

Highways Development Management
Planning Application Consultation Response

Planning application number: 23NP0015

Description of development: Proposed construction of 1 detached principal residence dwelling house

Location: Land adjacent to Larkes Cottage, Elsdon, Northumberland, NE19 1AZ

Date: 10th May 2023

RECOMMENDATION:

Imposition and implementation of condition (s): Required to ensure acceptability

Planning Documents Reviewed:

Date Published	Description	Reference
21 st February 2023	Application Form	PP-11935919
21 st February 2023	Proposed Floor Plans	75/21 3 1 0
21 st February 2023	Existing Site Plan	75/21 1 1 0
13 th April 2023	Location Plan - Revised	N/A
13 th April 2023	Proposed Site Plan - Revised	75/21 2 1 0

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 this development will not have a severe impact on highway safety, and there are no objections in principle to the proposals.

- The proposed development will see the construction of 1 detached principal residence dwelling house.
- It is considered that the proposal is in accordance with the NPPF and policy DM9 of the Northumberland National Park Local Plan in highways terms, and the principle of development acceptable.
- The proposed development will see access being utilised off the B6341 from an existing field gate which shall be upgraded in accordance with NCC's Highway Constructional Specifications. The existing access has a good level of visibility and is in line with Manual for Streets guidance for a 30mph road.
- The proposed 3-bed unit will have 2no car parking spaces and manoeuvring space to accommodate forward egress onto the B-road which is acceptable.
- EV charging, cycle parking and refuse storage have been detailed on the proposed drawings and are considered acceptable.
- There are no recommended amendments to the scheme to set out.
- The imposition of conditions and informatives with regards to vehicular access upgrade works, construction methodology, surface water, car parking and cycle parking will address any concerns with the proposed development.

Planning Obligations and Conditions:

Necessary planning obligations and conditions required for planning approval

S106 Heads of Terms
N/A
S184 Agreement – Provision of an upgraded field gate access into a residential driveway crossing, with associated surfacing works to be decided on site by the Local Area Highways Office.
HWD2 Implementation of car parking area The development shall not be occupied until the car parking area indicated on the approved plans, including EV charging facilities contained therein, 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.

HWD5 Means of vehicular access to be constructed - Amended

The development shall not be occupied until a means of vehicular access has been constructed in accordance with the approved plans and NCC's Highway Constructional Specifications.

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

The development 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 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.

HWG1 Construction Method Statement (not including plan)

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.

Informatives

INFO24 Alterations to vehicle crossing point (S184)

You should note that alterations to the existing vehicle crossing point(s) are required. These works should be carried out before first use of the development. To arrange alterations to the existing vehicle crossing point(s) (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

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: DC.consultation@nnpa.org.uk - Northumberland National Park Authority

From: Thomas Angus, Environmental Protection Team

Planning Reference: 23NP0015

Subject: Proposed construction of 1 detached principal residence dwelling house

Location: Land adjacent to Larkes Cottage, Elsdon, Northumberland, NE19 1AZ

SRU Reference: SRU165390

Date: 05/05/2023

I refer to your consultation and attachments of 21/04/2023.

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



1. Contaminated Land

The contaminated land phase 1 assessment is sufficient to suggest that the risk of contaminated land on the development are negligible. Therefore, the Environmental Protection team would recommend a watching brief condition, should contamination be discovered at any point during the development.

2. Ground Gas

The development lies within the Coal Authority reporting area and therefore the Environmental Protection team require that ground gas protection is installed to at least a CS2 standard.

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)*. The verification report shall be 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.

Informatives

1. The effectiveness of the development's design in ensuring that a nuisance is not created, is the responsibility of the applicant / developer and their professional advisors / consultants. Developers should, therefore, fully appreciate the importance of obtaining competent professional advice.
2. The granting of planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of part III of the Environmental Protection Act 1990 be received.

