

DMC 2023 - 029	Application for planning permission
Application No:	23NP0050
Proposed Development	Erection of a single storey dwelling as a principal residence.
Applicant Name	Mr M Glen-Davison
Reason for DMC Decision	The applicant is an Authority member.
Recommendation	Grant conditional planning permission

1. Introduction

1.1 Planning permission is sought for the erection of a single storey dwelling as a principal residence at Ingram on land to the north west of Millfield House. The application proposes a rectangular shaped dwelling of three bedrooms using external materials of stone and slate tiles. The dwelling would be accessed by the formation of a new access from the existing unclassified road. A parking and turning area for two cars would be provided within the site. A slate roof and larch board outhouse would be provided within the curtilage of the dwelling as well as soft landscaping of native hedge planting and three silver birch trees. Figures 1 and 2 show proposed elevations and a proposed block plan of the scheme:



Figure 1 Proposed elevations

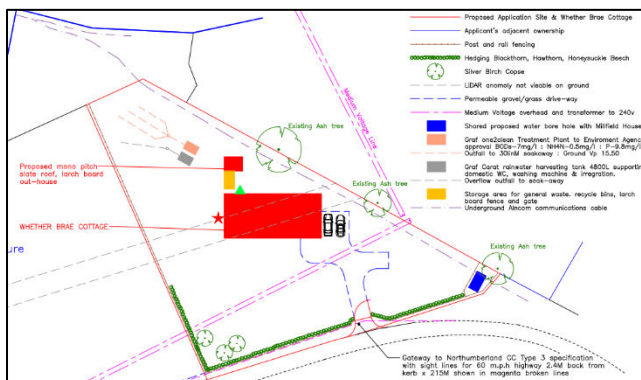


Figure 2 Proposed block (site) plan

- 1.2 The application site is located close to the Tweed Catchment Rivers – England: Till catchment Site of Special Scientific Interest (SSSI) and the River Tweed Special Area of Conservation (SAC). The site is flat and in an agricultural grazing use. The land is located in the vicinity of other dwellings in separate clusters surrounding the church and near Fawdon Burn. The site is located within the National Park boundary which runs to the north. There is an existing access from the unclassified road that serves the site. The site is located in an area of archaeological sensitivity. Figures 3 and 4 identify the site location:

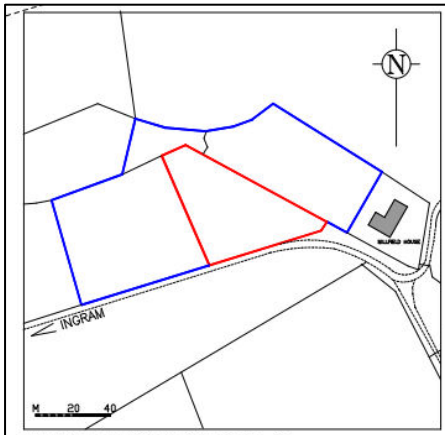


Figure 3 Site location plan

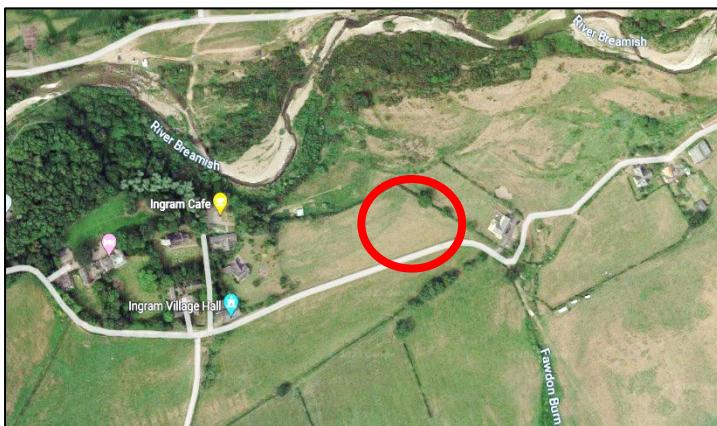


Figure 4 Site location aerial view

2. Planning Policy & Guidance

2.1 National Policies

- National Planning Policy Framework (NPPF) (September 2023)
- National Planning Practice Guidance

