

Planning, Heritage, Design & Access Statement



**Twice Brewed, Bardon Mill, Hexham
Northumberland, NE47 7AN**

Applicant: Mr Reuben Straker

May 2021

1. Introduction

- 1.1 This Planning, Heritage, Design & Access Statement has been prepared in support of a planning application which seeks permission for the construction of a single holiday lodge cabin at an existing tourism site at Twice Brewed, Bardon Mill, Hexham, Northumberland, NE47 7AN
- 1.2 The document explains the development proposal whilst also presenting an overarching justification for the scheme in the context of all relevant national and local planning policy and guidance. It has been prepared on behalf of our client, Mr Reuben Straker (“the applicant”) who intends to develop the site should planning permission be granted.
- 1.3 To assist Northumberland National Park Authority (NNPA) in its consideration of the application, this Planning, Heritage, Design & Access Statement is accompanied by a full suite of existing and proposed plans and supporting information as detailed below:
 - Completed Application Form
 - Site Location Plan
 - Existing and Proposed Site Plans, Floor Plans and Elevations
 - External Lighting Details
 - Foul Drainage Assessment
- 1.4 The application is submitted following receipt of a pre-application response from NNPA received on 3rd February 2021 (ref: 21/0001)
- 1.5 By way of background, the Twice Brewed Inn is a well-established facility in the National Park which is a pub to both locals and visitors from all over the world and an important food and accommodation facility on the route of Hadrian’s Wall. The location is crucial to walkers and visitors as there is no public transport along the wall from late September through to Easter and the nearest hotels are located some distance away at Haydon Bridge and Haltwhistle.
- 1.6 The premises were purchased by the applicant in June 2015 and substantial money has since been invested in its refurbishment. It now provides 18 letting rooms and in the region of 140 covers for food in the bar and restaurant. Occupancy rates are maintained at over 90% in the summer season but in winter can go as low as 10%. The majority of people who stay over are walking in the area, mostly on Hadrian’s Wall.
- 1.7 The business is an important local employer with 53 members of staff in the summer all from the Haydon Bridge / Haltwhistle area. The weekly running costs are in the region of £15,000 which is a significant local investment. Since its refurbishment it is estimated that the business has grown by approximately 50%. In addition, a microbrewery and tap room bar were added to the premises in 2017 and this has proved successful in diversifying and expanding the business as well as providing an additional attraction to the locality and creating an additional three full time jobs at the site.

2. Site Description

- 2.1 The application site is located within the grounds of the Twice Brewed Inn hotel/pub which is located on the south side of the B6318 Military Road some 2 miles north of Bardon Mill village. This part of Northumberland is designated as part of the National Park.
- 2.2 The site is located immediately to the west of The Sill: National Landscape Discovery Centre and is within the UNESCO World Heritage Site "Frontiers of the Roman Empire - Hadrian's Wall". Two Scheduled Ancient Monuments (SAMs) are in close proximity to the site with The Vallum being located approximately 70 metres to the north and the Twice Brewed Roman Temporary Camp being located to the south. The property of West Twice Brewed which is located approximately 130 metres to the west of the application site is also Grade II listed.
- 2.3 The proposed lodge would be located on an area of undeveloped land to the rear of the existing car park serving the hotel/pub. The site slopes slightly from north to south from the main road. There are no structures located on the site other than the car parking area and a number of trees and shrubs of varying quality that would not be affected by the proposed development. Vehicular and pedestrian access to the site would be through the existing car park.
- 2.4 The area surrounding the application site is entirely rural in character although in combination the Twice Brewed Inn, YHA Youth Hostel and The Sill: National Landscape Discovery Centre form a cluster of development that have created an important tourism and visitor destination.