Officer	THA
EP Checked	GIP

From: [REDACTED]
To: [DC Consultation](#)
Cc: [REDACTED]
Subject: RE: Planning Application Consultation 23NP0015 Land adjacent to Larkes Cottage, Elsdon, Northumberland, NE19 1AZ
Date: 07 June 2023 15:13:26

Dear Susannah,

I have looked at the information accompanying this application including the PEA. I agree with the findings that the most likely groups of species to be affected by this proposal are amphibians, reptiles and mammals (mainly hedgehog). The mitigation in sections 5.13 onwards to prevent harm to these groups during construction should be made a condition. Access for hedgehogs foraging through gardens has proved to be beneficial so there should also be gaps in the fences and/or walls to allow passage between the gardens and the wider field.

The issues with flooding on the site and below have been raised and I wondered if this could be alleviated with more rough ground either side of the stream as it flows down the field. Rough vegetation including long grass with less compaction from stock and even some shrubs or scrubby trees/bushes intercept the water and prevent quick run off. Is there potential if all the land is within the ownership to fence off and not graze the area along the stream immediately adjacent to the development site, but also for some distance above it – maybe even up to the top of the field. This would also provide more foraging ground for hedgehogs and wet grassland for amphibians as well as potentially helping to intercept water. This could be biodiversity net gain for the loss of the semi-improved grassland of the plot. It may be advisable that the boundary for the garden is to the west side of the burn and a strip including the burn and the west side to edge of the land ownership is left outside the garden to prevent urbanisation of the strip alongside the burn in the future with for example shed, paving etc. I would also suggest a native hedge along the eastern boundary and provision for birds and/or bats in the new house as contribution to biodiversity net gain. I suggest that the applicant submits the plans for the biodiversity net gain and we agree it.

If therefore the mitigation for amphibians, reptiles and hedgehogs are made a condition together with a biodiversity net gain plan I have no objections.

Yours sincerely,
Gill Thompson

From: DC Consultation <DC.Consultation@nnpa.org.uk>
Sent: 21 April 2023 15:24
To: Gill Thompson [REDACTED]
Subject: Planning Application Consultation 23NP0015 Land adjacent to Larkes Cottage, Elsdon, Northumberland, NE19 1AZ

Please see the attached consultation regarding a planning application which has been received by Northumberland National Park Authority. Full details can be viewed at <http://nnpa.planning-register.co.uk/plaPlanningAppDisplay.aspx?AppNo=23NP0015>

From: [Laura Garth](#)
To: [Laura Garth](#)
Subject: FW: 23NP0015 Land adjacent to Larkes Cottage, Elsdon
Date: 21 June 2023 16:35:10

From: Gill Thompson [REDACTED]
Sent: Wednesday, June 21, 2023 4:15 PM
To: Susannah Buylla <[REDACTED]>
Subject: RE: 23NP0015 Land adjacent to Larkes Cottage, Elsdon

Dear Susannah,

Thank you for sending those additional items of information. I am content that the elevation and detail of the built-in bat and bird box is acceptable.

Regarding the area adjacent to the burn, the species shown for the hedges and trees to be planted are acceptable as is the density of the hedge and method of planting the hedges. It is good that this area is to be separate from the garden and remain 'un-urbanised' to contribute to improvement of biodiversity on the site. The planting and grassland may help ameliorate the flooding somewhat, however it is a shame that this could not be extended further up the field and burn if it is in the same ownership. This could have contributed even more to biodiversity gain and could help further to intercept and slow down surface and subsurface flow in the field above the road.

I therefore have no objections to the detail but wonder if we could ask for this additional area to be included?

Regards,
Gill

[REDACTED]
[REDACTED]

From: [REDACTED]
Subject: RE: Planning Application Consultation 23NP0015 Land adjacent to Larkes Cottage, Elsdon, Northumberland, NE19 1AZ
Date: 17 May 2023 17:48:38

External email: Be wary of links and attachments unless you know the content is safe.

