



Eastburn  
South Park  
Hexham  
Northumberland  
NE46 1BS

Clerk to Greenhead Parish Council

Date : 9 August 2022  
Our Ref : 22NP0056  
Your Ref :  
Contact : Colin Godfrey  
Direct Line : 01434 611508

Dear Mrs Saunders,

**Outline application for the construction of two self build principal residence houses at Land to the east of Walltown Lodge, Greenhead, Brampton, Northumberland, CA8 7JD**

I enclose details of the above application, and your Council's views are invited. Please reply, completing one of the sections overleaf, by 30 August 2022. The application and related plans may also be viewed on our planning website at :  
**<https://nnpa.planning-register.co.uk/Planning/Display/22NP0056>**.

This Authority welcomes the use of e-mail for the submission of consultation responses, which should be sent to [DC.Consultation@nnpa.org.uk](mailto:DC.Consultation@nnpa.org.uk). Since receipt of e-mails cannot always be guaranteed, you are advised to request a "Read Receipt" when sending comments by e-mail. If replying by post, it would be helpful if you could address your reply to Colin Godfrey, who is the planning officer dealing with this case, quoting the application reference number.

The law requires the Authority to make its planning decisions in line with the policies set out in the Local Development Framework, having regard to other relevant issues such as National Planning Policy, unless material planning considerations indicate otherwise. Reasons given for supporting or objecting to an application should therefore be clearly stated and based on material planning considerations e.g. the extent to which a proposal accords with local or national planning policy; the environmental, social or economic impact of the development on the local community, previous planning decisions relating to the property, etc. Other factors such as personal circumstances of the applicant, matters dealt with under other legislation, private property matters, etc. will rarely provide material planning reasons.

Yours faithfully,

T Gates  
National Park Officer

e-mail: [DC.Consultation@nnpa.org.uk](mailto:DC.Consultation@nnpa.org.uk)

Eastburn  
South Park  
Hexham  
Northumberland  
NE46 1BS

**Support the application**

Reasons:

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**Object to the application**

Reasons:

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**No objections**

Comments:

....Greenhead Parish Council have no objection.....

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Consultee Name : **Clerk to Greenhead Parish Council**

Date :

Ref No. : **22NP0056**

**Highways Development Management**  
**Planning Application Consultation Response**

**Planning application number:** 22NP0056

**Description of development:** Outline application for the construction of two self build principal residence houses

**Location:** Land to the east of Walltown Lodge, Greenhead, Brampton, Northumberland, CA8 7JD

**Date:** 11<sup>th</sup> August 2022

**RECOMMENDATION:**

**Fundamental concern (Object):** Concerns so significant that no reasonable action is likely to address the concern.

**Reason:** The proposed development is situated in a location that does not promote a genuine choice of sustainable connections, contrary to Policy TRA 1 of the Northumberland Local Plan (2022) and Paragraph 112 of the NPPF (2021) and is reliant on access via private car.

**Planning Documents Reviewed:**

<b>Date Published</b>	<b>Description</b>	<b>Reference</b>
11/07/2022	Application Form	N/A
08/08/2022	Design and Access Statement	No reference
11/07/2022	Covering Letter	No reference
11/07/2022	Screening Form	No reference
11/07/2022	Existing Block Plan	No reference
11/07/2022	Proposed Block Plan 2	No reference
11/07/2022	Proposed Block Plan	No reference
11/07/2022	Indicative Elevations	No reference
11/07/2022	Location Plan	No reference

**Assessment of proposal:**

- When assessing this application, the Highway Authority checks that the proposal will not result in an adverse impact on the safety of all users of the highway, the highway network or highway assets.
- The information submitted has been checked against the context outlined above, it is considered that the proposed development is in a location that does not promote a genuine choice of sustainable connections in Highways terms, and that the scale of the development in this location would rely on private vehicle use, contrary to Policy TRA 1 of the Northumberland Local Plan (2022) and Paragraph 112 of the NPPF (2021).
- The Highway Authority have concerns with the lack of infrastructure for pedestrians and cyclists and the distance required to connect to infrastructure i.e. footpaths that remove the pedestrian from a perception of harm position in the carriageway is significant. There is a bus on the U7032 served by the AD122 and BR3 providing connections to Hexham and Haltwhistle, however there are no suitable footpaths to reach this stop and users would be required to walk along the carriageway. Furthermore, this does not address the needs of people with disabilities and reduced mobility in relation to all modes of transport. There are no large supermarkets, healthcare facilities or schools in walking distance and it is considered users of the dwellings would overall be reliant on the use of private car(s).
- Notwithstanding the above, if the Local Planning Authority deem that other matters outweigh the location of the proposals, a technical assessment has been made. The proposal is for the Outline application for the construction of two self build principal residence houses.
- Each plot is for approximately 3-4 bedrooms. For a 3-bedroom dwelling, 2 in curtilage parking spaces are required or 3 in curtilage parking spaces are required in accordance with NCC parking standards for a 4-bedroom dwelling, as set out in Appendix E of the Local Plan (2022). The block plan shows that each dwelling has a double garage and there is sufficient width on site to accommodate another vehicle. It must be noted however that for garages to form part of the parking provision each garage must have a minimum internal dimension of 6.0 metres x 6.0 metres for a double garage in order to be classed as a double parking space.
- It is considered cycle parking can be accommodated in the proposed garages.