2.2 Local Policies

Northumberland National Park Local Plan

- Policy ST1 Sustainable Development
- Policy ST2 General Development Principles
- Policy ST4 Spatial Strategy
- Policy ST5 New Housing
- Policy DM9 Transport and Accessibility
- Policy DM10 Habitats, Biodiversity and Geodiversity
- Policy DM11 Landscape, Tranquillity and Dark Night Skies
- Policy DM12 Trees, Woodlands and Forests
- Policy DM13 Renewable Energy
- Policy DM15 Archaeological Heritage

2.3 Supplementary Planning Guidance

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

3. Relevant Planning History

3.1 There is no recent relevant planning history at the proposed site.

3.2 The following application, adjoining the site, is located at a site within the Northumberland County Council (NCC) local planning authority boundary: *12/1325/FUL Proposed agricultural dwelling*. The application was granted planning permission subject to a condition securing the dwelling for occupation of an agricultural worker to prevent the development of a separate open market dwelling in the countryside.

4. Consultee Responses

4.1 First consultation

Ingram Parish Council – No objection.

Natural England – Further information requested around impact of package treatment system on SAC & SSSI.

NCC Public Protection – Further information requested around potential land contamination risks.

NCC Highways – Request for further information about electric vehicle (EV) charging, visibility splays and details of new agricultural access.

NCC Development Management – No objection.

NNPA Historic Environment Officer – No objection subject to a planning condition for a written scheme of investigation for archaeology.

NNPA Ecologist – Further information requested around impact of package treatment system on SAC & SSSI

4.2 Further re-consultation after submission of additional information

Natural England – To be reported orally at meeting.

NNPA Ecologist – No objection *'if the proposed wastewater treatment system is used and installed to the manufacturer's guidelines. The mitigation in the ecology report should be conditioned including pollution prevention. If these are conditioned and carried out I do not think there will be a significant effect on the features of interest of the adjacent SAC or priority species or habitats and there could be a small biodiversity net gain.'*

NCC Highways – No objection subject to the imposition of conditions with regard to construction method, parking implementation, vehicular access, EV charging, storage of refuse containers and other related informatives.

NCC Public Protection - No objection subject to the use of an appropriately worded planning condition around contaminated land and informatives with regard to nuisance and private water supplies.

4.3 Public Responses

The scheme was advertised by a planning site notice displayed on 8 June 2023. Two adjacent neighbours to the site were consulted by letter. Four general comments were received from members of the public and have been summarised below:

- Existing private water supply is spring fed and suffers from shortages in dry spells and growing demand.
- The proposed borehole water supply should be in place prior to the commencement of the proposed residential development.

5. Assessment

Introduction

5.1 The key material planning considerations are:

- The principle of the development
- Character, appearance and residential amenity
- Impact upon National Park special qualities
 - Landscape and tranquillity
 - Biodiversity
 - Cultural heritage

- Highways
- Water supply and drainage
- Renewable energy
- Contaminated Land

Principle of development

- 5.2 A presumption in favour of sustainable development is encouraged by the National Planning Policy Framework (NPPF) and Local Plan policy ST1. Development is required to contribute positively to the built environment by having regard to site context and to protect and enhance landscape character through the use of high-quality design.
- 5.3 The Local Plan's spatial strategy policy ST4, seeks to direct development to a series of settlements. Ingram is a 'named settlement' meaning that development should support the service function and sustainability of the settlement by providing additional, acceptable small-scale housing that would be proportionate to its size.
- 5.4 The site proposed is sufficiently close to the village services of Ingram. The village services such as the village hall, café and church would be accessed in an easy walking distance of around 200-500m from the site. It is acknowledged that the development would promote the use of private motorised transport because Ingram does not benefit from more sustainable public transport options. However, as a whole the Local Plan and NPPF aim to encourage sustainable communities through its policies. New housing, used as a primary residence, would bring social and economic benefits to sustain the existing rural community in Ingram and encouraged by Local Plan policy ST4.
- 5.5 New housing policy ST5 supports infill development in named settlements, providing new housing is used as a principal residence or affordable housing. Principal residence housing is housing that is used by its occupants as a main or principal residence and not as a second home or holiday let. Principal residence housing would be controlled through the use of an appropriately worded planning condition attached to the decision notice to prevent it being used as a second home. Such a restriction on the house would ensure that new housing contributes to the enhancement of sustainable communities within the National Park.
- 5.6 General development principles are set out by policy ST2 and have regard to the siting, orientation, scale, height, massing and density of new development. Development should be compatible with the prevailing character of the existing built environment. Additionally, good quality landscaping should be provided and sustainable construction techniques used.
- 5.7 The proposed development would benefit from a sizeable plot that would be of a similar pattern to existing neighbouring development. Moreover, the provision of a single storey house on this site would unlikely present an inappropriate form or scale of development to fulfil the Local Plan requirements for new housing within the named settlement of Ingram. The impact of the development on the character and appearance of the area is considered further in the section below.
- 5.8 In light of the above policy considerations, small-scale infill housing is supported within the settlement confines of Ingram in accordance with policies ST4 and ST5. The development would accord with the requirements of policies ST1, ST4 and ST5 in principle. Other material considerations will be assessed further in relevant sections below.

