



William McKane
Northumberland National Park Authority
Eastburn
South Park
Hexham
Northumberland
NE46 1BS

Planning Ref: 23/02104/CNA
Your Ref:
Contact: Mr Alex Kearns
Direct Line:
E-Mail: [REDACTED]
Date: 21st June 2023

Dear Sir/Madam,

TOWN & COUNTRY PLANNING ACT 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015

Proposal Ref no. 23NP0050. Principal residence of single storey dwelling. Last date for comments 26 June 2023.

Location Land East Of Information Centre Ingram Northumberland

Applicant William McKane Northumberland National Park Authority

I would confirm that Development Management have **No Objection** to the above consultation.

Yours Faithfully

Mr Alex Kearns
Planning Officer

Environmental Protection Planning Consultation Response

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

From: Thomas Angus, Environmental Protection Team

Planning Reference: 23NP0050

Subject: Principal residence of a single storey dwelling

Location: Land to the North West of Millfield House Ingram
Northumberland NE66 4LU

SRU Reference: SRU166602

Date: 22/06/2023

I refer to your consultation and attachments of 05/06/2023.

Opinion

The Environmental Protection Team object to the proposed development on a technical matter which may be resolved by the submission of additional information.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
Ground Gas / Radon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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

Land Contamination – Phase 1 Sensitive End Use i.e. dwellings

Under paragraph 183 of the National Planning Policy Framework 2021 a site must be suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. Where a site is affected by such issues, responsibility for securing a safe development rests with the developer and/or landowner.

Note 19 of the Planning Validation Checklist requires the submission of a Phase 1 Contaminated Land Risk Assessment (Preliminary Risk Assessment), with all applications for development with a sensitive end use (i.e. dwellings, allotments, schools, nurseries, playgrounds, hospitals and care homes) and/or development sites which could be affected by a former potentially contaminative land use.

The Preliminary Risk Assessment must include a desktop study, site walkover and a conceptual site model. The results of the Phase 1 will determine whether a Phase 2 Intrusive Site Investigation is required.

For a small development (i.e. a single dwelling in a garden) a [Contaminated Land Screening Assessment Form](#) can be submitted as a basic Phase 1 contamination assessment.

<https://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/Public-Protection/Pollution/YALPAG-Contamination-Assessment-Screening-Assessment-Form-Version-11-2.pdf>

The applicant is advised to refer to the guidance document “Development on Land Affected by Contamination Technical Guidance for Developers, Landowners and Consultants” produced by the Yorkshire and Lincolnshire Pollution Advisory Group Version 11.2 – June 2020 available at:

<https://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/Public-Protection/Pollution/YALPAG-Planning-Guidance-Development-on-Land-Affected-by-Contamination-Version-11-2-%e2%80%93June-2020.pdf>

Investigations must be carried out in accordance with relevant British Standards and current UK guidance

- BS 10175:2011+A2:2017,
- BS 5930:2015,
- BS 8576:2013,
- BS 8485:2015+A1:2019 and Land Contamination: Risk Management (Environment Agency, 2020) LCRM.

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

Environmental Protection Planning Consultation Response

To: Planningcomments@northumberland.gov.uk
From: Thomas Angus, Environmental Protection Team
Planning Reference: 23NP0050
Subject: Principal residence of a single storey dwelling
Location: Land to the North West of Millfield House Ingram
Northumberland NE66 4LU
SRU Reference: SRU167170
Date: 28/06/2023

I refer to your consultation and attachments of 27/06/2023.

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/ Comments	Objection	Conditions Recommended
Contaminated Land	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ground Gas / Radon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 YALPAG screening assessment is sufficient to suggest that the risks from contamination on the development are negligible. However, the Environmental Protection team would recommend a watching brief condition in the event that contamination is discovered at any point during development.

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.

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.
3. **Private Water Supplies**
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/>

Officer	THA
EP Checked	GIP

Highways Development Management
Planning Application Consultation Response

Planning application number: 23NP0050

Description of development: Principal residence of a single storey dwelling

Location: Land to the North West of Millfield House Ingram Northumberland NE66 4LU

Date: 26th June 2023

RECOMMENDATION:

Amended plans and/or additional information required: Insufficient information has been provided at this time to make a suitable and substantive response within the defined consultation period.

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 would pose highway safety implications and the Northumberland National Park Authority (NPPA) should weigh this proposal against Paragraph 112 of the NPPF (2021) and Policy TRA 1 of the Northumberland Local Plan (2022) in terms of sustainable transports and connections. It is also our consideration that they present insufficient information at this time to make a suitable and substantive response within the defined consultation period.
- The following information will be required to inform a response within a statutory reconsultation period:
 - Revised floor plan showing the proposed location of the EV charging point.
 - A plan showing a visibility splay of 2.4 x 215 m in both directions at the proposed access point, alternatively ATC data showing the 85th percentile data as detailed below in the highway safety section.
 - Details of access regarding the new agricultural gateway to NCC construction standards including access geometry, together with type/size and frequency of vehicle accessing the site.