- With regards to access, this is to be hard surfaced and accord with NCC Type B specification which is acceptable. The block plan does not show however safe, segregated pedestrian access to the dwellings. The new parking areas are to comprise permeable materials, this is acceptable in the interest of surface water drainage.
- It is noted however that the private access track takes access off the U7034 which is a single track, unlit 60mph road, although it is likely vehicles will be travelling at a lower speed given the width and alignment of the road. No details have been provided with regards to boundary treatment such as any vegetation within the visibility splays. Therefore, a block plan detailing visibility splays in both directions with a clear sight line is required, for a 60mph this is required to be 2.4m x 215m, alternatively ATC data can be used in accordance with Manual for Streets guidance to provide the required visibility splays in accordance with the speed of traffic at this location.
- Details of refuse storage for each plot are shown on the block plan, however no details of the servicing arrangement has been provided together with a location off the highway for the collection of refuse on bin collection day. This information will be required, together with a vehicle swept path if appropriate, for the largest vehicle entering the site.
- No details of EV charging are shown for each plot on the block plan, the location of this is required to be shown on a block plan given the Covering Letter states the units will have EV charging points. It is also considered a Construction Method Statement would also be required for this type of development.
- If the Planning Authority deem that sufficient weight on other matters outweighs the unsustainability of the location of this site in highway terms, then the applicant will be required to satisfy the highway safety concerns as stated above, including any technical details as applicable.

**Highways Development Management**  
**Planning Application Consultation Response**

**Planning application number:** 22NP0056 Reconsultation

**Description of development:** Outline application for the construction of two self build principal residence houses

**Location:** Land to the east of Walltown Lodge, Greenhead, Brampton, Northumberland, CA8 7JD

**Date:** 14<sup>th</sup> February 2023

**RECOMMENDATION:**

**Material consideration:** an important issue that the local planning authority is advised to take into account in determining the application.

**Reason:** The proposed development would not support Paragraph 112 of the NPPF (2021) and Paragraph d) and f) of Policy DM9 of the Northumberland National Park Local Plan and is development where users would be reliant on access via private car given the frequency of existing public transport services and distance to connect to local amenities. It has not been demonstrated how the development addresses the needs of people with disabilities and reduced mobility in relation to all modes of transport. Should other matters outweigh these concerns, the imposition of conditions and informatives will be required, as recommended in this response.

**Planning Documents Reviewed:**

<b>Date Published</b>	<b>Description</b>	<b>Reference</b>
31/08/2022	Additional Information from Agent	Wall Town – 22NP0056
16/01/2023	Swept Path Analysis Plan No.1	TSC644/01
16/01/2023	Swept Path Analysis Plan No.2	TSC644/02
16/01/2023	Swept Path Analysis Plan No.3	TSC644/03
16/01/2023	Existing site plan access	WL/08/ESPA/05
16/01/2023	Letter re: speed survey from Tim Speed Consulting	Your ref: 22NP0056
23/08/2022	Comments from agent re Highways	Wall Town – 22NP0056