Character, appearance and residential amenity

- 5.9 The application site is flat and found between informal clusters of existing built development in Ingram. Residential development in the vicinity of the site is to the north of the road and centres on the church, café and village hall. The area affords a level of spaciousness.
- 5.10 Residential development generally benefits from open and spacious plots. The appearance of the site benefits from broad countryside views. The orientation of dwellings is mixed, but towards the east they are in a linear setting around the existing track. Development is generally located to the north of the road and between the River Breamish. Single storey development comprises the majority of building types. The visual style of development is mixed but there is a general use of natural materials.
- 5.11 The visual impact of one single storey dwelling on the wider area would be limited because the proposal would allow for a level of openness maintained around the house. This would reflect the existing spaciousness and would contribute positively to existing rural character.
- 5.12 The building would use more muted, natural materials to avoid a harmful impact on the landscape. The development's simple style takes cues from the prevailing north east vernacular. The introduction of overly urban styles of development has been avoided through the chosen use of post and rail fencing and native boundary hedgerow. The use of hardstanding is limited to the driveway and would be of a permeable gravel or grass system. A condition would be attached to any permission granted to ensure that finer details of hard landscaping are submitted prior to occupation to ensure that the rural character of the development is maintained.
- 5.13 A small larch clad outhouse with a mono-pitch natural slate roof is also proposed within this application. The outhouse would be used for incidental storage and is separated from the building by a 1.8m high larch board fence and gate. The relationship between the outhouse and main house is shown in figure 5 below.

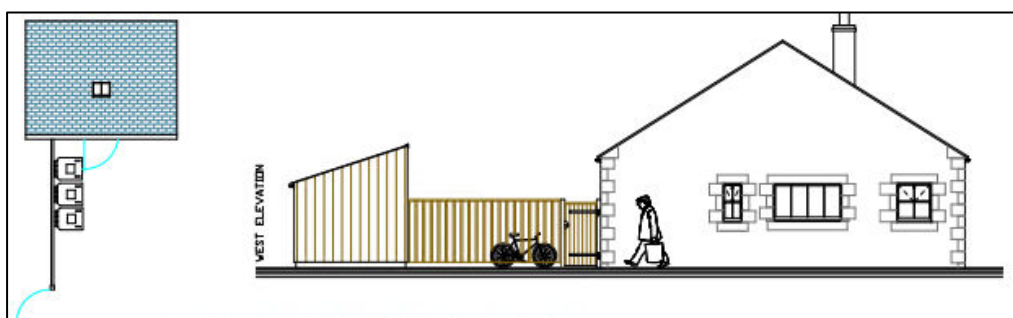


Figure 5 Outhouse elevations and plan

- 5.14 The simple utilitarian design of the outhouse is acceptable. The separating fence would be small scale and used only in a narrow area of the site. Given the chosen boundary treatments of post and rail fencing across the rest of the site and the incorporation of a soft landscaping scheme, the rural character of the scheme would be the prevailing character and would not detract from openness associated in the surrounding area.

- 5.15 Local Plan policy ST2 also requires development to not have an adverse impact on the amenities of adjoining occupiers to the site. There would be no residential amenity issues given the distance of the site from its neighbours and the single storey nature of the scheme.
- 5.16 In light of the above assessment, the development would be acceptably designed in relation to existing built environment and use appropriate natural materials. I am satisfied that the quality of the scheme can be assured by an appropriately worded condition around the choice of external finishes. I am satisfied of no harm to the character and appearance of the area or to the residential amenity of neighbouring occupiers. I am satisfied that the scheme would accord with the requirements of Local Plan policies ST1 and ST2.