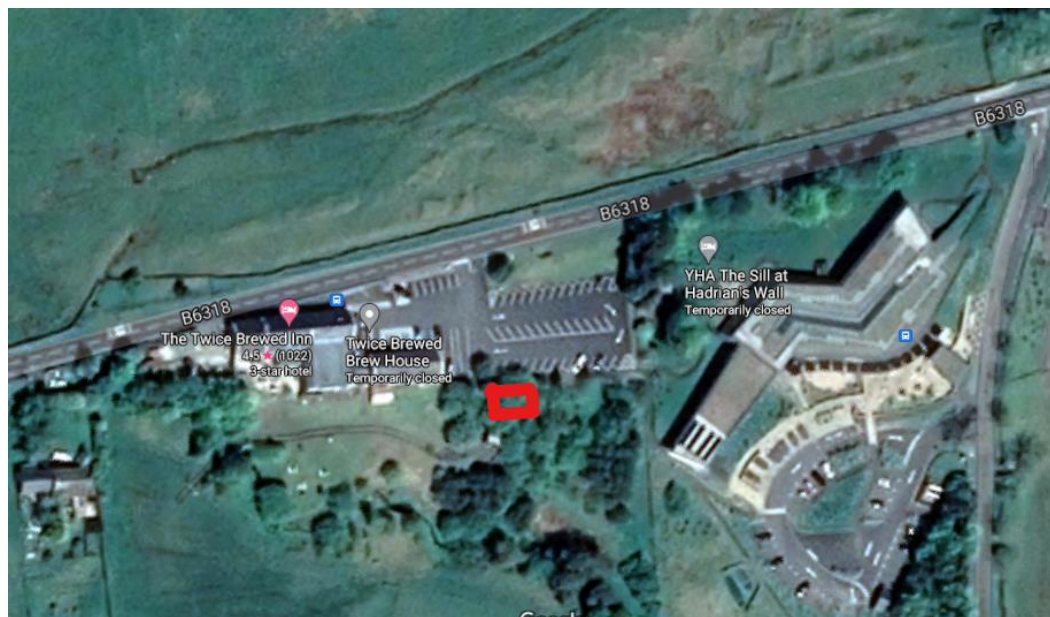


FIGURE 1: AERIAL VIEW OF THE SITE INC. APPROXIMATE LOCATION OF LODGE

3. Planning History

3.1 The following is a summary of the relevant planning history for the site:

Ref: 19NP0114

Construction of glazed sunroom extension at Twice Brewed Inn
Planning Permission Granted Conditionally 05/02/20

Ref: 18NP0087

Change of use of land to campsite accommodating up to 20no. pitches
Planning Permission Refused 22/11/2018

Ref: 17NP0028

Proposed new access into the car park
Application Withdrawn

Ref: 16NP0103

Construction of extension to public house for microbrewery
Approved with Conditions 22/12/16

Ref: 15NP0063

Change of use of part of dining room to be used as temporary visitor information point
Approved with Conditions 29/09/15

4. Description of the Proposals

- 4.1 Full planning permission is being sought for the construction of a single holiday lodge cabin on the site to provide overspill guest accommodation for the adjacent Twice Brewed Inn.
- 4.2 The proposal would take the form of a single storey timber holiday lodge with a traditional pitched slate roof. Full details of the proposed development are provided on the accompanying plans and should be referred to for a precise understanding of the proposal.

