



Northumberland County Council

Update for 17/03252/FUL following response from Building Conservation

Following consultation with Building Conservation the response has been that;

There would be a degree of change in the setting that would be difficult to accept as neutral or positive. Harm would be less than substantial. There are landscaping proposals that may go some way to mitigate harm in the longer term.

Therefore, in accordance with Paragraph 196 of the National Planning Policy Framework, where a development proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighted against the public benefits of the proposal.

The application has set out that the development would provide substantial economic benefits including;

- The provision of 5 full time equivalent jobs;
- 23 additional seasonal jobs
- 58,000-87,000 additional visitors
- £2.9m-£5.7m additional spend into the local economy

In addition to the demonstrable public benefit, the level of harm over time would be mitigated as the landscaping established over time, with the additional 120 pitches sitting alongside an existing provision of 1270 within Haggerston Holiday Park.

Therefore the harm afforded by the development is considered to be outweighed by the public benefit and the recommendation remains for APPROVAL.