Impact on special qualities

Landscape and tranquillity

- 5.17 The development would occur on a site that is undeveloped and known for the grazing of livestock. The development would introduce a residential use to the land and the associated domestic paraphernalia. However, as discussed above, the residential impact would be viewed in the context of neighbouring residential development near to the site.
- 5.18 The land is flat and adjoined by a publicly accessible highway. Other public vantage points afford the scheme a level of prominence in the landscape. This character is acknowledged, and therefore a traditionally designed and well-orientated scheme is desirable.
- 5.19 The development would be located within the named settlement of Ingram and accordingly, a level of built environment exists near to the scheme. As discussed, the development would be of a complementary nature to the surrounding environment through its use of natural materials and limited boundary treatments.
- 5.20 A soft landscaping proposal would reduce the visual impact of the development from long range views and soften the development after its construction. Native hedgerow planting to the front of the site would be appropriate as well as the small copse of silver birch.
- 5.21 Turning to tranquillity considerations, no arrangements for external lighting have been made. Policy DM11 requires the avoidance of external lighting to preserve and enhance the International Dark Sky Park and the enjoyment of dark night skies. Any lighting should avoid unacceptable adverse impacts and or mitigate them to the greatest possible extent. With this in mind, an external lighting condition would be attached to any permission granted to ensure that external lighting proposals are submitted to the authority for its approval prior to installation.
- 5.22 In light of the above, no harmful impact is identified from the development towards landscape or tranquillity special qualities. The development would accord with the requirements of policy DM11.

Biodiversity

- 5.23 The application site is located adjacent to both a SSSI and SAC and is therefore a sensitive site regarding the National Park's biodiversity special quality. The NPPF stipulates that development adversely affecting a SSSI should not normally be permitted. Additionally, a presumption in favour of sustainable development would not apply for development that would have a significant effect on a SAC, unless an Appropriate Assessment has concluded no adverse effects upon the integrity of the site (paras 180-182).

- 5.24 Policy DM10 requires the conservation and enhancement of wildlife, habitats and sites of geological interest. Furthermore, proposals that have a likely significant effect on international sites and protected species are required to provide an Appropriate Assessment in accordance with the Habitats Regulations.
- 5.25 When consulted in relation to the scheme, Natural England within their first consultation raised that the application could have potential significant effects on the SAC and SSSI. Information was requested from the agent about the proposed foul sewage system, its treatment efficiency and the location and sizing of the proposed infiltration system. A shadow Habitats Regulations Assessment was also requested.
- 5.26 Following the return of information and the specification of a package treatment plant that would process wastewater within appropriate nutrient levels, Natural England have been reconulted. Comments are expected by the date of the committee meeting where members will be updated about any consultation response.
- 5.27 The authority's ecologist was also consulted about the scheme. With regard to the impact of the development on the adjacent SSSI and SAC, the following comments were raised:

'it is my opinion that although the project is not directly connected with the conservation management of the site, it is unlikely that the proposals would have a significant effect on the features of the designated site. A full Appropriate Assessment is therefore not required. The Natura 2000 site with potential to be affected by the proposal is the River Tweed SAC.

'Pollution, sedimentation and eutrophication are the potential relevant issues for this proposal. It is my opinion that if the Graf Package Treatment plant is installed correctly to manufacturer's guidelines and operating parameters, the discharge is unlikely to affect the features of the SAC. This is because the discharge from the Graf One2Clean system now proposed meets the current standards for new systems i.e. BS EN 12566 for septic tanks and small sewage treatment plants. The discharge is to ground and the area is not in a groundwater protection zone or a floodplain. It is a householder application and not in a Nutrient Neutrality catchment so lower P and N levels are not required. I also note the percolation test results now fully shown are acceptable.'

- 5.28 The authority's ecologist also commented about the impact of the development on priority habitats, other protected and priority species, mitigation and biodiversity net gain. While no other priority habitats or protected or priority species have been identified, mitigation measures have been proposed to any potentially affected species across the site. Planning conditions are proposed to ensure that development mitigates against potential harm to affected species and provides biodiversity enhancement measures prior to occupation of the scheme. The measures include the covering of overnight trenches, restrictions on external lighting and the incorporation of proposed sparrow terraces, in-built bat boxes and the provision of a native hedgerow.
- 5.29 In light of the above assessment, the scheme would not have an adverse effect on international sites or protected species. Subject to the use of planning conditions to mitigate against harm and to ensure use of the package treatment plant specified, the scheme would result in no harm to biodiversity special quality in accordance with policy DM10 and the NPPF.