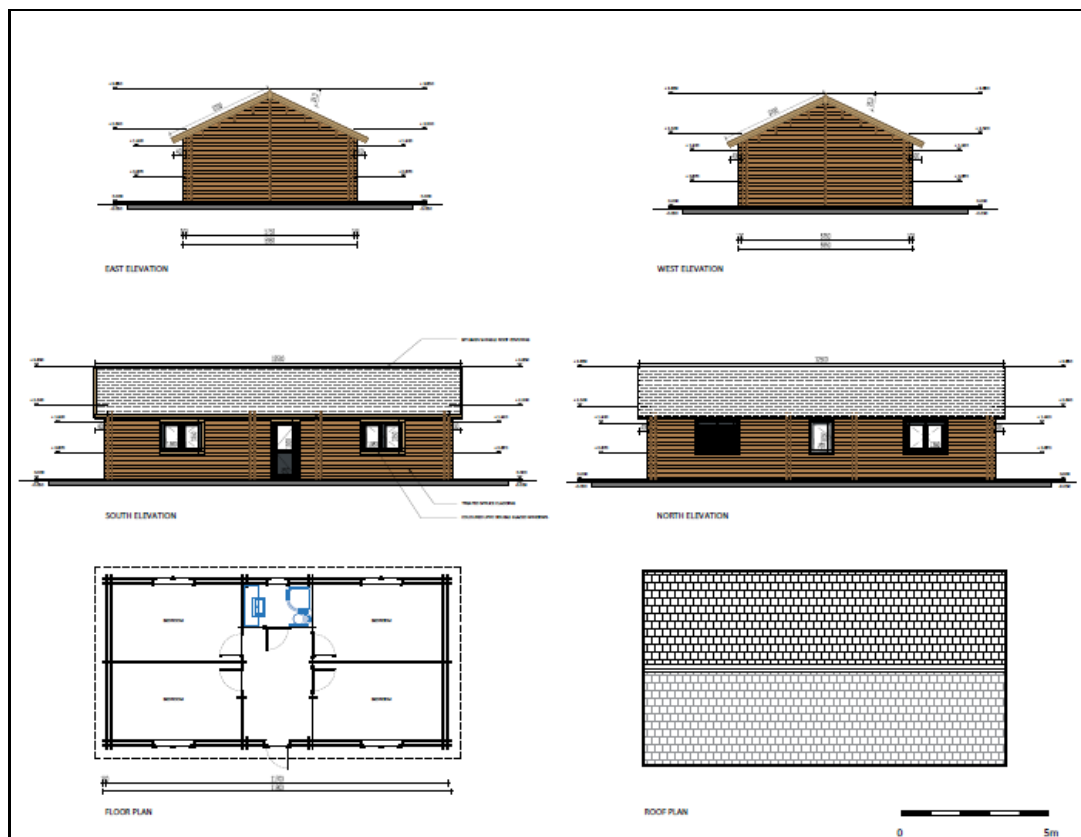


FIGURE 2: PROPOSED HOLIDAY LODGE CABIN

- 4.3 The lodge cabin would provide four bedrooms and a single shared bathroom on one level with guests otherwise able to use the facilities already available in the adjacent Twice Brewed Inn. The proposed access to the development would be via the existing entrance into the site from the B6318 and through the existing car park to the immediate north of the development site. A gravel footpath would provide access to the front door.
- 4.4 Car parking for the lodge cabin would be provided in designated bays within the existing car park. Secure cycle storage facilities would also be provided as part of the scheme.
- 4.5 Services would be connected to the proposed holiday lodge via the existing WC/shower block located to the rear of the proposed location.

5. Legislative & Policy Context

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the “development plan” unless material considerations indicate otherwise. Such material considerations can include Government policy statements including the National Planning Policy Framework (NPPF) of which the most recent version was published by the Government in February 2019.

Local Planning Policy

- 5.2 The application site lies within the administrative boundary of the NNPA whose development plan comprises the Northumberland National Park Local Plan adopted during 2020. By law, relevant policies contained within the development plan are the starting point for determining planning applications in the Northumberland National Park area.
- 5.3 Policy ST1 of the Local Plan adopts an assumption in favour of sustainable development in a similar way to that set out in the NPPF and it defines the qualities and criteria which are deemed to represent sustainable development.
- 5.4 Policy ST2 requires new developments to maintain and enhance the distinctive character of the National Park by demonstrating a high-quality design that will make a positive contribution to the special qualities of the area. This policy also encourages sustainable design and construction techniques to be incorporated within proposals to ensure they provide resilience to climate change. Policy ST2 also requires that the siting, orientation, layout, scale, height, massing and density of the proposal are compatible with the existing buildings and the local built form.
- 5.5 Policy ST4 seeks to direct development to a series of settlements named within the policy. Twice Brewed is not one of the named settlements in the policy and therefore it is considered to fall within the open countryside. Policy ST4 lists a number of criteria in which development will be permitted in the open countryside with paragraph 2b) permitting development where *“there is an essential need to meet the needs of tourism, recreation and other rural enterprise.”*
- 5.6 Local Plan Policy DM7 encourages development that contributes to the economic and social well-being of communities within the National Park ensuring they meet a set criteria. Part 5 of the policy sets out that in the case of new buildings for tourism and recreation uses, development should be located in one of the settlements or at least uses an existing building.
- 5.7 Policy DM9 requires proposals to ensure that appropriate transport and accessibility needs are incorporated including the provision of car and cycle parking.
- 5.8 Policy DM10 states that the conservation and enhancement of wildlife, habitats and sites of geological interest within Northumberland National Park will be given great weight.
- 5.9 Policy DM11 requires all development proposals to avoid external lighting where possible. Where external lighting is necessary, its design should avoid all unacceptable adverse impacts. The policy 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 proposal 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.