Dear Susannah

Thank you for agreeing to the extension in replying to this application. The matter was discussed by the Councillors and a good number of parishioners who also attended the Parish Council meeting on 11 May, 2023.

Whilst the majority were not against the idea of a residential property being built on this section of land there were many questions and concerns raised that the details within the application do not seem to address. As such the Councillors are in agreement that until the matters (detailed below) are satisfactorily resolved they must object to the application.

- The foul water drainage certainly doesn't seem to have been satisfactory address. There appears to be some contradiction within the paperwork but should the option of using the pumping system that the properties of the Larkes use then a number of concerns were raised including
 - The property owner at 4 Larkes has not been approached and the pump that services the properties within the Larkes is on his property.
 - What would the process be for emergency clearing, power outages when the pump is not working?
 - Can the existing system that was set up for four properties cope with a fifth property?
 - It is understood that Northumbrian Water has not been contacted about this matter
 - It is believed that where at all possible new builds should be connected to mains drainage but there is no reference to this option within the documents.
- Whilst accepting the need for the proposed retaining wall to the north of the development, concern was raised regarding deflection of excess water during heavy rain, draining off the field either into the garden of No. 4 The Larkes or into the water course on the east side of the proposed property location. Any development on this site will reduce the area of natural drainage and the additional pressure on the water course is likely to increase the frequency of flooding on to the B6341, significantly impacting not only the road itself but also the property of Batt Hall on the opposite side of the road. It is felt that more research and detail is required to ensure the flooding of the B6341 and the property opposite is eliminated and certainly not at risk to worsen as the current proposals may lead to.
- There is concern that this proposal is on a green site and there were a number of people who felt this should be kept as such.
- The B6341 at this point is very narrow and there are no pedestrian footpaths. Speeding traffic has been a constant problem along this road and concern was raised at the proposed location of the access from the property. It is believed there is particular danger due to the blind bend of traffic coming from the east but there is no reference how this would be resolved.
- Concern was also raised that there is no reference as to how traffic flow would be managed during construction should the application be agreed as this is likely to

cause serious access problems for a good time and increase dangers for pedestrians and drivers.

- Some documents appeared not to be accurate. An example of this is the map of land ownership. Whilst it is assumed the area in question of the application is correct there are most certainly other areas that are incorrect and this raised concerns over other aspects of the application accuracy.
- It is believed that as the wildlife survey was undertaken in October the results will naturally provide less evidence of wildlife than there actually is at other times of the year. There is certainly evidence of a healthy local hedgehog population that require space to roam and unless modification were agreed some aspects of the proposed application such as the retaining wall could potentially adversely impact on hedgehogs and other wildlife.
- No reference can be found as to where the access gate would be relocated for livestock which is currently using the gate that would be access to the proposed property.
- Concern was raised over the lack of detail of the privacy shelter between the proposed patio and the owners of 4 Larkes. Potentially this could impact on the amount of sunlight reaching the neighbour and casting a significant shadow. Additionally there is no reference as to whether this would also be wildlife friendly.
- It is disappointing that there is no reference to having solar panels fitted and green energy options should be encouraged.

Regards

Martin

Martin Chilvers
Parish Clerk, Elsdon

From: [NNPA Planning Consultations](#)

Sent: 21 April 2023 15:24

To: [REDACTED]

Subject: Planning Application Consultation 23NP0015 Land adjacent to Larkes Cottage, Elsdon, Northumberland, NE19 1AZ

Please see the attached consultation regarding a planning application which has been received by Northumberland National Park Authority. Full details can be viewed at <http://nnpa.planning-register.co.uk/plaPlanningAppDisplay.aspx?AppNo=23NP0015>

DC Consultation
[Development Control Consultation](#)

Desk:

Email: DC.Consultation@nnpa.org.uk

From: [REDACTED]
To: [DC Consultation](#); [Susannah Buyla](#)
Subject: Re: Planning Application Consultation 23NP0015 Land adjacent to Larkes Cottage, Elsdon, Northumberland, NE19 1AZ
Date: 16 July 2023 21:23:19

External email: Be wary of links and attachments unless you know the content is safe.