Cultural heritage

5.30 The application site is located within an area of archaeological potential. Ingram is an area of high archaeological significance, with the remains of settlement, agriculture and funerary remains dating to 4,000 – 4,500 years ago. The site has not been developed and consists of improved pasture. It lies outside the known extent of the medieval village of Ingram, but between the village core and Ingram mill. The area also has the remains of prehistoric settlement, agriculture, and funerary remains, 570ha of hill land is protected as a scheduled ancient monument.

5.31 The authority's historic environment officer was consulted to ensure that development would not harm existing archaeology at the site in accordance with the requirements of Local Plan policy DM15. The following advice was received:

“The development may cause some harm to archaeological features within the site boundary, however the impact cannot be known with clarity without further work to establish the character, form and function of the feature. To manage the risk of damage to unknown archaeological features, it is recommended that the applicant commission a professional, experienced, and suitably qualified archaeologist to evaluate the feature by excavating a single trench across the anomaly within the area of proposed development. This can be carried out by condition, in line with a written scheme of investigation submitted to and approved in writing by the Local Planning Authority.

5.32 In accordance with the advice received, it has been found necessary to attach an appropriately worded planning condition to any permission granted to ensure that unknown archaeological remains are protected and recorded where necessary. A pre-commencement condition requesting a written scheme of investigation is required due to the below ground level nature of the archaeology at the site. In light of the above, I am satisfied that the scheme would accord with the requirements of Local Plan policy DM15.

Highways

5.33 Local Plan policy DM9 requires the appropriate consideration of development upon highway safety and the existing transport network, along with promoting sustainable travel. The site would be accessed from the unclassified road via a new access to meet NCC highways specifications. Cycle parking, as well as parking for two vehicles on hardstanding, would be provided alongside a single space with electric vehicle charging within the dwelling's integral garage.

5.34 NCC highways authority has been consulted about the highways impact of the scheme and its effect on highway safety. The revised proposals found that visibility into and out of the site would be acceptable for vehicles. Arrangements for parking and turning would similarly be appropriate and accord with the Local Plan requirements. A proposal for an electric vehicle charging point is positive and would be secured by condition. Finally, refuse collection arrangements have been found to be appropriate to serve the scheme.

5.35 The following planning conditions have been requested by highways officers:

- Construction method statement
- Implementation of parking areas and access arrangement
- Details of EV charging

- No bin storage outside of refuse storage area except on refuse collection day
- 5.36 In light of the above, highways considerations have been appropriately addressed within this scheme. The use of the above conditions would be acceptable and would be attached to any permission granted in the interests of highway safety. The development would accord with the requirements of policy DM9 regarding transport and accessibility.

Water supply and drainage

- 5.37 Local Plan policy ST2 requires development to be served by proportionate services to meet the needs of development. Water would be supplied to the dwelling through the introduction of a new borehole. NCC Public Protection have been consulted about the proposal and recommended use of an informative to remind the applicant of their responsibility to adhere with private water supply regulations.
- 5.38 Neighbours to the site raised concerns about water supply and requested that the borehole should be in place prior to commencement of development to alleviate demand on an existing spring supply. While the demand of an additional dwelling on the water supply is acknowledged, it has not been found necessary to require such a condition to be in place prior to commencement of development. This is because the small scale construction activity at the site would be limited to only one dwelling and it is not clear that the scheme's construction would result in a more than a short term harm to the existing spring supply.
- 5.39 Despite this, the long term additional demand on water supply is acknowledged. Therefore supply to the dwelling by the means stated would be requested prior to occupation through the use of an appropriately worded planning condition. This would ensure that when occupied the scheme would not harm the long term water supply to the development or that of adjoining existing properties.
- 5.40 Wastewater would be treated at the site by a package treatment plant due to the infeasibility of a connection to mains drainage. Subject to no objection from Natural England and the authority's ecologist, I am satisfied that the discharge of water would comply with regulations and would be acceptable with regard to the protections around the SSSI and SAC.
- 5.41 An underground grey or storm water harvesting system is proposed to be designed, installed and utilised for toilet flushing and garden irrigation. However finer details have not been provided about the surface water drainage scheme. With this in mind, it would be necessary to attach a planning condition to ensure that opportunities for surface water drainage and rainwater harvesting measures are further detailed and implemented prior to occupation of the dwelling.
- 5.42 In light of the above, an acceptable water supply and drainage scheme is proposed subject to conditions. I find that the scheme would comply with the requirements of ST2.