- 5.10 Policy DM14 of the Local Plan finally requires developments that could affect historic landscape assets of the National Park to conserve and enhance landscape quality and character.

National Planning Policy

- 5.11 A revised National Planning Policy Framework (NPPF) was published in February 2019 with the overriding message continuing to be that new development that is sustainable should go ahead without delay. It defines the role of the planning system in achieving sustainable development under three overarching objectives - economic, social and environmental - which are explained as being interdependent and as needing to be pursued in mutually supportive ways.
- 5.12 Part 4 (Decision Making) of the Framework states that Local Planning Authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of an area. It makes clear that decision-makers at every level should seek to approve applications for sustainable development where possible.
- 5.13 Part 6 (Building a Strong, Competitive Economy) advises that the Government is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths and to meeting the challenges of global competition.
- 5.14 Part 11 (Making Effective Use of Land) requires planning policies and decisions to promote an effective use of land in meeting the need for homes and other uses while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs in a way that makes as much use as possible of previously-developed or "brownfield" land.
- 5.15 Part 12 (Achieving Well Designed Places) explains that the Government attaches great importance to the design of the built environment with good design being identified as a key aspect of sustainable development and indivisible from good planning.
- 5.16 Part 15 (Conserving and Enhancing the Natural Environment) sets out the Government's expectation that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests, recognising the wider benefits of ecosystems, minimising impacts on biodiversity, preventing both new and existing development from contributing to or being put at unacceptable risk from pollution and land stability, and remediating contaminated/degraded land where appropriate.
- 5.17 Part 16 (Conserving and Enhancing the Historic Environment) finally recognises that heritage assets can range from sites and buildings of local historic value to those of the highest significance such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

6. Heritage Assessment

- 6.1 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states that in considering whether to grant planning permission for development that would affect a listed building or its setting the Local Planning Authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building and its setting and any features of special architectural or historic interest which it possesses.
- 6.2 Paragraph 189 of the NPPF sets out that in determining applications, Local Planning Authorities should require an applicant to describe the significance of any heritage assets that could be affected including any contribution made by their setting. It indicates that the level of assessment detail should be proportionate to the importance of the asset and no more than is sufficient to understand the potential impact of the proposal on its significance.
- 6.3 A heritage asset is defined in the NPPF as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. The NPPF defines significance for heritage policy as *“the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage assets physical presence, but also from its setting.”*
- 6.4 Historic England indicates by reference to the former English Heritage document Conservation Principles (2008) that significance is the sum of the cultural and natural heritage values of a place, often set out in a statement of significance.
- 6.5 The NPPF states that a description of the significance of each asset potentially affected by a proposed development should be provided in order to satisfy the requirements of the Framework. It also requires that consideration be given to the impact on the setting of a heritage asset which is often defined as the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of setting may make a positive or negative contribution to the significance of an asset and may affect the ability to appreciate that significance or may be neutral.