### **Assessment of proposal:**

- When assessing this application, the Highway Authority checks that the proposal will not result in an adverse impact on the safety of all users of the highway, the highway network or highway assets.
- Further to HDM's previous comments, HDM have been reconsulted with additional information which has been subsequently assessed.
- With respect to highway safety matters, a speed survey has been commissioned with the resulting data supplied, which shows that 85<sup>th</sup> percentile speeds were approximately 26.35 mph eastbound and 26.95mph westbound and visibility splays of 36m and 37m have been shown respectively in each direction. It is noted that these calculations have not been based on the design speed, however it is accepted that speeds are lower in this location, with the adopted highway serving a low number of dwellings and the rural location of the development, together with the width of the U7034 meaning that vehicles will generally be travelling at lower speeds. The principle of the creation of an access in this location is acceptable based on a combination of these factors, with the first 6m required to be hard surfaced and must accord to NCC specifications with a condition recommended to secure this. However, it is noted that the westbound splay crosses through a tree as shown on the indicative block plan, and there is dense vegetation generally surrounding this location and therefore full details of any boundary treatment will be required in order to protect the visibility splays in this location and a condition is recommended below to secure these details.
- Swept path analysis has been supplied, for a large 7.5 ft van which shows the vehicle being able to enter and turn safely within the site without obstructing any parked vehicles which is acceptable.
- Details of EV charging, refuse and cycle storage are all shown on the plans which are acceptable and are welcomed.
- Notwithstanding the above comments with respect to highway safety, with regards to HDM's previous comments with respect to the sustainability in highways and transportation terms of the site, the Northumberland National Park Local Plan (July 2020) Policy DM9 highlights that for transport and accessibility, in the assessment of planning applications under paragraph d) this should seek to minimise the overall need for journeys whilst seeking to maximise the proportion of journeys made by public transport, bicycle and

walking and paragraph f) with respect to promoting good design principles in respect of inclusive access. Therefore, HDM’s comments with respect to giving priority first to pedestrian and cycle movements and addressing the needs of people with disabilities and reduced mobility in relation to all modes of transport are also supported by the NPPF which is a material consideration.

- It is considered users of this development would be reliant on access via private vehicle given the frequency of existing public transport services and distance to local amenities and furthermore it has not been demonstrated how good design principles in respect of inclusive access for those with reduced mobility in relation to all modes of transport.
- HDM consider the proposals to be technically acceptable and if it is deemed that sufficient weight on other matters outweighs the material consideration as identified in this response, then conditions and informatives are provided below.

**Planning Obligations and Conditions:**

Necessary planning obligations and conditions required for planning approval.

<b>S106 Heads of Terms</b>
N/A
<b>S278/S38/S59/S184 Requirements</b>
Agreement required with the Highway Authority for the creation of a new vehicular access from the U7034 to accord to NCC specifications
<b>Recommended Conditions</b>
<p><b>HWB3 Details - Boundary treatment</b> The development shall not be occupied until details of the proposed boundary treatment have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the development is occupied. <b>Reason:</b> In the interests of visual amenity and highway safety, in accordance with the National Planning Policy Framework and Policy TRA1 of the Northumberland Local Plan.</p> <p><b>HWB4 Details - External lighting</b> The development shall not be occupied until details of the external lighting of the building(s) and external area(s) have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the development is occupied and retained as such thereafter. <b>Reason:</b> In the interests of amenity and highway safety, in accordance with the National Planning Policy Framework and Policy TRA1 of the Northumberland Local Plan.</p> <p><b>HWD2 Implementation of car parking area</b></p>



The development shall not be brought into use until the car parking area indicated on the approved plans has been implemented in accordance with the approved plans. Thereafter, the car parking area shall be retained in accordance with the approved plans and shall not be used for any purpose other than the parking of vehicles associated with the development.

**Reason:** In the interests of highway safety, in accordance with the National Planning Policy Framework and Policy TRA4 of the Northumberland Local Plan.

#### **HWD4 Details of means of vehicular access to be constructed**

The development shall not be completed and brought into use until details of the vehicular access have been submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details.

Thereafter, the vehicular access shall be retained in accordance with the approved details.

**Reason:** In the interests of highway safety, in accordance with the National Planning Policy Framework and Policy TRA2 of the Northumberland Local Plan.

#### **HWD14 Implementation of cycle parking**

No dwelling shall 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 the National Planning Policy Framework and Policy TRA1 of the Northumberland Local Plan.

#### **HWD15 Surface water drainage (Private Land)**

Prior to occupation, details of surface water drainage to manage run off from private land have been submitted to and approved by the Local Planning Authority. The approved surface water drainage scheme shall be implemented in accordance with the approved details before the development is occupied and thereafter maintained in accordance with the approved details.

**Reason:** In order to prevent surface water run-off in the interests of highway safety, the amenity of the area and to protect the integrity of the highway in accordance with the National Planning Policy Framework.

#### **HWD19 Implementation of Electric Vehicle Charging**

Prior to occupation the Electric Vehicle Charging points shown on the approved plans shall be implemented. Thereafter, the Electric Vehicle Charging Points shall be retained in accordance with the approved plans and shall be kept available for the parking of electric vehicles at all times.

**Reason:** In the interests of Sustainable Development, in accordance with the National Planning Policy Framework and Policy TRA1 of the Northumberland Local Plan.