- If the amended / additional materials cannot be provided we would recommend the submission is withdrawn and that a revised application is submitted with the information required at a later date.

Assessment of Proposal Checklist

- **Sustainability**

The proposed site is in the small rural village of Ingram, which is approximately 4 miles via highway C54 to the A697 where there is a service station with supermarket, an antiques centre, and the Breamish Hall. The village is also approximately 14 miles west from Alnwick, 11 miles south from Wooler, 27 miles north from Morpeth and 15 miles from Rothbury, all market towns with the facilities including churches, health care, shopping, etc. The nearest primary schools are at Branton 4.5 miles and Whittingham 14 miles, and secondary school in Alnwick. Mainline rail services are also available at Alnwick Station.

Although the village comprises a church, the Ingram Farm, the Ingram Village Hall, the National Park Tourist Centre with Ingram Café, and there are Public Rights of Way to the West and East of the proposed site, without a wider range of services and amenities, as well as dedicated footways or cycleways, this would likely to increase reliance on car-based journeys, diminishing the usage of sustainable transport modes as stipulated in Paragraph 112 of the NPPF and Policy TRA 1 of the Northumberland Local Plan.

In addition, despite cycle parking (to be accommodated in the proposed garage), PV solar panels and EV charging details have been provided in the submitted Design and Access Statement, the EV charging point has not been indicated on the submitted floor plan. Therefore, a revised floor plan shall be submitted. Nevertheless, HDM cannot object solely based on sustainability grounds and if the planning authority deem that sufficient weight on other matters outweighs the unsustainable location, then the following technical assessment have been carried out as below:

- **Highway Safety**

The proposed site is to be accessed via the new driveway/parking area and a new access to NCC Type 3 specifications, which is believed to be NCC Type C specification, onto the U1099. This requires the applicant to enter into an agreement pursuant to the Highways Act 1980 with regards to new vehicle crossing point and the applicant should liaise with the Highways Area Office at northernareahighways@northumberland.gov.uk to discuss any improvements/alterations to the access proposal. The applicant is reminded that no loose material is permitted within at the first 6 metres of the highway.

As a new vehicular access is proposed off the U1099 unclassified road, which is subject to 60 mph speed limit, the proposal shall demonstrate that a 2.4 x 215 m visibility splay can be achieved at the site access location measured and provided in accordance with the visibility requirements set out in Manual for Streets and Manual for Streets 2. This visibility splay will need to be demonstrated to be wholly achievable within the public highway and/or land under the applicant's control. The applicant may wish to use actual recorded speed data to demonstrate a reduced visibility splay in accordance with the methodology set out in Manual for Streets 2. This will require the installation of an Automatic Traffic Counter to collect flow, vehicle classification and speed data to derive an 85th percentile speed to which a visibility splay can be calculated.

It is also noted that a new agricultural gateway is proposed next to the proposed site. Therefore, details in accordance with NCC construction standards shall be provided regard to the access including access geometry, type size and frequency of vehicle accessing the site in the interest of highway safety.

It is considered that the proposed driveway and parking area layout, and the vehicle parking swept path are acceptable upon assessment, which would not pose any highway safety implications. The proposed surface water drainage arrangements (parking and driveway areas to be laid out with a porous recycled plastic paving grid back filled with local river aggregate) are also considered acceptable upon assessing the proposed location which is near to the River Breamish and it is considered that this would not raise any highway safety issues.

Considering the sensitivity of the nearby dwelling, a construction method statement shall be provided identifying vehicle cleaning facilities, parking for site operatives and visitors, storage areas and loading/unloading areas.

- **Parking**

The proposal will see a 3-bedroom dwelling, which requires 2 x parking spaces as per Appendix E of the Northumberland Local Plan. It is considered that the proposed car park arrangements (single garage and 2 x parking on the driveway and parking area) can satisfy the requirements as set out in Appendix E of the Northumberland Local Plan, which would not also cause any highway safety concern and thus it is acceptable.

Cycle parking can also be accommodated within the proposed garage which is considered acceptable upon assessment.

- **Highway Works**

The proposed development would be subject to an agreement with the Highway Authority to undertake the proposed access works if this development is recommended for approval.

- **Highway Land**

No highway land issue has been identified as part of this application.

- **Refuse Storage**

It is considered that the proposed refuse storage location and arrangement (collected by Ingram Village Hall service) are acceptable upon assessment. However, considering it is proposed that wheelie bins from the proposed dwelling to be moved 600 metres to collection point on appointed days, the applicant should ensure that no external refuse or refuse containers shall be stored outside of the approved refuse storage area except on the day of refuse collection and the applicant should note the maximum bin drag route distance as detailed in manual for streets.



Highways Development Management
ENVIRONMENT & TRANSPORT

From:	Jayden Chan, Highways Development Management Technician	Ref:	23NP0050 (Reconsultation)
To:	William McKane, Planning Officer	Date:	21 st September 2023

Application Description: Principal residence of a single storey dwelling

Application Location: Land to the North West of Millfield House, Ingram, Northumberland, NE66 4LU

RECOMMENDATION:

Amended plans and/or additional information required: Insufficient information has been provided at this time to make a suitable and substantive response within the defined consultation period.