Legislative & Policy Context

- 6.6 Designated heritage assets protected by statutory legislation set out in paragraphs 6.1 and 6.2 above include Scheduled Ancient Monuments, Protected Wrecks, Listed Buildings and Conservation Areas, nationally significant archaeological sites, monuments and structures are protected under the Ancient Monuments and Archaeological Areas Act (1979)
- 6.7 In this case the heritage assets for consideration are the Twice Brewed Roman Temporary Camp (1015913) which is a Scheduled Ancient Monument (SAM) and West Twice Brewed, a Grade II listed property located to the west of the application site. An assessment of the potential impacts on these designated heritage assets as a result of the proposed development is provided below in the context of national and local planning policy and legislation.
- 6.8 The NPPF maintains that the starting point for the determination of planning applications remains with the adopted development plan unless material considerations indicate otherwise. In this context, Local Plan Policy DM14 requires developments that could affect historic landscape assets of the National Park to conserve and enhance landscape quality and character.

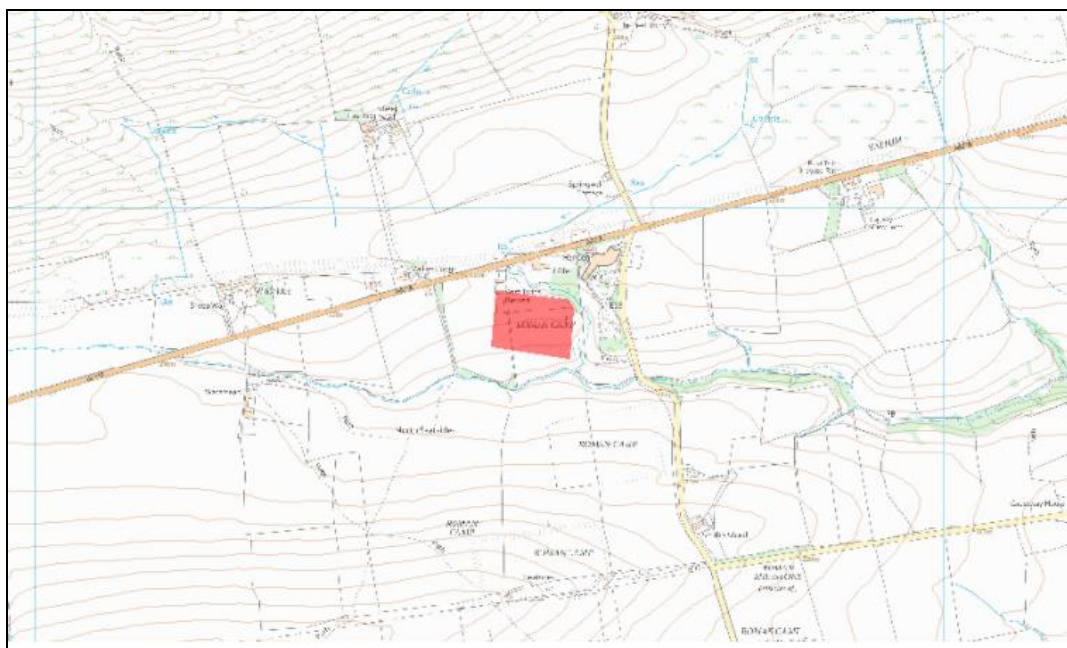


FIGURE 3: TWICE BREWED ROMAN TEMPORARY CAMP (1015913) SCHEDULED ANCIENT MONUMENT

- 6.9 Paragraph 184 of the NPPF is clear that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
- 6.10 Paragraph 189 requires an applicant to describe the significance of any heritage assets that could potentially be affected including any contribution made by their setting. It indicates that the level of detail should be proportionate to the importance of the asset and no more than is sufficient to understand the potential impact of the proposal on its significance.
- 6.11 Paragraph 192 states that in determining applications, Local Planning Authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. It also requires the decision maker to consider the positive contribution that conservation of heritage assets can make to sustainable communities, including their economic vitality, as well as the desirability of new development making a positive contribution towards local character and distinctiveness.
- 6.12 Paragraph 193 states that when considering the impact of a proposed development on the significance of a designated heritage asset great weight should be given to the asset's conservation. Any harm to or loss of the significance of a designated heritage asset should require clear and convincing justification under paragraph 194.
- 6.13 Paragraph 195 states that where a development would lead to substantial harm or total loss of significance of a heritage asset, Local Planning Authorities should refuse consent unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh the harm or loss, or where a number of other criteria apply.
- 6.14 Paragraph 196 establishes that where a development proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including securing its optimum viable use.

