unless removed entirely.

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

12. There shall be no development of any of the individual dwellings hereby approved above damp course level until samples and details and / or photographs of the natural stone and natural slate to be used for the external facing and roofing materials to be used in the construction of the dwellings have been submitted to, and approved in writing by the Local Planning Authority. The approved materials shall be consistent throughout the whole of the development site and shall comprise natural stone (not reconstituted stone) and 'natural' slate (not imported slate) unless otherwise agreed in writing by the Local Planning Authority. The dwellings shall be constructed in accordance with the approved samples.

**Reason:** In order to preserve and enhance the visual appearance of the area and the wider landscape character, in accordance with Northumberland National Park Local Plan policies ST1, ST2 and DM11 and the NPPF

13. Notwithstanding details already provided, prior to the commencement of each individual dwelling hereby permitted, precise details of renewable energy measures for generating energy from decentralised renewable and/or low carbon sources, for that dwelling shall be submitted to, and formally approved in writing by, the Local Planning Authority. The information submitted



should establish accurate details of the predicted energy requirements for the development and demonstrate how the proposals will maximise the embedding of renewable and low carbon energy sources within the development. The approved renewable energy measures required for the dwelling shall be implemented in full before the first occupation of that dwelling.

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

14. Notwithstanding the details submitted, prior to the first dwelling being developed, a hard landscaping scheme to include details of all hard landscaping, hard surfacing and boundary details on the site shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include specific details of proposed materials and locations for hard landscaping in all external areas of the site. The hard landscaping shall be carried out in accordance with the approved details.

**Reason:** In the interests of protecting visual amenity and to ensure visual cohesiveness across the development, in accordance with Northumberland National Park Local Plan policies ST2, DM11 and the NPPF.

15. Prior to the first dwelling being developed, a soft landscaping scheme to include details, including exact locations, species and specifications of all trees, shrubs and other soft landscaping on the site including a timetable for implementation shall be submitted to, and approved in writing by, the Local Planning Authority. The soft landscaping shall be carried out in accordance with the approved details.

**Reason:** In the interests of protecting the visual character of the area in accordance with Northumberland National Park Local Plan policies ST1, ST2, DM11 and the NPPF.

16. Any site clearance, ground disturbance or tree or shrub removal should not be undertaken in the bird breeding season (March-August), unless a checking survey has first been undertaken by a suitably qualified ecologist and any birds that are found to be nesting being allowed to finish nesting before such work commences.

**Reason:** To ensure that ground nesting birds on the site are protected and for the development to accord with Northumberland National Park Local Plan policies ST1, ST2, DM11 and the NPPF

17. Notwithstanding the plot specific measures required by condition 18, prior to development commencing, a detailed ecological mitigation and enhancement scheme for the site as a whole shall be submitted for approval by the Local Planning Authority. This scheme shall include full details of the ecological mitigation and enhancement measures to be delivered across the application site as well as on land in the applicant's wider landholding to the south of the site. This should include full details of:



- The location and species composition of the native hedgerow(s) to be provided to the boundary of the site as well as between individual plots;
- Number, location and species of trees and shrubs to be provided within the site and also on land to the south of the site in the applicant's wider ownership;
- Details of any measures (wetlands, ponds etc.) designed to prevent run off from the site reaching the adjacent watercourse;
- Any other site wide biodiversity mitigation / enhancement measures proposed;

The scheme should also include a timetable for the delivery of the proposed measures. The ecological mitigation and enhancement scheme shall be carried out in accordance with the approved details.

**Reason:** To ensure that those biodiversity mitigation and enhancement measures which to be effective are required to be delivered in a cohesive manner across the site as a whole are agreed in advance of development commencing. To protect and enhance biodiversity in accordance with Northumberland National Park Local Plan policies ST1, ST2, DM11 and the NPPF.

18. Notwithstanding the details already provided, prior to the development of each individual plot, a detailed and accurate specification of biodiversity enhancement measures to be incorporated in that plot shall be submitted for approval by the Local Planning Authority. This should include details of measures to be incorporated within the fabric of the building to support roosting bats and breeding birds together with any additional biodiversity enhancement measures proposed. The development of each plot shall be implemented in accordance with the approved details.