Dear Susannah

The additional information for the application reference 23NP0015 was discussed by the Parish Councillors and residents attending the Elsdon Parish Council meeting on 13 July, 2023.

Whilst this additional information would seem to answer a few queries that had been raised previously there are still a number of concerns that the Parish Councillors have and as such they are in agreement to still object the application. Those concerns include -

With the large concrete footprint the proposed construction would have there is still considerable concern of flooding in the burn that feeds down to the B6341. Whilst it is noted the proposed plans of the applicant, it is believed that it is not appreciated how bad already the flooding is at this location as well as how regular. Climate change and the reduced surface area for water to seep away will only make this problem worse.

Concern was also raised that whilst the current flooding is rain water in future this may be sewage given the plans detailed and also during any power outage, which are frequent in Elsdon.

It is felt that an already bad location prone to flooding on B6341 and Batt Hall on opposite side of the road (this property has been flooded five times in recent years) will only become even worse based on the proposals received.

The proposed planting of grey willow is not a suitable plant for the border to the neighbour's property. The speed of growth and root mechanism of this plant is not suitable so close to property or the retaining wall that is proposed.

There was confusion about the proposal for the retaining wall. The paperwork suggests this will retain water and prevent flooding but also there will be a hole to allow wildlife, in particular, hedgehogs to move about. It is not understood how this can be both and more detail is required.

The Parish Councillors also do not feel that the issue of the green field site has been addressed and still have a concern over this aspect of the application.

In summary the Councillors feel the additional information does not address many of the original concerns and indeed raises more questions in many aspects of the application and

as such object to the application.

Regards

Martin

Martin Chilvers
Parish Clerk, Elsdon

From: Martin Chilvers [REDACTED] >
Sent: 17 May 2023 17:48
To: NNPA Planning Consultations <dc.consultation@nnpa.org.uk>; Susannah Buylla <Susannah.Buylla@nnpa.org.uk>
Subject: RE: Planning Application Consultation 23NP0015 Land adjacent to Larkes Cottage, Elsdon, Northumberland, NE19 1AZ

Dear Susannah

Thank you for agreeing to the extension in replying to this application. The matter was discussed by the Councillors and a good number of parishioners who also attended the Parish Council meeting on 11 May, 2023.

Whilst the majority were not against the idea of a residential property being built on this section of land there were many questions and concerns raised that the details within the application do not seem to address. As such the Councillors are in agreement that until the matters (detailed below) are satisfactorily resolved they must object to the application.

- The foul water drainage certainly doesn't seem to have been satisfactory address. There appears to be some contradiction within the paperwork but should the option of using the pumping system that the properties of the Larkes use then a number of concerns were raised including
 - The property owner at 4 Larkes has not been approached and the pump that services the properties within the Larkes is on his property.
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 - Can the existing system that was set up for four properties cope with a fifth property?
 - It is understood that Northumbrian Water has not been contacted about this matter
 - It is believed that where at all possible new builds should be connected to mains drainage but there is no reference to this option within the documents.
- Whilst accepting the need for the proposed retaining wall to the north of the development, concern was raised regarding deflection of excess water during heavy rain, draining off the field either into the garden of No. 4 The Larkes or into the water course on the east side of the proposed property location. Any development on this site will reduce the area of natural drainage and the additional pressure on the water course is likely to increase the frequency of flooding on to the B6341, significantly impacting not only the road itself but also the property of Batt Hall on the opposite side of the road. It is felt that more research and detail is required to ensure the flooding of the B6341 and the property opposite is eliminated and

certainly not at risk to worsen as the current proposals may lead to.