Renewable energy

- 5.43 Local Plan policy ST2 requires the incorporation of sustainable design and construction techniques into a proposal and the use of renewable energy where appropriate. Policy DM13 requires the technology to be proportionate and appropriately designed.
- 5.44 The design and access statement prepared for this proposal states that heating would be provided by a heat recovery system, air source heat pump and solar power through integrated PV panels.

- 5.45 In light of the policy considerations above, it is necessary to attach a condition to ensure that the finer details of all renewable energy measures associated with the scheme are approved prior to occupation of the scheme. An appropriately worded condition would be attached to any permission granted to ensure that such details are submitted to the authority for consideration at a later stage of the scheme's development. Subject to the use of the condition, the scheme would comply with the requirements of Local Plan policies ST2 and DM13.

Contaminated land

- 5.46 Development at the site is required to give rise to no 'unacceptable risks from contaminated or unstable land' (policy ST2). The site is located on land that has previously been used for agricultural grazing. It is therefore considered that risk from land contamination at the site is low. NCC public protection officers were consulted about the scheme and advised use of an appropriately worded planning condition to ensure that any contamination not previously discovered would be identified through a remediation strategy and submitted for approval.
- 5.47 In light of the above, I am satisfied that the development would result in no harm to public protection in accordance with Local Plan policy ST2 with regard to unacceptable risk around contaminated land.

6 Conclusion

- 6.1 The development would be located within the 'named settlement' of Ingram where small scale residential in-fill is acceptable providing that the scheme is used as a principal residence, in accordance with Local Plan policies ST1, ST2, ST4 and ST5. The development would result in no harm to other material considerations, subject to the use of appropriately worded planning conditions as outlined below.
- 6.2 Whilst the site is close to sensitive ecological areas of the SAC and SSSI, advice from specialists advise that the proposal can be carried out without harm to these areas, in accordance with Local plan policies ST1, DM11 and NPPF.

7 Recommendation

- 7.1 It is recommended that members **grant planning permission** subject to the following conditions and informatives:

Conditions

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

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

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

- Archaeological Practice Ltd Archaeological Assessment dated 8 March 2023 received 22 May 2023
- Design Sustainability Access Statement received 22 May 2023
- Screening Assessment Form for Contaminated Land received 27 June 2023
- Floor Plan 2023/946/14 received 12 September 2023
- Additional Information for Highways received 3 October 2023
- Existing & Proposed Location and Proposed Block Plans 2023/946/12r3 received 20 November 2023
- Amended Proposal Roof Plan & Out-house Elevations 2023/946/11a received 20 November 2023
- Ground Percolation Test for Treatment Plant Output and Storm Water Soak-Aways received 20 November 2023
- GRAF Wastewater Treatment Solutions GRAF one2clean Treatment Plant Brochure received 20 November 2023
- Ryal Soil and Ecology Report to Inform a Habitats Regulations Assessment received 20 November 2023
- Ryal Soil and Ecology Ecological Impact Assessment dated April 2023v2 received 20 November 2023

Reason: For the avoidance of doubt, to enable the Local Planning Authority to adequately manage the development and to ensure the proposal accords with Northumberland National Park Local Plan policies ST1, ST2, ST4, ST5, DM9, DM10, DM11, DM12, DM13, DM15 and the National Planning Policy Framework (NPPF).

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

Reason: To prevent the construction of a vacant dwelling in the National Park where this would not otherwise be in accordance with Northumberland National Park Local Plan policies ST4, ST5 and the NPPF.

4. Prior to the commencement of the construction of the dwelling hereby approved above foundation level, samples and details of the following external facing materials shall be submitted to and approved in writing by the local planning authority:
- Natural stone and natural slate for use on external elevations
 - Details and specification of joinery for use on windows and doors

The development shall be constructed in accordance with the approved details.

Reason: In order to preserve the visual appearance and amenity of the area, and the special qualities of the National Park, in accordance with Northumberland National Park Local Plan policies ST2 and Chapter 12 of the NPPF.

5. Any roof window installed in association with the development hereby approved shall be of a conservation type unless otherwise agreed in writing with the local planning authority.