Further Planning Documents Reviewed:

Date Published	Description	Reference
12/09/2023	Block plan	2023/946/12r1

Assessment of proposal:

- Following HDM's previous comment on the above application, HDM have been reconsulted, with the applicant providing the above referenced revised drawings.
- HDM previously asked for the following information:
 - *Revised floor plan showing the proposed location of the EV charging point.*
 - *A plan showing a visibility splay of 2.4 x 215 m in both directions at the proposed access point, alternatively ATC data showing the 85th percentile data as detailed below in the highway safety section.*

- *Details of access regarding the new agricultural gateway to NCC construction standards including access geometry, together with type/size and frequency of vehicle accessing the site.*
- The applicant has submitted a revised site plan which has included a visibility splay which states to be measured 2.4 x 215 m and the post and fencing at the new agricultural gateway realigned to fit within the highway visibility splays.
- However, it is considered that visibility splay does not show the full extent in both directions. It should be noted that 215 metres are required in both directions and any obstructions such as overgrown vegetation shall be cleared out from the visibility splays.
- Moreover, details of access regarding the new agricultural gateway as requested have not been provided.
- It is recommended that EV charging details can be secured by a condition.
- Therefore, the following information will be required to inform a response within a statutory reconsultation period:
 - A plan showing a visibility splay of 2.4 x 215 m in both directions at the proposed access point, alternatively ATC data showing the 85th percentile data.
 - Details of access regarding the new agricultural gateway to NCC construction standards including access geometry, visibility splay, together with type/size and frequency of vehicle accessing the site.
- If the amended / additional materials cannot be provided we would recommend the submission is withdrawn and that a revised application is submitted with the information required at a later date.



Highways Development Management
ENVIRONMENT & TRANSPORT

From:	Jayden Chan, Highways Development Management Technician	Ref:	23NP0050 (Reconsultation 1)
To:	William McKane, Planning Officer	Date:	17 th October 2023

Application Description: Principal residence of a single storey dwelling

Application Location: Land to the North West of Millfield House, Ingram, Northumberland, NE66 4LU

RECOMMENDATION:

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

Further Planning Documents Reviewed:

Date Published	Description	Reference
03/10/2023	Block Plan - Revised	2023/946/12r2
03/10/2023	Additional Information for Highways	-

Assessment of proposal:

- Following HDM's previous comment on the above application, HDM have been reconsulted, with the applicant providing the above referenced revised drawing and additional information.
- HDM previously asked for the following information:
 - *Revised floor plan showing the proposed location of the EV charging point.*

- *A plan showing a visibility splay of 2.4 x 215 m in both directions at the proposed access point, alternatively ATC data showing the 85th percentile data as detailed below in the highway safety section.*
 - *Details of access regarding the new agricultural gateway to NCC construction standards including access geometry, together with type/size and frequency of vehicle accessing the site.*
- The applicant has provided a revised Block Plan which has removed the agricultural access next to the proposed site, given that it is outside of the red-line boundary, and it is not being considered as part of this proposal, which HDM would not thus consider and is considered acceptable.
- The amended proposed location plan which has been included in the submitted revised Block Plan and the photographic information provided in the submitted Additional information for Highways document have shown that 215 m visibility splays would not be proportionate in both directions given the sharp bend to the road to the east of the proposed site next to Millfield House. Upon assessment, it is considered that the proposed visibility splay arrangements are acceptable. Nonetheless, the applicant should ensure obstructions such as overgrown vegetation shall be cleared out from the visibility splays and the visibility splay will need to be wholly achievable within the public highway and/or land under the applicant's control.
- It is considered that the new proposed access is to be constructed to NCC Type C Specifications (although this should be constructed to Type A given the scale of the proposal, the local area office can decide on what is suitable during to construction period) and the proposed permeable gravel/grass driveway is acceptable. Therefore, means of the vehicular access to be constructed is recommended to be secured by a condition. Nevertheless, the applicant is reminded that no loose material is permitted within at the first 6 metres of the highway in the interest of highway safety.
- It is also considered that the proposed arrangements for car and cycle parking (bike can be stored in the proposed garage), as well as refuse storage, which are in accordance with requirements as per the Northumberland Local Plan and are deemed acceptable. For every new dwelling and in the interests of sustainable development, in accordance with the NPPF and Northumberland National Park Local Plan (adopted 2020), EV charging point is also welcomed to be included in the proposal. Therefore, a condition is recommended to secure this.
- Details of the bin collection have been given and bins are to be moved to the collection point on appointed days (collected by Ingram Village Hall service), this is acceptable.

- Therefore, HDM have no objection to the proposal, subject to the imposition of conditions and informatives below.

Planning Obligations and Conditions:

Necessary planning obligations and conditions required for planning approval.

S106 Heads of Terms
None
S278/S38/S59/S184 Requirements
S184 Agreement with regards to a new vehicular access off the U1009 (to NCC's construction standards with the first 6m from the highway to be hard surfaced).
Recommended Conditions
<p><i>Pre-commencement Conditions</i></p> <p>HWG1 Construction Method Statement</p> <p>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:</p> <ul style="list-style-type: none"> 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 <p>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.</p> <p><i>General Condition</i></p> <p>HWD2 Implementation of car parking area</p> <p>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</p>

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

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 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.