#### **HWG1 Construction Method Statement**

Development shall not commence 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 the National Planning Policy Framework and Policy TRA2 of the Northumberland Local Plan.

**HWG4 Refuse - No external refuse outside of the premises**

No external refuse or refuse containers shall be stored outside of the approved refuse storage area except on the day of refuse collection.

**Reason:** In the interests of the amenity of the surrounding area and highway safety, in accordance with the National Planning Policy Framework and Policies TRA1 and TRA2 of the Northumberland Local Plan.

**Recommended Informatives**

**INFO23 New vehicle crossing point -Type Access B (S184)**

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: [westernareahighways@northumberland.gov.uk](mailto:westernareahighways@northumberland.gov.uk)

**INFO33 Reminder to not store building material or equipment on the highway**

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.

**INFO40 Reminder to not deposit mud/ debris/rubbish on the highway**

In accordance with the Highways Act 1980 mud, debris or rubbish shall not be deposited on the highway.



# Northumberland County Council

## Environmental Protection Planning Consultation Response

**To:** Planningcomments@northumberland.gov.uk  
**From:** Mr Thomas Brown, Environmental Protection Team  
**Planning Reference:** 22NP0056  
**Subject:** Outline application for the construction of two self build principal residence houses  
**Location:** Land to the east of Walltown Lodge, Greenhead, Brampton, Northumberland, CA8 7JD  
**SRU Reference:** SRU159386  
**Date:** 08/09/2022

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I refer to your consultation and attachments of 09/08/2022.

### Opinion

The Environmental Protection Team have no objection to this application and would recommend the attached conditions are imposed in order to protect public health and prevent loss of amenity.

### Commentary

The Environmental Protection (EP) Team have undertaken a technical review of the submitted information and have assessed the environmental impacts which are relevant to the development and would comment as follows:

	Not Applicable	Objection	Conditions Recommended
Contaminated Land	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ground Gas / Radon	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Noise / Vibration	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Odour	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Air Quality / Dust	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Private Water Supplies	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lighting	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 1. Contaminated Land

The Screening Assessment Form does not identify any potentially significant sources of contamination, and so no further investigation or assessment is considered necessary. I would however recommend a condition in case contamination is encountered unexpectedly during the development works.

## 2. Ground Gas

The site lies within the Coal Authority's Coal Mining Reporting Area. Northumberland County Council require the provision of ground gas protection measures for all development within this area to a standard equivalent to that required for a Characteristic Situation 2 classification, as described in BS8485, as a minimum. Conditions are recommended to secure this.

### Recommended Conditions

The EP Team recommend the following conditions:

#### 1. Contamination not Previously Discovered - Watching Brief

If during development contamination not previously considered is identified, then an additional written remediation strategy regarding this material (prepared by a competent person) shall be submitted to and approved in writing by the Local Planning Authority.

No building shall be occupied until a remediation strategy 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. **[Should no contamination be found during development then the applicant shall submit a signed statement indicating this to discharge this condition].**

\* "Competent Person" has the same definition as defined within the National Planning Policy Framework (NPPF) ISBN 978-1-5286-1033-9.

**Reason:** To ensure that risks from land contamination are minimised.

#### 2. Ground Gas Protection

No foundation works shall be commenced until a report detailing the proposed protective measures to prevent the ingress of ground gases, including depleted Oxygen (<19%), to the standard required in BS8485:2015+A1:2019 (Code of Practice for the design of protective measures for Methane and Carbon Dioxide

ground gases for new buildings), or to a minimum of Characteristic Situation 2 level of protection, has been submitted to and approved in writing by the Local Planning Authority.

The report shall specify to the Local Planning Authority's satisfaction how the annulus of service ducts will be sealed to prevent gas ingress into the living space of the dwelling.

The report shall contain full details of the validation and verification assessment to be undertaken on the installed ground gas protection, as detailed in CIRIA C735 (Good practice on the testing and verification of protection systems for buildings against hazardous ground gases)

**Reason:** In order to prevent any accumulation of ground gas, which may be prejudicial to the health & amenity.

### **3. Verification of Ground Gas Protection:**

No building shall be brought into use or occupied until the applicant has submitted a verification report to the approved methodology in Condition 2\*, has been approved in writing by the LPA.

**\*in this list of conditions**

**Reason:** In order to prevent any accumulation of ground gas, which may potentially be prejudicial to the health & amenity.

### **4. Validation and Verification of the Sealing of Service Duct Annulus**

Prior to the occupation of any habitable dwelling, the applicant shall submit to the Local Planning Authority for approval in writing, a statement with evidence of how the service ducts were sealed.

