



Northumberland County Council

Strategic Planning Committee 2 June 2020

Application No:	19/00514/FUL		
Proposal:	Redevelopment of Brocksbushes Farm Shop & Tearoom including demolition of existing buildings and erection of new buildings to accommodate farm shop, tea shop, play barn and production kitchen uses, new car park and associated new planting.		
Site Address	Brocksbushes Tea Rooms, Brocksbushes Farm, Stocksfield, Northumberland, NE43 7UB		
Applicant:	Mr H and Mrs C Dickinson c/o agent	Agent:	Mr James Ellis, Rural Solutions Ltd, Canalside House, Brewery Lane, Broughton Road, Skipton, BD23 1DR
Ward	Bywell	Parish	Bywell
Valid Date:	13 February 2019	Expiry Date:	30 June 2020
Case Officer Details:	Name: Mr Neil Armstrong Job Title: Senior Planning Officer Tel No: 01670 622697 Email: neil.armstrong@northumberland.gov.uk		

Recommendation: That Members are minded to GRANT permission subject to referral to the Secretary of State under CLG Circular 02/2009 - The Town and Country Planning (Consultation) (England) Direction 2009, with delegated authority to the Director of Planning to issue the decision if the SoS does not call in the application



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1. Introduction

- 1.1 This application is brought to the Strategic Planning Committee given the nature and scale of the proposed development within the Green Belt and as a departure from the development plan.

2. Description of the Proposals

- 2.1 The proposal relates to the redevelopment of the existing facilities and site located at Brocksbushes Farm, a working arable and fruit farm, which is also currently used as a farm shop, 'pick your own' fruit and vegetable establishment as well as a tea room. The site is located on the north side of the A69 highway around 2km east of Corbridge and is within the open countryside. The site also falls within designated Green Belt land.
- 2.2 The proposals involve the demolition of the existing farm shop and tea room buildings and replacement with new and larger buildings. The proposals include the following works:
- demolition of the existing farm shop and tea room and creation of new purpose-built facilities, including a farm shop, tea room, education, and conference facilities and play barn;
 - consolidation of service and logistics area within the main site, along with a commercial kitchen and storage facilities;
 - new service access and car parking facilities; and
 - a new landscaping scheme which will provide a revised landscape setting to the development
- 2.3 The applicant's planning statement outlines that Brocksbushes Farm was established as a working farm and pick-your-own business in 1980, which included 61 hectares (150 acres) of mainly arable land and grassland. The business then evolved into a farm shop and tea room. The south end of the farm is occupied by main fruit crops, the farm shop and tea room, whilst the northern part is occupied by the original farm steading along with kitchens, site office, storage facilities and a cottage. The farmhouse and a water mill building to the west of the farm buildings are Grade II listed buildings. The existing business on the site employs 30 full time members of staff. The application site for the proposed redevelopment extends to around 2 hectares of the overall holding.
- 2.4 The planning statement sets out that although the farm shop and tea room is a highly successful business there are constraints that are holding back its future growth and development. In order to realise its full potential in contributing to the Northumberland economy and job creation it is stated that a comprehensive redevelopment and investment is now required. Issues that have been identified by the applicant that are said to be currently impacting on the business and dictating the need for redevelopment include:
- *the site is now short of capacity. Storage, back room and staff space is very limited and will not be able to serve any expansion of the existing facilities, and there is an urgent need for extra working space behind the retail frontage;*

- *the retail area has evolved over the years, having been incrementally added to over time, but it requires rearrangement to improve access and product display; and*
- *the distance between the retail/café area in the south and the kitchen / services in the north is approximately 650 meters, resulting in complex and inefficient methods of transportation between the two.*

2.5 The application proposes a substantial increase in the scale and form of development on the site as a result of the redevelopment, with an increase in the size of the built area from 888m² to 2,511m². In relation to floor space, the existing floor space of the current Brocksbushes facility is as follows:

- shop – 449m²
- tea room – 232m²
- other (staff room, office) – 59m²
- main kitchen (located at the farm) – 146m²

The proposed redevelopment would comprise of the following:

- shop - 851m² (518m² as shop retail area with the remainder butcher's counter, preparation area, delivery room, packhouse etc.)
- tea room and function room/educational space – 574m²
- play barn – 644m²
- main kitchen – 171m²
- other (plant room) – 29m²
- staff – 242m²

2.6 With regard to additional proposed facilities the supporting statement outlines that the play barn is intended to provide a complimentary use that will attract additional visitors to Brocksbushes and complement the visitor offer in the local area. The function room/educational space could host events and exhibitions in a dedicated space that could help promote the visitor and tourist offer of Northumberland more widely. It is stated that the provision of a redeveloped, larger premises will allow a larger amount of local produce to be sold from the farm shop in a more attractive setting.

2.7 It is suggested that by providing a focal point for the sale of Northumbrian produce together with the use of space identified for exhibitions and functions promoting Northumberland as a visitor destination, the development can be considered to provide a 'Gateway to Northumberland' experience.

2.8 Planning permission was originally granted for the farm shop under application 92/E/290 and has previously been granted for the existing tea room in 1994 (940172) as a departure from Green Belt policy where it was considered to be justified as a form of farm diversification. At the time it was deemed necessary that a link was maintained between the sale of produce, the farm itself and the proposed tea room. The 1994 permission was granted subject to a Section 106 Agreement that sought to ensure that the tea room would only open when the 'pick your own' element of the use and/or the farm shop were operating. In addition it was designed to ensure that the tea room remained an integral part of the farming operation and could only be sold off or otherwise disposed of as part of the farm as a whole. The Section 106

Agreement was subsequently modified following an application submitted under 20020013.

3. Planning History

Reference Number: 14/00505/FUL

Description: Installation of 15 photovoltaic panels mounted on a solar tracking system

Status: Permitted

Reference Number: T/20080426

Description: Construction of digger shelter for mini excavators

Status: Permitted

Reference Number: T/74/E/570

Description: Proposed 20kV overhead line

Status: No objection

Reference Number: T/92/E/290

Description: Timber framed farm shop/agricultural store.

Status: Permitted

Reference Number: T/89/E/99

Description: Renewal of temporary permission for mobile toilet block and septic tank in connection with self pick fruit farm.

Status: Permitted

Reference Number: T/87/E/221

Description: Construction of extension to provide conservatory.

Status: Permitted

Reference Number: T/85/E/62

Description: Siting of temporary mobile toilet block and septic tank in connection with self pick fruit farm.

Status: Permitted

Reference Number: T/85/E/48

Description: Display of seasonal advertisements (a) north of A.69 - 850 metres west of Brocksbushes junction; (b) north of A.69 - 250 metres west of Brocksbushes junction; (c) at entrance to Brocksbushes Farm, Brocksbushes Roundabout A.69; (d) south of A.69 450 metres

Status: Permitted

Reference Number: T/84/E/288

Description: Erection of a timber hut as shop/horticultural store at fruit plantation.

Status: Permitted

Reference Number: T/83/E/832

Description: Construction of first floor extension to provide three bedrooms and bathroom.

Status: Permitted

Reference Number: T/80/E/851

Description: Proposed garden centre and shop.

Status: Refused

Reference Number: T/20040210

Description: Construction of reed beds for filtration

Status: Permitted

Reference Number: T/950187

Description: Erection of poly tunnel and timber cabin

Status: Refused

Reference Number: T/20020013

Description: Modification of Agreement of 21 June 1994 made under Section 106 of the Town and Country Planning Act 1990, relating to Planning Application Reference: 940172 for the erection of tearoom and toilets

Status: Permitted

Reference Number: T/20000134

Description: Construction of extension to tearoom

Status: Permitted

Reference Number: T/20060258

Description: Construction of extension to replace existing canopy

Status: Permitted

Reference Number: T/20050418

Description: Construction of new toilet block, extensions to seating area, staff and storage facilities

Status: Permitted

Reference Number: T/970304

Description: Proposed construction of extension to tea room to provide disabled toilet

Status: Permitted

Reference Number: T/940172

Description: Demolition of existing toilet block and erection of tea room and toilets