Reason: In the interests of visual amenity in accordance with Local Plan policy ST2.

6. Prior to the fixing of any external lighting associated with the development, details of the external lighting shall be submitted to and agreed in writing with the Local Planning Authority. Details should include:
- The specific location of all external lighting units;
 - Design of all lighting units;
 - Details of beam orientation and lux levels; and
 - Any proposed measures such as motion sensors and timers that will be used on lighting units.

The approved lighting scheme shall be installed in accordance with the approved details and shall be maintained as such during the operation of the development, unless removed.

Reason: In order to ensure that there is no harmful impact upon biodiversity special quality or tranquility and intrinsically dark character of Northumberland National Park and the Northumberland International Dark Sky Park through excessive light pollution, in accordance with Northumberland National Park Local Plan Policies ST2, DM10 and DM11 and paragraph 185 of the NPPF.

7. Prior to the occupation of the development hereby permitted, precise details of renewable energy measures for generating energy from decentralised renewable and/or low carbon sources, or justification why it is not feasible or viable to provide these, shall be submitted to, and formally approved in writing by, the Local Planning Authority. The information submitted should establish accurate details of the predicted energy requirements for the development and demonstrate how the proposals will maximise the embedding of renewable and low carbon energy sources within the development. The approved renewable energy measures required for the development shall be implemented in full before the first occupation of that dwelling.

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

8. No part of the development shall be occupied until the boundary treatments have been implemented in full accordance with the approved details.

Reason: To ensure that the boundary treatments are appropriate in the context of the design of the development and its surroundings, in accordance with Northumberland National Park Local Plan policies ST2 and Chapter 12 of the NPPF.

9. Prior to the first occupation of the development hereby permitted, a hard landscaping scheme to include details of all hard landscaping and hard surfacing on the site shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall include specific details of proposed materials and locations for hard landscaping and in all

external areas of the site. No part of the development shall be occupied until the hard landscaping has been implemented in full, in accordance with the approved details.

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

10. The soft landscaping as specified by drawing Existing & Proposed Location and Proposed Block Plans 2023/946/12r3 received 20 November 2023 shall be implemented in full accordance with the approved details in the first planting season following the commencement of the development. Any trees, shrubs or plants which die, or are otherwise removed, within a period of five years of the completion of the development shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of protecting the visual character of the area and the special qualities of the National Park, in accordance with Northumberland National Park Local Plan policies ST2, DM10, DM11 and the NPPF.

11. 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 DM9 of the Northumberland National Park Local Plan.

12. The development shall not be occupied 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 DM9 of the Northumberland National Park Local Plan.

13. The development shall not be occupied until a means of vehicular access has been constructed in accordance with the approved plans.

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

14. 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 DM9 of the Northumberland National Park Local Plan.

15. Prior to occupation details of Electric Vehicle Charging shall be submitted to and approved in writing by the Local Planning Authority. The approved electric vehicle charging points shall be implemented before the development is occupied. Thereafter, the electric vehicle charging points shall be retained in accordance with the approved details 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 DM9 of the Northumberland National Park Local Plan.

16. 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 Policy DM9 of the Northumberland National Park Local Plan.

17. If during development land 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. Accordingly 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 unexpected contamination have been carried out.

Reason: To ensure that risks from unexpected land contamination are minimised in accordance with Local Plan policy ST2 and the NPPF.

18. Prior to occupation of the development, details of the private water supply to serve the development shall be submitted to and approved in writing by the local planning authority and carried out in accordance with the approved details.

Reason: In the interests of providing appropriate and proportionate services to meet the needs of the development in accordance with Local Plan policy ST2 and the NPPF.

19. No development shall take place until the applicant has confirmed in writing the commissioning of a programme of archaeological work prior to the development of the site, to be carried out by a suitably qualified archaeological professional, in accordance with a

written scheme of investigation which has been submitted to, and approved by, the Local Planning Authority.

Reason: In order to ensure that there is no unacceptable risk to potential or unknown archaeology on the site and to safeguard the cultural heritage of the National Park, by providing an adequate opportunity to investigate archaeological remains on the site before development is carried out, in accordance with Northumberland National Park Local Plan policies ST1, ST2 and DM15, and Chapter 16 the NPPF.