HWD18 Details of Electric Vehicle Charging to be submitted

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 TRA1 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 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.

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.

From: [REDACTED]
To: [REDACTED]
Subject: New comments for application 23NP0050
Date: 28 June 2023 11:00:54

New comments have been received for application 23NP0050 from Ingram Parish Council
[REDACTED]

Address:
Ingram House, Ingram, Alnwick,

Comments:
Ingram Parish Council met last week and discussed this planning application. Council has no objections to the new build but is concerned about the water supply. Council has asked that assurances are given that a new bore hole will be in place before the build starts to ensure that the households which are on the existing water supply do not suffer any shortages during and after the build. Council would appreciate a written confirmation that this will be done. Thank you.
Clerk to Ingram Parish Council

Webmaster

Susannah Buylla

From: Jane Levien [REDACTED]
Sent: 05 September 2023 17:21
To: DC Consultation
Cc: [REDACTED]
Subject: Re: Planning application 23NP0050
Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear Mr Mckane

Ref planning application 23NP0050

I have been asked to write regarding comments made about this application following a meeting of the Parish Council on the 7 June 2023 and the comments sent to you on the 23 June 2023.

It was stated that Council had no objection to the application but concerns were voiced about the water supply and how an additional dwelling might affected. The applicant had given assurances that a new borehole would be sunk and Council members acknowledged this.

It also stated that suggestions were made that the borehole might be sunk before building work began in order to ensure there was a water supply to the new build. Objections have been raised over this comment and it has been requested that the Parish Council comments on this point are disregarded as they have not been minuted in the minutes of the meeting which have been approved at a subsequent Parish Council meeting held on the 22 August 2023.

Yours sincerely

Jane Levien
Clerk to Ingram Parish Council

Date: 14 July 2023
Our ref: 440060
Your ref: 23NP0050



William McKane
Northumberland National Park Authority
DC.Consultation@nnpa.org.uk

Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

BY EMAIL ONLY

Dear William McKane

Planning consultation: Principal residence of a single storey dwelling
Location: Land to the North West of Millfield House Ingram Northumberland NE66 4LU

Thank you for your consultation on the above dated 28 June 2023 which was received by Natural England on 28 June 2023.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

SUMMARY OF NATURAL ENGLAND'S ADVICE

FURTHER INFORMATION REQUIRED TO DETERMINE IMPACTS ON DESIGNATED SITES

As submitted, the application could have potential significant effects on the:

- River Tweed Special Area of Conservation (SAC)
- Tweed Catchment Rivers – England: Till Catchment Site of Special Scientific Interest (SSSI)

Natural England requires further information in order to determine the significance of these impacts and the scope for mitigation. The following information is required:

- Details regarding the proposed foul sewage system
- The treatment efficiency of the proposed package treatment plant (in particular, the loading (mg/l) of total nitrogen and total phosphorous to be discharged)
- Location and sizing information for the proposed ground infiltration system

Without this information, Natural England may need to object to the proposal.

Please re-consult Natural England once this information has been obtained.

Natural England's further advice on designated sites/landscapes and advice on other issues is set out below.

Additional Information required

Despite the proximity of the application to European Sites, the consultation documents provided do not include information to demonstrate that the requirements of regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended) have been considered by your authority, i.e.

the consultation does not include a Habitats Regulations Assessment.

It is Natural England's advice that the proposal is not directly connected with or necessary for the management of the European site. Your authority should therefore determine whether the proposal is likely to have a significant effect on any European site, proceeding to the Appropriate Assessment stage where significant effects cannot be ruled out. Natural England must be consulted on any appropriate assessment your authority may decide to make.

Natural England advises that there is currently not enough information provided in the application to determine whether the likelihood of significant effects can be ruled out.

We recommend you obtain the following information to help you undertake a Habitats Regulations Assessment:

Water Quality – Foul Sewage Discharges

The development proposes to dispose of foul sewage via a package treatment plan that discharges indirectly into an internationally and nationally designated watercourse. This will cause an increase in key water-borne pollutants. Specifically, phosphate and nitrate, which will negatively impact on the water quality of the River Breamish, which forms part of the River Tweed SAC and Tweed Catchment Rivers – England: Till Catchment SSSI.

To reduce adverse impacts on water quality, Natural England recommends that foul sewage be disposed of via the mains sewer, but we understand this is not always feasible. If your authority is satisfied that the applicant has demonstrated a mains sewer connection is not feasible, a soakaway system should be used in conjunction with a package treatment plant or septic tank. In some locations the surrounding aspect or soil conditions may make a soakaway system impossible. Similarly, there may be insufficient land available to the applicant for a full soakaway system to be practicable.