Status: Permitted

Reference Number: 14/00505/FUL

Description: Installation of 15 photovoltaic panels mounted on a solar tracking system

Status: Permitted

Appeals

Reference Number: 95/00010/REFUSE

Description: Erection of poly tunnel and timber cabin

Status: Dismissed

4. Consultee Responses

Bywell Parish Council	Support the application
Corbridge Parish Council	No response received.
Highways	No objection subject to conditions.
County Archaeologist	The development should not impact on significant archaeological remains – no objection and no further archaeological work is required.
Lead Local Flood Authority (LLFA)	No objection subject to conditions.
County Ecologist	No objection subject to condition.
Public Protection	No comments.
Environment Agency	No objection - recommends informatives in respect of environmental permit and non-mains drainage.
Northumbrian Water Ltd	No comments as no connections are proposed to the public sewerage network.
Highways England	No objection subject to conditions.
Tourism, Leisure & Culture	<p>We believe this proposal will contribute positively to our primary strategic ambitions of:</p> <ul style="list-style-type: none"> ● Encouraging more visits and especially longer ones ● Extending the season with visits taking place across the whole year and not just in the summer ● Encouraging visitors to spend more locally through encouraging them to see, experience and take part in more of the opportunities Northumberland has to offer ● Continually driving up the quality of the county's tourism offer through demonstrating and promoting excellence and innovation ● Raising the profile of the county as a great place to work, live, visit and invest ● Helping to create attractive places and experiences for local people to enjoy ● Helping to sustain and develop services and opportunities for local people ● Creating employment and skills development for local people. <p>Visitors are increasingly seeking more local and authentic experiences. Food and drink is a fundamental part of the visitor experience and the demand and expectation for local items and the expectation of quality outlets from which to acquire</p>

	<p>such items, is increasing. It is anticipated that the proposed Brockbushes development will accommodate modern visitor expectations and will facilitate the growth of the county food and drink by offering increased opportunities for local producers and suppliers to get their goods to market.</p> <p>The inclusion of a play barn is welcomed in that will increase the appeal of the area to families and will provide a potentially popular local wet weather attraction.</p> <p>Northumberland County Council's tourism development section is therefore supportive of this application, subject to it satisfying all statutory planning conditions and being broadly acceptable to the adjacent community.</p>
Building Conservation	The proposed development will not cause any harm to nearby listed buildings, although amendments are suggested and further detail required in respect of design and materials.
West Tree and Woodland Officer	No response received.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	8
Number of Objections	1
Number of Support	17
Number of General Comments	0

Notices

Site notice - statutory publicity and affecting listed building: 28 February 2019 and departure from development plan 20 January 2020

Press notice - Hexham Courant: 28 February 2019 and 23 January 2020

Summary of Responses:

Following consultation on the application one objection and 17 representations in support have been received.

The objection refers to the business being allowed to grow over many years; lack of vehicle access to the site; proposals for redevelopment of the A69 roundabout at Styford should be taken into account; access for application proposals and proposed works to the A69; and exit tunnel is no longer fit for purpose.

The representations in support are from a wide area, including from customers and suppliers, whilst several of the submissions do not include any addresses. The representations received raise the following points:

- the site is a hub for the rural community;
- valuable meeting place for social use and business;
- benefits to the local economy as a whole and related benefits and support for local suppliers/businesses/producers;
- enhancement of facilities compared to existing operations;
- good location and access;
- attracts visitors to the farm as well as surrounding areas;
- attractive design that will enhance the area and improved experience for visitors;
- limited places for roadside stops on the A69 at present;
- popular site with cyclists and cycle parking has been discussed with the business; and
- suggestion there is a need for improvements to the A69 roundabout given additional traffic that may be generated.

A letter of support has also been received from Northumberland Tourism that raises the following comments:

- tourism is extremely important to Northumberland's economy and visitor surveys indicate that history and heritage play a key part in decisions to visit, with Hadrian's Wall one of the top attractions;
- the proposals will add significantly to the visitor experience and the indoor and outdoor children's play area will prove attractive to families with children;
- intention for Brocksbushes to be a 'gateway' for large numbers of visitors using the A69 will help with ambitions to move visitors across the county; and
- important to continue the growth in tourism in Northumberland.