20. The development hereby by approved shall not be brought into first use until a scheme for the disposal of surface water drainage has been submitted to and approved in writing by the Local Planning Authority. Thereafter, no part of the development shall be occupied or brought into use until the approved scheme has been fully implemented.

Reason: To ensure that adequate measures to deal with foul drainage are in place before the development is occupied without the development creating a negative impact in terms of amenity or localised pollution, and to prevent the increased risk of flooding, in accordance with Northumberland National Park Local Plan policies ST1, ST2, Planning Practice Guidance and the NPPF.

21. The development hereby permitted shall not be occupied until the proposed wastewater treatment system, as specified by GRAF Wastewater Treatment Solutions GRAF one2clean Treatment Plant Brochure received 20 November 2023, associated with the development has been implemented in accordance with the submitted details.

Reason: To ensure that adequate measures to deal with foul drainage are in place before the development is occupied without the development creating a negative impact in terms of amenity or localised pollution, in accordance with Northumberland National Park Local Plan policies ST1, ST2 and the NPPF.

22. The development hereby approved shall be carried out in strict accordance with the working practices and mitigation requirements set out in part 8 of Ryal Soil and Ecology Ecological Impact Assessment dated April 2023v2 received 20 November 2023. In particular, attention is drawn to the need to undertake the development in accordance with the requirements in respect of:

- Pollution prevention measures
- Overnight closing of trenches or excavations, or provision of a ramp as specified, to provide an escape route for ground animals
- Access to nests for nesting bird species between April and October

Reason: To ensure the development poses no risk of unacceptable harm to protected species and to ensure the development is in accordance with Northumberland National Park Local Plan policies ST1, ST2 and DM10, Chapter 15 the NPPF and the Conservation of Habitats and Species Regulations (as amended).

23. Prior to the first occupation of the development hereby approved the biodiversity enhancement measures as specified in the application shall be provided including:
- a. Sparrow terraces
 - b. In-built bat boxes

Reason: To ensure the development mitigates against the loss of improved grassland and results in net gain for the site in accordance with Northumberland Local Plan policies ST2 and DM10.

Informative Notes

1. This planning permission is granted in strict accordance with the approved plans. It should be noted however that:
 - (a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, may constitute unauthorised development and may be liable to enforcement action.
 - (b) You, your agent, or any other person responsible for implementing this permission should inform the Local Planning Authority immediately of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new application.
2. This permission is granted subject to conditions and it is the owner and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. Some conditions may require work to be carried out, or details to be approved prior to the commencement of the development. Where pre-commencement conditions are not complied with, the whole of the development could be unauthorised, and you may be liable to enforcement action. In some circumstances, the only way to rectify the situation may be through the submission of a new application. If any other type of condition is breached then you may be liable to a breach of condition notice.
3. Applicants requested to carry out programmes of archaeological work might find the links below helpful. Northumberland National Park Authority does not recommend, endorse nor comment on the appointment of archaeological contractors.
 - Chartered Institute for Archaeologists:
<http://www.archaeologists.net/regulation/organisations>
 - British Archaeological Jobs and Resources: <http://www.bajr.org/RACsmap/default.asp>
4. 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.

5. 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.

6. The Private Water Supplies (England) Regulations 2016 require all new and existing private water supplies to be risk assessed and monitored (with the exception of supplies serving a single domestic owner-occupied dwelling). New supplies should not be brought into use until the local authority has completed a Regulation 6 risk assessment (inspection) and determined monitoring requirements (sampling) in accordance with Regulation 8, 9 or 10 as appropriate. The sampling frequency is determined by the classification of the supply. Supplies with a commercial activity require sampling at a minimum frequency of once per year. Domestic supplies are subject to a risk assessment and water sampling once every five years. The applicant must ensure that appropriate legally binding agreements have been signed by all relevant persons (as defined in section 80 of the Water Industry Act 1991). These documents should lay out the responsibilities of each relevant person in respect of maintenance and management of the supply, access rights, apportionment of costs and charges (including those for sampling and risk assessment), emergency plans including alternative supplies etc The applicant is advised to contact the Environmental Protection Team to discuss the requirements of the Regulations. Further information can be found at: <https://www.dwi.gov.uk/private-water-supplies/>

7. New vehicle crossing point – Type Access C (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: northernareahighways@northumberland.gov.uk .

8. 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.

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

Contact Officer: For further information contact: William McKane, Planning Officer on 01434 611552 or William.mckane@nnpa.org.uk