**Reason:** In order to ensure that the development delivers a proportionate level of net gain for biodiversity, in line with the requirements of Northumberland National Park Local Plan policies ST1, ST2, DM10 and the NPPF.

19. No works shall commence until a pollution prevention method statement has been submitted to, and approved by, the Local Planning Authority. This method statement shall fully detail the measures to be undertaken to ensure no adverse impact on adjacent habitats through the release of pollutants / sediments / materials from the site. All works shall be undertaken in complete accordance with the approved method statement.

**Reason:** To ensure that the proposals avoid harm to local habitats and species in accordance with the requirements of Northumberland National Park Local Plan policies ST1, ST2, DM10 and the NPPF.

20. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revising, revoking and re-enacting that Order with or without modification), no windows, doors or other openings shall be constructed at the first floor level of the eastern elevation of the building to be constructed on Plot 1 as shown on Proposed Site Plan, Dwg no. 55/20, Sheet 4, Issue 2, received 2<sup>nd</sup> August 2021.



**Reason:** To ensure that amenity is protected in accordance with Northumberland National Park Local Plan Policy ST2 and the NPPF.

21. The stone wall to the front (northern) boundary shall be constructed in accordance with approved plan 55/20, Sheet 4, Issue 1, Rev 2, prior to occupation of the dwelling on each individual plot.

**Reason:** To ensure that local landscape character and visual amenity of the area is protected in accordance with Northumberland National Park Local Plan policies ST1, ST2, DM11 and the NPPF.

22. No individual dwelling hereby permitted shall be occupied until that dwelling has been connected to the public sewerage system in accordance with the submitted details.

**Reason:** To ensure that adequate measures to deal with foul drainage are in place before each dwelling hereby approved is occupied in accordance with Northumberland National Park Local Plan policies ST1, ST2 and the NPPF.

23. For the avoidance of doubt the residential curtilage of each plot shall not extend to the south beyond the boundary outlined in red on the Location Plan, Dwg no. 15/20, Sheet 1, Issue 1, received 17<sup>th</sup> March 2021

**Reason:** To prevent encroachment of the residential curtilage into agricultural land to the south in accordance with Northumberland National Park Local Plan policies ST1 and ST2.

### **Informative Notes**

1. This planning permission is granted in strict accordance with the approved plans. It should be noted however that:
  - (a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, may constitute unauthorised development and may be liable to enforcement action.
  - (b) You, your agent, or any other person responsible for implementing this permission should inform the Local Planning Authority immediately of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new application.
2. This permission is granted subject to conditions and it is the owner and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. Some conditions may require work to be carried out, or details to be approved prior to the commencement of the development.



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

3. You should note that under the Highways Act 1980 a vehicle crossing point is required. These works should be carried out before first use of the development. To arrange the installation of a vehicle crossing point (and to make good any damage or other works to the existing footpath or verge) you should contact the Highways Area Office at: [northernareahighways@northumberland.gov.uk](mailto:northernareahighways@northumberland.gov.uk).
4. You are advised that offsite highway works required in connection with this permission are under the control of the Council's Technical Services Division and will require an agreement under section 278 of the Highway Act 1980. These works should be carried out before first occupation of the development. All such works will be undertaken by the Council at the applicant's expense. You should contact Highway Development Management at [highwaysplanning@northumberland.gov.uk](mailto:highwaysplanning@northumberland.gov.uk) to progress this matter.
5. The following highway works will be agreed under the terms of Section 278 of the Highways Act 1980: Construction of footway along the frontage of the site.
6. Building materials or equipment shall not be stored on the highway unless otherwise agreed. You are advised to contact the Streetworks team on 0345 600 6400 for Skips and Containers licences.
7. In accordance with the Highways Act 1980 mud, debris or rubbish shall not be deposited on the highway.

### **Background Papers**

Application File 21NP0016  
EIA Screening Report

	<b>Signature</b>	<b>Date</b>
<b>Planning Officer</b>	C Godfrey	13th August 2021
<b>Head of Planning and Policy</b>	<i>Susannah Buylla</i>	16/08/2021