Impact Assessment

- 6.15 The Grade II listed building West Twice Brewed is located over 100 metres from the proposed location of the lodge cabin. The existing hotel/pub acts as a barrier severing the visual relationship between the heritage asset and the proposed cabin site. There is no anticipated impact/harm on the listed building resulting from the proposed development given the separation distance, scale of the proposed development and other physical relationship factors.
- 6.16 The impact of the proposed development on the Scheduled Ancient Monument (SAM) would also not be significant although any development in proximity to a SAM naturally could potentially impact on its setting. The development would not be located on the SAM however and it would be very small scale in the context of the SAM. The lodge building would be placed on a concrete slab and, as such, no significant impact on the earth would occur. There is another building accommodating the WC/toilet block located closer to the SAM than the proposed lodge cabin. This significantly reduces the potential for new visual impacts on the setting of the SAM.
- 6.17 The appearance of the proposed building would integrate with the surroundings context. The use of natural materials including timber cladding and slate roofing would assist this integration and minimise any potential impacts on the SAM. The degree of harm that would be imposed is considered to be “less than substantial” in the context of the NPPF and there would be no loss of significance to the SAM.
- 6.18 In accordance with paragraph 196 of the NPPF it is considered that the proposal would result in negligible harm to the setting of the SAM at the lower end of the scale overall. Nonetheless, even this very limited amount of potential harm must be weighed against public benefits.
- 6.19 The public benefits of the scheme are considered to be wide ranging in this instance and are largely attributable to the economic benefits that would arise from providing additional visitor accommodation at this location as overspill for the existing Twice Brewed Inn. The economic benefits of the scheme are clear with the proposed building being intended to provide additional tourist accommodation in response to an essential need arising from increased demand for domestic “staycations” during the ongoing Coronavirus pandemic. Bookings at the Twice Brewed Inn for this coming summer are high and the proposed additional accommodation would not only provide further guest accommodation at the site but would also encourage longer stays in the area thus supporting the local economy and sustaining jobs. The relationship of the Twice Brewed Inn site with the immediately adjacent National Landscape Discovery Centre also cannot be underestimated with this cluster of development acting as an important tourism and visitor destination in an otherwise entirely rural area. Additional guest accommodation at the Twice Brewed Inn site would compliment the existing visitor offer in this part of the Northumberland National Park and would support the enhancement and future growth of the location as a place that must be visited.
- 6.20 There are clear public benefits attributable to the scheme which would be sufficient to outweigh the limited and negligible harm that would be imposed upon the setting of the SAM. The scale of development proposed is appropriate in the context of the need to sustain and grow this successful business in this rural location whilst still protecting the nearby heritage assets.
- 6.21 Having regard to Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and whilst it is acknowledged that the proposed building would result in some very limited harm to the setting of the SAM, the degree of harm is regarded as being less than substantial, at the lower end of the scale and significantly outweighed by the public benefits that would result in accordance with paragraph 196 of the NPPF.