**Reason:** In order to prevent any accumulation of ground gas, which may potentially be prejudicial to the health & amenity of the occupants of the respective properties.

[**NOTE:** All recommended conditions above should be subject to confirmation by Development Services Legal Team, to ensure they are enforceable].

<b>Officer</b>	TBR
<b>EP Checked</b>	N/A



Mr Colin Godfrey  
Northumberland National Park Authority  
Eastburn  
South Park  
Hexham  
Northumberland  
NE46 1BS

Direct Dial: [REDACTED]  
Our ref: P01531994

26 August 2022

Dear Mr Godfrey

**T&CP (Development Management Procedure) (England) Order 2015  
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**LAND TO THE EAST OF WALLTOWN LODGE, GREENHEAD, BRAMPTON,  
NORTHUMBERLAND, CA8 7JD  
Application No. 22NP0056**

Thank you for your letter of 9 August 2022 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

**Summary**

This application lies adjacent to the Roman fort and civilian settlement at Carvoran, a key installation on Hadrian's Wall.

The impact of the proposal, both directly on archaeological remains and on the setting of these adjacent scheduled monuments and World Heritage Site, is unclear at this stage.

This means that, in line with paragraph 194 of the NPPF, there is a need to address concerns about potential direct archaeological and setting impacts in order to inform an appropriate balanced planning decision.

With reference to direct impacts, the applicant will need to commission an archaeological evaluation of the site. With reference to setting impacts, we would prefer to see a full application for this site, in order to allow an informed understanding of this issue. However, if this is not considered possible we would support a parameter or design code based approach to ensure that the detailed form of development avoids harm to the setting of Hadrian's Wall here.

Historic England would be happy to be involved in further discussions with the applicant and your own specialist conservation advisors, but until these issues are



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resolved this application should not be determined.

### **Historic England Advice**

Historic England has concerns about this application, both with reference to its potential direct archaeological impact, and its impact on the setting of the adjacent scheduled monument and World Heritage Site. These concerns will need to be addressed appropriately before any decision is taken on this application.

#### *Significance*

The development site lies just to the southeast of the fort and civilian settlement at Carvoran, part an occupation by the Romans which has left an indelible mark on this part of the north of England for more than 1900 years. The fort at Carvoran was originally constructed in the early years of the Roman occupation of this area in the first century AD, before being incorporated into the great project to create a permanent fortified frontier, planned on the orders of the Emperor Hadrian. This remained the northernmost frontier of their great pan-European empire for much of the next 300 years.

The importance of the remains of this frontier is reflected in the protection given to much of its surviving remains as scheduled monuments and its incorporation into the Hadrian's Wall World Heritage Site.

As a consequence of this proximity, this proposed development lies in an area of very high sensitivity. This derives not only from the potential for the presence of archaeological remains, but also because of the role that the area surrounding the archaeological remains plays in allowing an understanding and appreciation of the Roman frontier.

#### *Impact*

The impact of the proposal, both directly on archaeological remains and on their setting, is unclear at this stage.

With reference to potential direct archaeological impacts, the applicant will need to commission a programme of pre-determination archaeological evaluation of the site. This will allow an understanding of this impact, to inform further discussions and ultimately allow an appropriately-balanced planning decision.

With reference to setting impacts, it seems *likely* that some form of development could be accommodated on this site without harm to the setting of the adjacent monuments and World Heritage Site. However, the outline nature of the application means that at this stage it is very difficult to be certain that this is the case.



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### *Policy*

Paragraph 194 of the NPPF is clear on the importance of understanding the potential impact of a proposal on the historic environment before a planning decision should be taken. This includes both direct impacts, and impacts on setting.

This paragraph also provides support for the need, where appropriate, for the applicant to provide an archaeological evaluation of development site.

Once the impacts of the proposal are understood then these would need to be considered as part of any planning decision in line with the provisions of paragraphs 199-208 of the NPPF.

### *Position*

With reference to potential direct archaeological impacts, the applicant will need to commission an archaeological evaluation of the site in advance of the determination of this application. This will allow this issue to be better understood, and feed into an appropriate balanced planning decision.

With reference to setting impacts, Historic England considers that the most appropriate approach would be for this development to be a full and detailed, as opposed to outline, application. This would allow a proper understanding of the setting impact of the development, including certainty about the form, height, mass and materials of the proposal which cannot be achieved through indicative supporting materials.

This said, we acknowledge that it is likely that something akin to the indicative proposals could be accommodated here without harm to the setting of the adjacent monuments and World Heritage Site. As such, if requiring a full application is not considered achievable here, then as a next best option we would support use of a parameter and/or design-code based approach.