The above is a summary of the comments. The full written text is available on our website at:

<http://publicaccess.northumberland.gov.uk/online-applications//applicationDetails.do?activeTab=summary&keyVal=PMTJ9VQSM0M00>

6. Planning Policy

6.1 Development Plan Policy

Tynedale Core Strategy (2007)

GD1 Location of development

GD2 Prioritising sites for development

GD3 Green Belt

GD4 Transport and accessibility

GD5 Flood risk

NE1 Natural environment

BE1 Built environment

EDT1 Economic development and tourism

EDT2 Employment land provision

EDT3 Employment development in the countryside

RT1 Retailing

RT2 Primary Shopping Areas
CS1 Principles for community services and facilities
EN1 Principles for energy
EN3 Energy conservation and production

Tynedale District Local Plan (2000, Policies saved 2007)

GD2 Design criteria for new development
GD3 Provision of suitable access for people with impaired mobility
GD4 Range of transport provision
NE7 New buildings in the Green Belt
NE14 Use of existing buildings in the Green Belt
NE18 Protection of agricultural land
NE27 Protected Species
NE33 Protection of trees, woodlands and hedgerows
NE34 Tree felling
NE37 Landscaping in developments
BE22 Setting of listed buildings
BE27 Archaeology
BE28 Archaeological assessment
BE29 Development and preservation
ED11 Small scale opportunities from new sites, redevelopment or conversions
ED13 Farm diversification
TM2 Enhancement of existing facilities, attractions and infrastructure
RT10 Farm shops and rural outlets outside settlements
LR14 Location and design of play areas
TP5 Traffic management and impaired mobility
CS19 Location of development either causing or adjacent to pollution sources
CS22 Location of noise generating uses
CS27 Sewerage

6.2 National Planning Policy

National Planning Policy Framework (NPPF) (2019)
National Planning Practice Guidance (NPPG) (2018, as updated)

National Design Guide (2019)

6.3 Emerging Planning Policy

Northumberland Local Plan - Publication Draft Plan (Regulation 19) and proposed minor modifications, submitted on 29 May 2019

STP 1 Spatial strategy
STP 2 Presumption in favour of sustainable development
STP 3 Principles of sustainable development
STP 4 Climate change mitigation and adaptation
STP 5 Health and wellbeing
STP 7 Strategic approach to the Green Belt
STP 8 Development in the Green Belt
ECN 1 Planning strategy for the economy
ECN 12 A strategy for rural economic growth

ECN 13 Meeting rural employment needs
ECN 14 Farm / rural diversification
ECN 15 Tourism and visitor development
ECN 16 Green Belt and tourism and visitor economy
TCS 1 Hierarchy of centres
TCS 2 Defining centres in Main Towns
TCS 3 Maintaining and enhancing the role of centres
TCS 4 Proposals outside centres
QOP 1 Design principles
QOP 2 Good design and amenity
QOP 4 Landscaping and trees
QOP 5 Sustainable design and construction
QOP 6 Delivering well-designed places
TRA 1 Promoting sustainable connections
TRA 2 The effects of development on the road network
TRA 4 Parking provision in new development
TRA 5 Rail transport and safeguarding facilities
ENV 1 Approaches to assessing the impact of development on the natural, historic and built environment
ENV 2 Biodiversity and geodiversity
ENV 3 Landscape
ENV 4 Tranquillity, dark skies and a sense of rurality
ENV 7 Historic environment and heritage assets
WAT 2 Water supply and sewerage
WAT 3 Flooding
WAT 4 Sustainable drainage systems
POL 2 Pollution and air, soil and water quality
INF 1 Delivering development related infrastructure
INF 2 Community services and facilities

6.4 Other Documents/Strategies

Housing and economic growth options findings report (June 2018)
Northumberland Economic Strategy 2019-2024 (approved by Cabinet December 2018)
North East Strategic Economic Plan (September 2017)
North of Tyne Devolution Deal
The Setting of Heritage Assets (Historic England – December 2017)