7. Planning Assessment

Principle of the Development

- 7.1 The proposed holiday lodge cabin is a sustainable form of development and would accord with Local Plan Policy ST1 and Part 2 of the NPPF which identifies economic development as being one of the three tenets of sustainable development. The provision of additional visitor accommodation as overspill accommodation for the Twice Brewed Inn would help to support the existing business and increase expenditure in the visitor economy in the National Park.
- 7.2 In terms of the location of the proposed development, Policy ST4 of the Local Plan seeks to direct development to a series of settlements named within the policy. Twice Brewed is not one of the named settlements within the policy and therefore it is considered to fall within the open countryside. Policy ST4 does however permit development in the open countryside where there is an essential need to meet the needs of tourism, recreation and other rural enterprise.
- 7.3 The additional accommodation that would be provided by the proposed lodge cabin would act to secure the future sustainability and flexibility of the Twice Brewed business. Indeed, the proposed building is intended to provide additional visitor accommodation in response to an essential need arising from increased demand for domestic “staycations” during the ongoing Coronavirus pandemic. Bookings at the Twice Brewed Inn for this coming summer are high and the proposed additional accommodation would not only provide further guest accommodation at the site but would also encourage longer stays in the area thus supporting the local economy and sustaining jobs. The relationship of the Twice Brewed Inn site with the immediately adjacent National Landscape Discovery Centre cannot be underestimated with this cluster of development acting as an important tourist and visitor destination in an otherwise entirely rural area. Additional guest accommodation at the Twice Brewed Inn site would compliment the existing visitor offer in this part of the Northumberland National Park and would support the enhancement and future growth of the location as a place that must be visited.
- 7.4 The proposal would constitute an essential form of development to meet the needs of tourism and recreation in the area. Fundamentally, the additional accommodation would provide further opportunities for individuals to enjoy the special scenic qualities of the National Park and being a single unit of accommodation it is considered to be of an appropriate scale to be able to support the economy of the National Park without detracting from its inherent beauty. It is therefore considered that a very clear essential need for the development is demonstrated and the proposal thus is fully compliant with Policy ST4 of the Local Plan.

Siting and Design

- 7.5 The proposed lodge cabin would be modest in scale and would be constructed from natural materials that would integrate with the surrounding context of the site. It would engage the prevailing vernacular style and would be located in a subservient location within the existing cluster of buildings at Twice Brewed. Importantly, the development would appear as an ancillary structure to the main buildings already existing on the site. Overall therefore, the proposed design is considered to comply fully with the requirements of Local Plan Policy ST2.

National Park (Biodiversity, Tranquility and Landscape)

- 7.6 Policy DM10 of the Local Plan states that the conservation and enhancement of wildlife, habitats and sites of geological interest within the Northumberland National Park will be given

great weight. There would be no direct impact on biodiversity as a result of the proposed development given its small scale and no trees would need to be removed from the site.

- 7.7 Policy DM11 of the Local Plan requires all development proposals to avoid external lighting where possible. External lighting would be minimal and only at a level sufficient to secure health and safety. The only lighting unit associated with the proposal would be at the front door of the proposed cabin and would activate only when needed. This proposal can be secured by means of condition attached to any planning permission issued pursuant to the application.
- 7.8 The site of the proposed lodge cabin has been chosen to ensure that wider landscape impacts would also be minimal. The closest visual receptor is the Military Road (B6318) which is located to the north. The proposed building would be located in close proximity to existing development and therefore would reflect the existing local landscape character of the immediate surroundings thus ensuring compliance with relevant national and local policy in this respect.

Heritage Impacts

- 7.9 Potential heritage impacts associated with the proposed development have been assessed in detail in Section 6 above. The conclusion is that in the context of paragraph 196 of the NPPF, the proposal would result in a negligible level of harm to the setting of the SAM at the lower end of the scale overall. There are clear public benefits attributable to the scheme that would be sufficient to outweigh the limited and negligible harm that would be imposed upon the setting of the SAM. The proposed scheme is therefore acceptable in heritage terms.

Economic Benefits

- 7.10 The economic benefits of the development are significant. It would allow an existing business to grow and be commercially sustainable by providing additional/overspill accommodation for the business. Encouraging overnight stays is critical to their business model and this development would help to facilitate this. Together the Twice Brewed Inn, The Sill: National Landscape Discovery Centre and the YHA Youth Hostel create a cluster of visitor attractions/facilities serving the wider area. The proposal would contribute towards the services available at this location which are increasingly in demand by visitors to the National Park from both across the United Kingdom and internationally.
- 7.11 Additional visitors to the National Park support the local economy and local jobs. Supporting the local economy in response to the impact of the recent and ongoing Covid-19 pandemic is critical in rural locations such as this. Businesses require a degree of flexibility to expand their customer offer to assist in their financial recovery, particularly in the hospitality and tourism industries. This proposal represents an appropriate scale of development for doing just this being small and entirely reversible when the proposed cabin is no longer required.