We note that the applicant has proposed to treat foul sewage to a package treatment plant, which will then discharge to ground. However, the applicant has not provided sufficient specific details about the system. **We recommend your authority requests the following:**

1. **Evidence of the proposed package treatment plant's nitrogen and phosphorous removal efficiency and the resulting loading of these pollutants in the final discharge** (shown in mg/l). This information is typically shown on the manufacturer's efficiency certificate. Given the sensitivity of the nearby designated sites, we expect a high efficiency package treatment plant to be required.
2. **The location and sizing of the proposed ground infiltration system.** This information should give a clear indication of the location in proximity to the river and any tributaries or field drains.

Where possible we would recommend that applicants consider additional tertiary treatment or mitigation for residual impacts. This could take the form of wetland creation (e.g. reed beds or a willow carr), which would provide additional water treatment on- or offsite and could enable development to result in net gains for biodiversity.

Please note that if your authority is minded to grant planning permission contrary to the advice in this letter, you are required under Section 281 (6) of the Wildlife and Countryside Act 1981 (as amended) to notify Natural England of the permission, the terms on which it is proposed to grant it and how, if at all, your authority has taken account of Natural England's advice. You must also allow a further period of 21 days before the operation can commence.

Other advice

In addition, Natural England would advise on the following issues.

Protected Landscapes – Northumberland National Park

The proposed development is for a site within to a nationally designated landscape namely Northumberland National Park. Natural England advises that the planning authority uses national and local policies, together with local landscape expertise and information to determine the proposal. The policy and statutory framework to guide your decision and the role of local advice are explained below.

Your decision should be guided by paragraph 176 and 177 of the National Planning Policy Framework which gives the highest status of protection for the 'landscape and scenic beauty' of AONBs and National Parks. For major development proposals paragraph 177 sets out criteria to determine whether the development should exceptionally be permitted within the designated landscape.

Alongside national policy you should also apply landscape policies set out in your development plan, or appropriate saved policies.

The landscape advisor/planner for the National Park will be best placed to provide you with detailed advice about this development proposal. Their knowledge of the site and its wider landscape setting, together with the aims and objectives of the park's management plan, will be a valuable contribution to the planning decision. Where available, a local Landscape Character Assessment can also be a helpful guide to the landscape's sensitivity to this type of development and its capacity to accommodate the proposed development.

The statutory purposes of the National Park are to conserve and enhance the natural beauty, wildlife and cultural heritage of the park; and to promote opportunities for the understanding and enjoyment of the special qualities of the park by the public. You should assess the application carefully as to whether the proposed development would have a significant impact on or harm those statutory purposes. Relevant to this is the duty on public bodies to 'have regard' for those statutory purposes in carrying out their functions (section 11 A(2) of the National Parks and Access to the Countryside Act 1949 (as amended)). The Planning Practice Guidance confirms that this duty also applies to proposals outside the designated area but impacting on its natural beauty.

Further general advice on the protected species and other natural environment issues is provided at Annex A.

If you have any queries relating to the advice in this letter please contact me on [REDACTED].

Should the applicant wish to discuss the further information required and scope for mitigation with Natural England, we would be happy to provide advice through our [Discretionary Advice Service](#).

Please consult us again once the information requested above, has been provided.

Yours sincerely

Nick Lightfoot
Northumbria Area Team

Annex A – Additional advice

Natural England offers the following additional advice:

Landscape

Paragraph 174 of the [National Planning Policy Framework](#) (NPPF) highlights the need to protect and enhance valued landscapes through the planning system. This application may present opportunities to protect and enhance locally valued landscapes, including any local landscape designations. You may want to consider whether any local landscape features or characteristics (such as ponds, woodland, or dry-stone walls) could be incorporated into the development to respond to and enhance local landscape character and distinctiveness, in line with any local landscape character assessments. Where the impacts of development are likely to be significant, a Landscape & Visual Impact Assessment should be provided with the proposal to inform decision making. We refer you to the [Landscape Institute](#) Guidelines for Landscape and Visual Impact Assessment for further guidance.

Best and most versatile agricultural land and soils

Local planning authorities are responsible for ensuring that they have sufficient detailed agricultural land classification (ALC) information to apply NPPF policies (Paragraphs 174 and 175). This is the case regardless of whether the proposed development is sufficiently large to consult Natural England. Further information is contained in [GOV.UK guidance](#). Agricultural Land Classification information is available on the [Magic](#) website on the [Data.Gov.uk](#) website. If you consider the proposal has significant implications for further loss of 'best and most versatile' agricultural land, we would be pleased to discuss the matter further.

Guidance on soil protection is available in the Defra [Construction Code of Practice for the Sustainable Use of Soils on Construction Sites](#), and we recommend its use in the design and construction of development, including any planning conditions. For mineral working and landfilling separate guidance on soil protection for site restoration and aftercare is available on [Gov.uk](#) website. Detailed guidance on soil handling for mineral sites is contained in the Institute of Quarrying [Good Practice Guide for Handling Soils in Mineral Workings](#).

Should the development proceed, we advise that the developer uses an appropriately experienced soil specialist to advise on, and supervise soil handling, including identifying when soils are dry enough to be handled and how to make the best use of soils on site.