7. Appraisal

- 7.1 In assessing the acceptability of any proposal regard must be given to the policies contained within the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) is a material consideration and states that the starting point for determining applications remains with the development plan, which in this case contains policies from the Tynedale Local Plan (TLP) and Tynedale Core Strategy (TCS) as identified above.
- 7.2 Paragraph 48 of the NPPF states that weight can be given to policies contained in emerging plans dependent upon the stage of preparation of the plan; the extent to which there are unresolved objections to policies within the

plan; and the degree of consistency with the NPPF. The Council submitted the Northumberland Local Plan (NLP), in accordance with Section 20 of the Planning and Compulsory Purchase Act 2004 and Regulation 22(3) of the Town and Country Planning (Local Planning) (England) Regulations 2012, to the Secretary of State for Ministry of Housing, Communities and Local Government on 29 May 2019 for examination. The Plan is currently in the process of examination.

7.3 Having regard to the assessment of the site, its constraints and the application proposals, as well as the responses received during the consultation period, the main issues for consideration as part of this application are considered to include:

- principle of development
- spatial strategy/development principles and protection of the countryside
- green belt;
- economic development; and
- retail and other town centre uses
- design, landscape and visual impact
- impact on heritage assets
- transport matters
- ecology
- flood risk and drainage

Principle of Development

7.4 The key policy areas that have been considered in relation to this application are:

- spatial strategy/development principles and protection of the countryside;
- Green Belt;
- economic development; and
- retail and other town centre uses

This section of the report focuses on the general principle of the development in relation to these key policy areas that have been identified. The report will then consider other aspects in further detail such as landscape and visual impact; transport matters; ecology and flood risk/drainage.

Spatial strategy/development principles and protection of the countryside

7.5 Policies GD1 and GD2 of the TCS set out the general development principles for managing development, including the protection of the countryside. Policy GD1 states that development in the open countryside will be limited to the reuse of existing buildings and Policy GD2 identifies a hierarchy for the location of development in terms of meeting need. The proposal does not comply with either policy, although the supporting text indicates that other policies within the Plan set out a 'modified approach' to certain types of development, including economic development and tourism. Therefore, developments which do not comply with these policies are not automatically departures from the Plan.

- 7.6 In terms of the general location of development, the NPPF is largely silent, setting out a need to determine the pattern and scale of development within development plan policies (paragraph 20). The planning statement submitted with the application argues that the second limb of the presumption in favour of sustainable development (paragraph 11(d)) should apply, as the most important policies for determining the application are out-of-date. The statement gives no supporting reason as to why this would be the case but does indicate that certain policies in the development plan are more prescriptive than those in the NPPF and that there is some inconsistency with policies that pre-date the NPPF.
- 7.7 The NPPF is clear that existing policies should not be considered out-of-date because they were adopted or made prior to the publication of the NPPF and rather, weight should be given according to their degree of consistency with the Framework (paragraph 213). It is not considered that the assumptions made by the applicant regarding the interpretation of paragraph 11 of the NPPF are justified and therefore the development should be determined in accordance with the development plan unless other material considerations indicate that the Plan should not be followed.
- 7.8 Having regard to policies of the emerging NLP, Policy STP 1 sets out the spatial strategy for the plan period and identifies the development as being located within the open countryside. Policy STP1 makes it clear that only certain forms of development will be supported within the open countryside. The proposal has the potential to satisfy three of the types of development that can be supported:
- *“is directly related to the needs of primary activity in agriculture, forestry, other land based industries, rural businesses, or the sustainable diversification of such activities”* STP 1(1)(g)(i);
 - *“supports the sustainable growth and expansion of an existing business”* STP 1(1)(g)(ii); and
 - *“supports or adds to the range of sustainable visitor attractions and facilities appropriate to the character of the area”* STP 1(1)(g)(iv)
- 7.9 The proposed development would result in a large scale form of new development in the open countryside and therefore careful consideration needs to be given to the suitability of such a proposal in this location alongside other relevant development plan policies and material considerations. However, a material consideration in this instance is that the proposals would result in the redevelopment and expansion of an existing long-established business that is largely dependent upon its existing farm and rural location. The existing business also sees benefits from its strategic location along the A69 with links to the A68 and settlements. Further consideration will be given to matters of any harm arising and potential benefits of the redevelopment of the site in this context.