- There is concern that this proposal is on a green site and there were a number of people who felt this should be kept as such.
- The B6341 at this point is very narrow and there are no pedestrian footpaths. Speeding traffic has been a constant problem along this road and concern was raised at the proposed location of the access from the property. It is believed there is particular danger due to the blind bend of traffic coming from the east but there is no reference how this would be resolved.
- Concern was also raised that there is no reference as to how traffic flow would be managed during construction should the application be agreed as this is likely to cause serious access problems for a good time and increase dangers for pedestrians and drivers.
- Some documents appeared not to be accurate. An example of this is the map of land ownership. Whilst it is assumed the area in question of the application is correct there are most certainly other areas that are incorrect and this raised concerns over other aspects of the application accuracy.
- It is believed that as the wildlife survey was undertaken in October the results will naturally provide less evidence of wildlife than there actually is at other times of the year. There is certainly evidence of a healthy local hedgehog population that require space to roam and unless modification were agreed some aspects of the proposed application such as the retaining wall could potentially adversely impact on hedgehogs and other wildlife.
- No reference can be found as to where the access gate would be relocated for livestock which is currently using the gate that would be access to the proposed property.
- Concern was raised over the lack of detail of the privacy shelter between the proposed patio and the owners of 4 Larkes. Potentially this could impact on the amount of sunlight reaching the neighbour and casting a significant shadow. Additionally there is no reference as to whether this would also be wildlife friendly.
- It is disappointing that there is no reference to having solar panels fitted and green energy options should be encouraged.

Regards
Martin

Martin Chilvers
Parish Clerk, Elsdon

Sent from [Mail](#) for Windows

From: [NNPA Planning Consultations](#)

Sent: 21 April 2023 15:24

To: [Mr M Chilvers](#) [REDACTED]

Subject: Planning Application Consultation 23NP0015 Land adjacent to Larkes Cottage, Elsdon, Northumberland, NE19 1AZ

Please see the attached consultation regarding a planning application which has been received by Northumberland National Park Authority. Full details can be viewed at <http://nnpa.planning-register.co.uk/plaPlanningAppDisplay.aspx?AppNo=23NP0015>

Elsdon Parish Council

Parish Clerk: Martin Chilvers

20 August, 2023

Susannah Buylla
Northumberland National Park
Planning Department
Eastburn, South Park
Hexham, Northumberland
NE46 1BS

Dear Susannah

23NP0015 Land adjacent to Larkes Cottage, Elsdon, Northumberland, NE19 1AZ

Thank you for sharing the latest information regarding the proposed development on the land next to Larkes in Elsdon.

The Parish Councillors have reviewed and considered this additional information and whilst they are pleased to see reference to solar panels being installed as well as more native hedging to be used many of the same concerns previously highlighted remain.

It would appear from the information that the risk of flooding of the burn across the B6341 and into Batt Hall on the opposite side of the road remains. As previously mentioned this area is prone to regular flooding as matters stand now and nothing that the Councillors have seen so far suggest this risk will lessen. If anything the risk increases and potentially could include sewage if there is a power outage.

There is confusion and uncertainty regarding the applicants apparent use of grassland as a proposal to mitigate the flood risks. It would appear some of this area is within the boundary of the proposed plot and some falls outside. Whilst it is questionable whether this would actually remove the flood risk it would only do so for rain fall and not the possible sewage run-off during a power outage as previously highlighted.

Further evidence is required before the Parish Council can comment further on this aspect. However even if evidence were to be conclusive that this proposal would remove the flood risk this additional piece of land would certainly need to be included within the application and subsequent deeds to ensure maintenance and continued use of the land for the purpose detailed.

Additionally whilst it perhaps just needs clarification the Councillors are concerned that the plan regarding the retaining wall will direct water into number 4, The Larkes.

Finally, the latest details would appear still not to address the green site development that the Councillors have raised before.

Hence as matters stand the Elsdon Parish Councillors still object to the proposal based on the information presented to date.

Yours Sincerely,
Martin Chilvers,
Parish Clerk, Elsdon