Protected Species

Natural England has produced [standing advice](#)¹ to help planning authorities understand the impact of particular developments on protected species. We advise you to refer to this advice. Natural England will only provide bespoke advice on protected species where they form part of a Site of Special Scientific Interest or in exceptional circumstances.

Local sites and priority habitats and species

You should consider the impacts of the proposed development on any local wildlife or geodiversity sites, in line with paragraphs 175 and 179 of the NPPF and any relevant development plan policy. There may also be opportunities to enhance local sites and improve their connectivity. Natural England does not hold locally specific information on local sites and recommends further information is obtained from appropriate bodies such as the local records centre, wildlife trust, geoconservation groups or recording societies.

Priority habitats and Species are of particular importance for nature conservation and are included in the England Biodiversity List published under section 41 of the Natural Environment and Rural Communities Act 2006. Most priority habitats will be mapped either as Sites of Special Scientific Interest, on the Magic website or as Local Wildlife Sites. List of priority habitats and species can be found on [Gov.uk](#). Natural England does not routinely hold species data, such data should be collected when impacts on priority habitats or species are considered likely. Consideration should also be given to the potential environmental value of brownfield sites, often found in urban areas and former industrial land, further

¹ <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

information including links to the open mosaic habitats inventory can be found [here](#).

Ancient woodland, ancient and veteran trees

You should consider any impacts on ancient woodland and ancient and veteran trees in line with paragraph 180 of the NPPF. Natural England maintains the Ancient Woodland [Inventory](#) which can help identify ancient woodland. Natural England and the Forestry Commission have produced [standing advice](#) for planning authorities in relation to ancient woodland and ancient and veteran trees. It should be taken into account by planning authorities when determining relevant planning applications. Natural England will only provide bespoke advice on ancient woodland, ancient and veteran trees where they form part of a Site of Special Scientific Interest or in exceptional circumstances.

Environmental gains

Development should provide net gains for biodiversity in line with the NPPF paragraphs 174(d), 179 and 180. Development also provides opportunities to secure wider environmental gains, as outlined in the NPPF (paragraphs 8, 73, 104, 120, 174, 175 and 180). We advise you to follow the mitigation hierarchy as set out in paragraph 180 of the NPPF and firstly consider what existing environmental features on and around the site can be retained or enhanced or what new features could be incorporated into the development proposal. Where onsite measures are not possible, you should consider off site measures. Opportunities for enhancement might include:

- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Designing lighting to encourage wildlife.
- Adding a green roof to new buildings.

Natural England's [Biodiversity Metric 4.0](#) may be used to calculate biodiversity losses and gains for terrestrial and intertidal habitats and can be used to inform any development project. For small development sites the [Small Sites Metric](#) may be used. This is a simplified version of [Biodiversity Metric 4.0](#) and is designed for use where certain criteria are met.

Natural England's [Environmental Benefits from Nature tool](#) may be used to identify opportunities to enhance wider benefits from nature and to avoid and minimise any negative impacts. It is designed to work alongside [Biodiversity Metric 4.0](#) and is available as a beta test version.

Green Infrastructure

Natural England's [Green Infrastructure Framework](#) provides evidence-based advice and tools on how to design, deliver and manage green infrastructure (GI). GI should create and maintain green liveable places that enable people to experience and connect with nature, and that offer everyone, wherever they live, access to good quality parks, greenspaces, recreational, walking and cycling routes that are inclusive, safe, welcoming, well-managed and accessible for all. GI provision should enhance ecological networks, support ecosystems services and connect as a living network at local, regional and national scales.

Development should be designed to meet the [15 Green Infrastructure Principles](#). The Green Infrastructure Standards can be used to inform the quality, quantity and type of green infrastructure to be provided. Major development should have a GI plan including a long-term delivery and management plan. Relevant aspects of local authority green infrastructure strategies should be delivered where appropriate.

GI mapping resources are available [here](#) and [here](#). These can be used to help assess deficiencies in greenspace provision and identify priority locations for new GI provision.

Access and Recreation

Natural England encourages any proposal to incorporate measures to help improve people's access to the natural environment. Measures such as reinstating existing footpaths together with the creation of new footpaths and bridleways should be considered. Links to urban fringe areas should also be explored

to strengthen access networks, reduce fragmentation, and promote wider green infrastructure.

Rights of Way, Access land, Coastal access and National Trails

Paragraphs 100 and 174 of the NPPF highlight the important of public rights of way and access. Development should consider potential impacts on access land, common land, rights of way and coastal access routes in the vicinity of the development. Consideration should also be given to the potential impacts on the any nearby National Trails. The National Trails website www.nationaltrail.co.uk provides information including contact details for the National Trail Officer. Appropriate mitigation measures should be incorporated for any adverse impacts.

Biodiversity duty

Your authority has a [duty](#) to have regard to conserving and enhancing biodiversity as part of your decision making. Conserving biodiversity can also include restoration or enhancement to a population or habitat. Further information is available [here](#).