Alongside your own specialist advisors we would be happy to be part of further discussions of these issues, but until these are resolved this application should not be determined.

### **Recommendation**

Historic England has concerns regarding the application on heritage grounds. We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraph 194 of the NPPF.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.



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Yours sincerely

**Mike Collins**

Team Leader (Development Advice)

E-mail: [REDACTED]

cc. Chris Jones - NNPA

▣



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Mr Colin Godfrey

Direct Dial: [REDACTED]

Northumberland National Park Authority

Eastburn

Our ref: P01531994

South Park

Hexham

Northumberland

NE46 1BS

9 May 2023

Dear Mr Godfrey

**T&CP (Development Management Procedure) (England) Order 2015  
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**LAND TO THE EAST OF WALLTOWN LODGE, GREENHEAD, BRAMPTON,  
NORTHUMBERLAND, CA8 7JD  
Application No. 22NP0056**

Thank you for your letter of 9 August 2022 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

**Historic England Advice**

The applicant has commissioned an archaeological evaluation of the site in line with previous advice. The report on this work suggests that the site has a low potential for the presence of important archaeological remains. On this basis, we do not consider the potential for direct archaeological impact from the development to be a reason to oppose the granting of permission for the proposed development.



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You will recall the other issue raised in our earlier advice - that of the potential setting impact of the development, which is difficult to assess given the outline nature of the proposals. Our preference remains that this issue should be addressed through requiring a detailed planning application, to allow consultees to assess this setting impact from an informed point of view before a decision is taken on it. As discussed in our earlier letter, if the Authority does not consider this to be possible, then we would advise a need for the imposition of suitable conditions (perhaps parameter-based) for matters of scale, height, design, and materials to ensure that the development brought forward for the site avoids harm to the setting of the Hadrian's Wall World Heritage Site.

### **Recommendation**

Historic England has concerns regarding the application on heritage grounds. We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraph 194 of the NPPF.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely

### **Mike Collins**

Team Leader (Development Advice)

E-mail: [REDACTED]

cc. Chris Jones - NNPA



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**From:** [DC Consultation](#)  
**To:** [Laura Garth](#)  
**Subject:** FW: NNPA Consultation\_22NP0056 Land to the east of Walltown Lodge: Chase Up  
**Date:** 13 January 2023 12:05:09

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**From:** Robert Mayhew [REDACTED]  
**Sent:** 12 January 2023 16:53  
**To:** DC Consultation [REDACTED]  
**Cc:** Susannah Buylla [REDACTED]  
**Subject:** RE: NNPA Consultation\_22NP0056 Land to the east of Walltown Lodge: Chase Up

Susannah,

Apologies for this delayed response but please find below my assessment of the potential landscape implications for this proposed development.

Application: **22NP0056**

Proposed Development: **Outline application for the construction of two self build principal residence houses on Land to the east of Walltown Lodge, Greenhead, Brampton, Northumberland, CA8 7JD**

Dear Susannah,

Having looked at the documents provided by the applicant I would like to make the following comments with respect to the possible effects of this proposed development on the landscape character, views, setting, notable trees and Dark Sky Park status of this part of the National Park

The land just east of Walltown Lodge lies in the [Tyne Gap and Hadrian's Wall National Character Area](#), Parallel Ridges and Commons Landscape Character Type and specifically the Haltwhistle, Melkridge and Ridley Commons Landscape Character Area as identified in the [Northumberland National Park Landscape Character Assessment, 2019](#). As such, the relevant key features and qualities of this area with respect to this application are identified as being the:-

- Unique and defining cuesta landscape and geological features including the Whin Sill, and clear evidence of glacial activity such as meltwater channels (e.g. the iconic Sycamore Gap). Many of the rocky outcrops are included in the Roman Wall Escarpments SSSI designated for its earth heritage.
- Extensive areas of semi-natural vegetation including grass moorland, wet pastures, loughs and mires, many of which are designated as SSSI for their nature conservation value e.g. Roman Wall Loughs.
- Internationally significant archaeological remains related to the Roman period and in particular Hadrian's Wall which is has World Heritage Site status and is a scheduled monument.
- Open, exposed and elevated landscape with extensive views across the Tyne Gap south towards the North Pennines.
- Outstanding long distance views northwards over areas of wild moorland character – a key part of the setting of the Wall.
- Exceptional recreational opportunities with good footpath access and associated infrastructure.
- Ecosystem Services include provisioning services supporting rearing of Whitebred Shorthorn and Blue Grey Cattle and Northumberland Black Face sheep. Regulating services

include climate regulation through carbon storage and significant cultural services related to the qualities noted above.