Utilities / Services

- 7.12 The proposed development would be connected to the existing water supply at the site which already adequately supplies the Twice Brewed Inn (pub and 18 bed hotel) and the associated brewery premises. The water supply would be extended to the proposed holiday lodge cabin which would place negligible additional demand on the supply and is therefore satisfactory.
- 7.13 With regards to foul drainage, again the proposed holiday lodge would connect into the existing network that already satisfactorily serves the pub/restaurant/hotel and adjacent WC/toilet block. The proposed development as a single holiday cabin would generate a low level of

additional demand on the foul drainage system and this can be accommodated within the existing network infrastructure ensuring accordance with the NPPF in this respect.

Impact on Trees

- 7.14 The site has recently been cleared of scrub vegetation and small trees. There still remains a small number of trees in relatively close proximity to the proposed location for the holiday lodge cabin but these are sufficiently distanced from the site to ensure that there would be no adverse impacts on these trees or their future health. The trees will be retained as part of the proposed works and it is not anticipated that there would be a need for any root protection measures during the construction period in the event that planning permission is granted for the development. However, should the Local Planning Authority have concerns over potential impacts on the trees to be retained then an appropriately worded planning condition could be imposed on any future grant of planning permission requiring the submission of details and subsequent implementation of tree protection measures throughout the construction process. There would consequently be no adverse impact on trees in accordance with the NPPF.

8. Summary & Conclusions

- 8.1 Full planning permission is being sought for the construction of a single holiday lodge cabin in the grounds of the Twice Brewed Inn hotel/pub in the Northumberland National Park. The proposal would take the form of a single-story timber lodge with a traditional pitched slate roof.
- 8.2 Together the Twice Brewed Inn, YHA Youth Hostel and The Sill: National Landscape Discovery Centre form a cluster of development that acts as an important visitor destination on the route of Hadrian's Wall attracting visitors both from across the UK and internationally.
- 8.3 Twice Brewed Roman Temporary Camp (1015913) which is a Scheduled Ancient Monument, and West Twice Brewed which is a Grade II listed property, are located in close proximity to the application site. However, an assessment of the potential impacts of the development on these designated heritage assets has been undertaken. Some very limited harm to the setting of the SAM has been identified but the degree of harm is regarded as being less than substantial and at the lower end of the scale. It is also the case that the very limited harm identified would be substantially outweighed by the public benefits that would result from the scheme.
- 8.4 The proposed holiday lodge cabin is a sustainable form of development and it accords with Local Plan Policy ST1 and Part 2 of the NPPF which identify economic development as being one of the three tenets of sustainable development. The additional visitor accommodation provided would help to support the existing business and increase expenditure in the visitor economy of the National Park, both of which are important material considerations weighing heavily in favour of the proposed development when considered in the context of responding to the recent and ongoing Covid-19 pandemic and restrictions imposed on the hospitality industry.
- 8.5 Policy ST4 of the Local Plan permits development in the open countryside where there is an essential need to meet the needs of tourism, recreation and other rural enterprise. The additional accommodation provided by the lodge cabin would act to strengthen the commercial sustainability of the Twice Brewed Inn business and has been demonstrated to meet an essential need for additional/overspill accommodation to meet tourism needs.
- 8.6 The economic benefits of the development would be significant and it would allow an existing business to grow, respond to the growing demand for "staycations" and continue to be commercially sustainable. Encouraging overnight stays is critical to the business model and this development would help to facilitate this.
- 8.7 Potential impacts on the National Park in terms of biodiversity, tranquillity and landscape are deemed to be acceptable and sustainable development would be achieved in all respects.
- 8.8 This Statement has demonstrated that the proposals are in accordance with the overall objectives of the development plan and the NPPF. In line with paragraph 11 of the NPPF there are no significant or demonstrable reasons that outweigh the benefits proposed by this sustainable development and the NNPA is therefore asked to approve the application.