[REDACTED]

[REDACTED]

[REDACTED]

From: Lightfoot, Nick [REDACTED] >
Sent: 09 October 2023 16:04
To: William McKane [REDACTED] >
Cc: Gill Thompson [REDACTED] >
Subject: RE: Planning Application Consultation 23NP0050 Land to the North West of Millfield House, Ingram, Northumberland, NE66 4LU

You don't often get email from [REDACTED]. [Learn why this is important](#)

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

Good afternoon William,

My apologies for the delay in getting back to you on this, I wanted to discuss the case with Gill first to understand the National Park's position.

At the moment, the information provided on the planning portal is not sufficiently detailed or clear to provide substantive comments. In particular, the applicant should set out clearly what sewage treatment system (PTP) they are proposing and provide the manufacturer's efficiency certificate for the relevant model.

In addition, Gill mentioned that NNPA are requesting that the applicant provides a shadow HRA for the proposal. This should robustly assess the potential impacts on water quality of the adjacent SAC (and SSSI) and then consider any mitigation proposed. I would like to highlight that the proposal is located directly adjacent to the SAC/SSSI, therefore we would expect to see measures in place to minimise the potential for impacts on water quality. Specifically, we would expect to see a package treatment plant with a high treatment efficiency being used in this location, as well as tertiary treatment (e.g. a percolation area).

Once the applicant has provided this information, Natural England will be in a position to provide a substantive response.

All the best

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Planning Application Consultation 23NP0050 Land to the North West of Millfield House Ingram Northumberland NE66 4LU
Date: 28 June 2023 16:30:04

Dear Will,

Thank you for consulting me on this application. I note that this site is close to the River Breamish which is a constituent part of the Tweed Catchment Rivers – England: Till Catchment SSSI and the River Tweed SAC. The SSSI risk zone for this area indicates that applications may affect the SSSI if they result in *'Any discharge of water or liquid waste that is discharged to ground (ie to seep away) or to surface water, such as a beck or stream. Discharges to mains sewer are excluded'*.

The proposal is to have a package treatment system for the property, which is described in the information as discharging to ground. There is however no information about the percolation test included on the form and no information about the resulting discharge liquid from the treatment plant in terms of e.g. Nitrogen and Phosphorus. The block plan shows the treatment plant and the grey water harvesting tank discharging in the direction of the River Breamish. I can't see any more information about the ground water tank, size and what and where this would collect.

The ecological report does not acknowledge that the river is an SAC as well as SSSI therefore there is mention of whether a Habitats Regulations Assessment is needed or has been scoped out. I think Natural England should be consulted on this scheme due to the proximity to the River Breamish (SSSI/SAC designations) and they may want to comment further on this.

There is some biodiversity net gain mentioned in the form of in-built bat and bird boxes and some hedging and native tree planting, but I would like to see all the above details before I comment fully.

Your sincerely,
Gill Thompson

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: Gill Thompson [REDACTED]
Sent: 09 October 2023 14:23
To: William McKane <[REDACTED]>; Susannah Buylla
[REDACTED]
Subject: 23NP0050 Land to the North West of Millfield House

Dear Will,

I have reviewed the updated Ecological Impact Assessment (EclA) and updated drawing. The EclA now briefly mentions the presence of the SAC but there is no shadow HRA carried out. I note that you asked for this to be submitted. There are still no details of the percolation test for the ground on a foul drainage assessment; the drawing 2023/946/12r2 mentions a Vp of 14, which I presume to have been carried out here. I note on the percolation guidance notes that: *N.B. When determining whether a discharge may be made under statutory General Binding Rules one of the requirements is that any drainage field must be designed and constructed in accordance with BS6297:2007. This specifies that the minimum percolation rate under that standard is 15s/mm and any discharge made to ground where the percolation rate is less than 15s/mm is subject to the granting of an Environmental Permit.*

The Vp given on drawing is obviously below this level.

There are now details of the N and P discharge from the proposed system on the drawing 2023/946/12r2 . It states that a 'Graf one2clean treatment plant' will be used to give these values. No details of this plant have been given – the previously submitted details are for Kingspan systems. I have tried to look up the values on line to check those submitted but cannot find any that match these values. I think they need to supply the manufactures expected detail rather than just writing on the plan. None of this has been pulled together and included in a shadow HRA to prove that this set up will not have an impact on the SAC and this is the best and most efficient treatment plan for the situation; particularly referencing the distance to the SAC and the percolation test.

I feel that they have not taken this issue seriously and have not provided the information we requested in a logical structured way or provided an shadow HRA as requested. I suggest we go back to them and them to supply this information fully so we can assess the impact of nutrients on the SAC. I am trying to catch up with Natural England about this too but Nick and I keep missing each other – I'll let you know when we have managed to speak.

Please get back to me if you wish to discuss further.

Cc. Susannah as I know you are on leave and I will be at the end of this week (Wed-Fri incl).

Regards

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 23NP0050 Wether Brae Cottage
Date: 27 November 2023 14:36:22

Dear Will,

Thank you for sending these additional and amended details. I now believe there is sufficient information provided to determine the impact of the development.