Local forces for change and their landscape implications are the:-

- Maturing of shelterbelts may be affected by wind throw and the need for felling, which may alter the character of parts of this landscape and the setting to the WHS.
- Restructuring of coniferous plantations of Wark Forest may bring temporary disruption to the landscape.
- Pressures from increased tourism may result in footpath erosion and damage to archaeological features as well as proliferation of tourism infrastructure such as signage and car parking.
- Increased high speed traffic using the Military Road may affect the tranquillity of the surrounding landscape and present safety issues in relation to slow moving tourist traffic and junctions to historic sites.
- Pressure for the development of vertical structures such as wind turbines and masts in the surrounding area may lead to a loss of tranquillity and wildness.

The overall land management strategy for this area states that, "This landscape has a strong identity and many valuable landscape features which remain in good condition. The overall strategy for this area is to conserve and sensitively manage".

The key publicly accessible receptor sites that come into play with regards this development would include:- the B6318 Military Road, the minor county road from the B6318 Military Road leading to the Roman Army Museum and Walltown Country Park and the road off this passing north of the application site leading to Walltown Farm. In addition you have the Hadrian's Wall and Pennine Way National Trails passing just to the north of the site and Sustrans Route 72 Hadrian's Cycleway 300 meters to the south, the car park for the Roman Army Museum 60 meters to the west and the Walltown Country Park just 5 meters across the access road to the north.

In terms of building style, I would suggest that the proposed traditional stone and slate construction would be in keeping with other buildings in the local area. I understand that the plans and drawings are only indicative at this stage and that circumstances might change with the use of timber cladding also being considered. With respect to the likely effect on the landscape character and views at this part of the National Park, I do believe that from certain receptor sites to the south and west, the proposed two story buildings with high attic rooms would be regarded as being visually prominent within the landscape based upon their height and scale when set against the adjacent Walltown lodge property. In terms of the Guidelines for Development set out in the Landscape SPD I do not believe that the proposals as indicated would be "as low-key as possible, conserving the wild character of the setting of Hadrian's Wall - care should be taken to avoid development that may alter or urbanise the landscape character".

In terms of notable trees, I do not believe that the proposed development would have an impact upon any notable trees.

In terms of likely impact upon the Dark Skies Park status of the National Park, I could not find any details relating to external lighting so am unable to comment on this at this point in time but as with other applications this sensitivity could be addressed through a condition if needs be.

On balance, based upon the information provided to date I believe that the proposed

development as set out in this outline application would have a significant effect upon the landscape character of this part of the National Park based upon the scale of the proposed buildings and urbanising effect to the landscape character this would have.

If you have any queries with respect to the above or require further information please do not hesitate to get back in touch.

Kind regards

Robert Mayhew  
Head of Conservation and Environment  
Northumberland National Park

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DC Consultation  
[Development Control Consultation](#)  
(x)

DC.Consultation@nnpa.org.uk

From:



Cc:

Subject:

RE: Consultation on planning application 22NP0056 Land to the east of Walltown Lodge, Greenhead, Brampton, Northumberland, CA8 7JD

Date:

02 September 2022 10:07:42

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Dear Colin,

I have looked at the Preliminary Ecological Assessment report that accompanies this application and have the following comments:

In general I agree with the findings that there are no protected sites likely to be impacted by the proposals and no priority habitats. I do however think that some species have been over-looked in the report, primarily, reptiles and hedgehogs which may be present. The habitat on site is suitable for adders, slow worms and lizards which are protected under the Wildlife and Countryside Act (1981) and under section 41 of the NERC Act (2006) and precautions should be made not to injure or kill the species and make provision for them on the developed site. A Construction and Environmental Management Plan (CEMP) should be submitted and agreed including avoiding habitat and vegetation clearance during the hibernation period. A CEMP should also be submitted for hedgehogs which are also listed under section 41 of the NERC Act. I note that they have excluded the possibility of great crested newts although the site is within 500m of a waterbody and is included in an amber great crested newt risk zone for the district licence scheme. There is however a lot of other suitable terrestrial habitat between the waterbody and the site and no waterbodies on this site, but since there is some wet grassland it is possible that any of the locally present amphibians may be using the site at some time. I suggest that working methodologies should be submitted to prevent harm and to leave some suitable habitat on site.