European Protected sites

The site is adjacent to the River Breamish, part of the Tweed Rivers SAC. I therefore consider it necessary to assess the potential effects of the proposal on this European site. After making a screening assessment of the development with the proposed package treatment plant and taking into account the other information provided, 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.** I have come to these conclusions based on the report provided and considering the following:

The Natura 2000 site with potential to be affected by the proposal is the River Tweed SAC. No other European sites have the potential to be affected. From the JNCC website the listed features of interest for the whole SAC are:

Annex I habitats that are a primary reason for selection of this site

[Water courses of plain to montane levels with the *Ranuncion fluitantis* and *Callitricho-Batrachion* vegetation](#)

The Tweed represents sub-type 2 in the north-eastern part of its range. It is the most species-rich example, by far, of a river with *Ranunculus* in Scotland, and is the only site selected for this habitat in Scotland. The river has a high ecological diversity which reflects the mixed geology of the catchment. Stream water-crowfoot *Ranunculus penicillatus* ssp. *pseudofluitans*, a species of southern rivers and streams, here occurs at its most northerly location as does fan-leaved water-crowfoot *R. circinatus*, along with river water-crowfoot *R. fluitans*, common water-crowfoot *R. aquatilis*, pond water-crowfoot *R. peltatus* and a range of hybrids. The Tweed is also the most northerly site for flowering-rush *Butomus umbellatus*.

Annex II species that are a primary reason for selection of this site

[Atlantic salmon \(*Salmo salar*\)](#)

The River Tweed supports a very large, high-quality salmon *Salmo salar* population in a river which drains a large catchment on the east coast of the UK, with sub-catchments in both Scotland and England. The Tweed is the best example in Britain of a large river showing a strong nutrient gradient along its length, with oligotrophic conditions in its headwaters, and nutrient-rich lowland conditions just before it enters the sea at Berwick. The high proportion of the River Tweed accessible to salmon, and the variety of habitat conditions in the river, has resulted in the Scottish section of the river supporting the full range of salmon life-history types, with sub-populations of spring, summer salmon and grilse all being present. The extensive system supports a significant proportion of the Scottish salmon resource. In recent years, the salmon catch in the River Tweed is the highest in Scotland, with up to 15% of all salmon caught. Considerable work has been done by the Scottish Environment Protection Agency (and previously the Tweed River Purification Board) and the River Tweed Foundation in tackling

pollution and easing the passage of salmon past artificial barriers in the river. This has reversed many of the river's historical problems with water quality and access for salmon.

Otter (*Lutra lutra*)

This large river system contains extensive water and riparian habitat suitable for otters *Lutra lutra*. The extensive tributary burns provide good feeding habitat. The area provides extensive suitable habitat for all the necessary aspects of otter's life cycle and the site is a good representative of the south-east lowlands of Scotland and the north-east of England.

Annex II species present as a qualifying feature, but not a primary reason for site selection

Sea lamprey (*Petromyzon marinus*). Not relevant for this part of the SAC

Brook lamprey (*Lampetra planeri*)

River lamprey (*Lampetra fluviatilis*)

The potential impacts on the river and features of interest are identified as pollution, sedimentation, acidification and eutrophication, bankside management, genetic pollution and disease, abstraction and impoundment management. Of these, 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.

In combination effects have also been considered. There are no known current planning applications in the vicinity or other plans that may act in combination to change the assessment made.

Priority Habitats – Apart from the River Breamish considered above there are no other priority habitats on site. There are no additional features in the SSSI that are likely to be affected over those in the SAC above.

Other Protected and Priority Species – As the current site is a closely grazed field, there are unlikely to be any protected or priority species utilising the site apart from some foraging and passage over the site. If the mitigation in the Ecology report of covering trenches during construction and allowing methods for egress are employed, this would be acceptable. Lighting restrictions with sensors and timers as indicated are also recommended.

Mitigation and Biodiversity Net Gain – the shown incorporation of sparrow terraces and in-built bat boxes, together with a native species hedge should be included in mitigation for the loss of improved grassland and result in some biodiversity net gain for the site.

In summary therefore I have no objections to this application 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.

23NP0050 – Consultation Response from NNPA Historic Environment Officer

Planning Ref: 23NP0050
Date of consultation: 05/06/2023
Proposal title: Principal residence of a single storey dwelling
Location: Land to the North West of Millfield House Ingram Northumberland NE66 4LU
Case Officer: Will McKane

Thank you for your consultation on this application, which I have reviewed and provide the following advice

Policy

The application is assessed in line with Policy 15 *Archaeological Heritage* of the Northumberland National Park Local Plan and paragraph 189 of the National Planning Policy Framework (Rev 2019).

Historical and Archaeological Background

Ingram is situated within 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.

The Historic Village Atlas (The Archaeological Practice, 2004), conducted an extensive survey of documentary, cartographic and aerial photographic sources) and LIDAR data suggests some archaeological sensitivity within the proposal site in the form of a linear feature of unknown origin or function.

Proposal

Construction of principal residence single storey dwelling.

Assessment of development

There is some potential for the development to impact upon archaeological remains, including the linear feature identified on LIDAR derived mapping.

Advice

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.

Engaging an archaeologist

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/RACSmag/default.asp>