Biodiversity Net Gain. There is no mention or discussion of biodiversity net gain despite the loss of approximately 0.2 hectares of wet and ruderal grassland. I would expect some submission perhaps based on the small site metric as this was designed for (amongst others) *residential developments where the number of dwellings to be provided is between one and nine inclusive on a site having an area of less than one hectare*. This should be over and above the mitigation for reptiles, amphibians and hedgehogs above. The ecological report does mention bat and bird boxes on the new buildings which may go some way towards this if they are permanent incorporated features.

Therefore in summary I do not have any ecological objections if the above CEMPs are submitted and biodiversity net gain is addressed.

If you have any queries please get back in touch.

Yours sincerely,  
Gill Thompson

**From:** [Chris Jones](#)  
**To:** [DC Consultation](#)  
**Cc:** [Colin Godfrey](#)  
**Subject:** RE: Consultation on a planning application  
**Date:** 05 September 2022 12:58:36

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Dear Colin,

Thanks for consulting me on the above application 22NP0056. I can confirm that the site lies within an aerial of high archaeological significance. The site is located entirely within the Frontiers of the Roman Empire World Heritage Site (Hadrian's Wall).

The southern boundary of the site borders against scheduled monument 1010956 *The section of Stanegate Roman road from Fell End Roman temporary camp to the track to Old Shield, and the Roman cemetery adjacent to Carvoran Roman Fort.*

The site is less than 50m to the east of scheduled monument 1010991 *Carvoran Roman fort and Hadrian's Wall and vallum between the unclassified road to Old Shield and the field boundary west of the fort in wall miles 45 and 46.*

The site lies 100m to the south of the projected line of the Vallum through Walltown and 160m south of the projected line of Hadrian's Wall between Turret 45a and Milecastle 46.

The site appears to have been undeveloped prior to the 1890s where OS historic maps show an enclosure adjacent to "Craig Cottages" and it is not clear to what extent the use of this allotment precludes the survival of significant archaeological remains in a highly sensitive area. In the light of this, further information is required in order to be able to determine a planning application for developing the site. This is in line with the NPPF, Section 16, paragraph 194 "*Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*".

Para. 195. "*Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.*"

Given the highly sensitive nature of the context of the proposal and the lack of information in order to enable the principle of the development to be established, I recommend that the applicant engage the services of a suitably qualified and experienced archaeological consultant/contractor to address how the necessary information to determine an application can be provided. This should include a field evaluation in accordance with a written scheme of investigation agreed in writing by the National Park Authority and in consultation with Historic England.

Kind regards,

Chris

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**From:** Margaret Telfer <Margaret.Telfer@nnpa.org.uk>



**From:** [Chris Jones](#)  
**To:** [DC Consultation](#)  
**Subject:** RE: Planning Application Consultation 22NP0056 Land to the east of Walltown Lodge, Greenhead, Brampton, Northumberland, CA8 7JD  
**Date:** 22 May 2023 12:20:06

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Dear Susannah,

Thank you for consulting me on the above outline application and apologies for the late response.

I note Historic England's comments, and I have reviewed all documentation supplied by the applicant, notably the *Archaeological Evaluation Report* and have the following comments to make.

The site falls within an area of extremely high archaeological and historic landscape significance. The field evaluation, however, failed to identify any archaeological remains and consequently the potential for the development to cause direct harm to significant archaeological deposits is low, thus reducing the likelihood that any significant archaeological remains exist anywhere across the site. Given the size of the evaluated area, however, and the possibility that small, localised archaeological features might survive across the wider site, the requirement for a watching brief should be considered in a detailed planning application.

There remains a lack of clarity on the potential for indirect harm to the setting of the Frontiers of the Roman Empire World Heritage Site resulting from the development. Whilst there are no grounds for objecting to the development in principle on the grounds of archaeological features on site, careful consideration should be given to the level of such harm to the setting, in line with Section 16, (200) of the National Planning Policy Framework and also Policy DM14 (5) of the Local Plan. There should be clear and convincing justification for the development in the context of the setting of a World Heritage Site with any subsequent application to develop the site.

In summary, the lack of significant archaeological features in the excavated trenches supports the principle of development on the proposal site. However, detail on scale and potential to cause harm to the setting of heritage assets in the wider area, within a World Heritage Site made of distinct elements within a wider landscape, needs to be established and clear and convincing justification provided.

Kind regards,

Chris

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**From:** DC Consultation <DC.Consultation@nnpa.org.uk>  
**Sent:** Thursday, April 27, 2023 11:14 AM  
**To:** Chris Jones [REDACTED]  
**Subject:** Planning Application Consultation 22NP0056 Land to the east of Walltown Lodge, Greenhead, Brampton, Northumberland, CA8 7JD