Green Belt

- 7.8 Policy GD3 of the TCS identifies the application site within the Green Belt and Policy NE7 of the TLP sets out criteria for the new buildings that will be permitted in the Green Belt. The proposal does not satisfy any of the types of

development that are deemed to be appropriate in the Green Belt having regard to Policy NE7. It should be noted that Policy NE7 is not entirely consistent with the NPPF, which will be considered in more detail later in this report.

7.9 The most up-to-date Green Belt policy guidance is set out within the NPPF. Paragraph 133 states *“the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence”*. The five purposes that the Green Belt serves are set out at paragraph 134, which are:

- a) to check the unrestricted sprawl of large built-up areas;*
- b) to prevent neighbouring towns merging into one another;*
- c) to assist in safeguarding the countryside from encroachment;*
- d) to preserve the setting and special character of historic towns; and*
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*

7.10 Paragraph 141 of the NPPF states that *“once Green Belts have been defined, local planning authorities should plan positively to enhance their beneficial use, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land”*. On this basis consideration has been given to the additional opportunities arising for providing access to the countryside as a result of the proposals.

7.11 Paragraph 143 states that *“inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances”*. Paragraph 144 goes on to state that *“when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations”*.

7.12 Paragraph 145 of the NPPF states that *“a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:*

- a) buildings for agriculture and forestry;*
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;*
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*

d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

e) limited infilling in villages;

f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and

g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:

– not have a greater impact on the openness of the Green Belt than the existing development; or

– not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority”.

- 7.13 As the proposal does not accord with any of the exceptions to inappropriate development described in paragraph 145 of the NPPF above, the development would be considered inappropriate in the Green Belt. The planning statement submitted with the application agrees with this position.
- 7.14 Policy NE7 of the TLP sets out a list of development that is capable of being appropriate in the Green Belt. As referred to earlier it is accepted that this policy does have some inconsistencies with the list set out in paragraph 145 of the NPPF and therefore limited weight may be applied. Furthermore, unlike Policy NE7, the NPPF makes provision for inappropriate development in the Green Belt where very special circumstances (VSCs) exist.
- 7.15 In accordance with paragraph 144 of the NPPF, VSCs “*will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations*”. In order to determine if VSCs exist, the decision maker must weigh all considerations material to the case, not limited to the Green Belt, identifying the level of harm arising from the development against the factors in favour of the scheme. This is something to be concluded later within this report as part of the planning balancing exercise and therefore cannot be concluded in these comments.
- 7.16 Policies STP 7 and STP 8 of the emerging NLP identify the boundaries of the Green Belt, set out the strategic approach to the Green Belt and determine how development in the Green Belt will be assessed. The policies align with the approach to the Green Belt in the NPPF and as such, in accordance with paragraph 144 of the NPPF, the proposal would not be supported unless very special circumstances clearly outweigh the harm resulting from the development.
- 7.17 Policy ECN 16 of the NLP supports tourism and visitor related development in the Green Belt within restrictions that are equivalent to appropriate development in the Green Belt, as per the NPPF. Some of the proposed uses

in the submitted scheme align with the intentions of this policy; however the scale and form of the proposed development mean that the proposal does not fully comply with the policy's criteria.

- 7.18 VSCs should not be regarded simply as the benefits of the scheme but are the result of harm from a scheme being outweighed by circumstances in favour of the development. Determining the level of harm is therefore important in terms of weighing any 'benefits' in the planning balance. In accordance with the NPPF, inappropriate development is, by definition, harmful to the Green Belt (paragraph 143). The harm to the Green Belt carries significant weight against the proposed development (paragraph 144). In terms of considering the level of harm to the Green Belt it is appropriate to look at the purposes of the Green Belt and openness of the Green Belt. The assessment of harm should take account of the impact that the development currently has on the Green Belt.
- 7.19 Openness is commonly interpreted in its most basic terms to mean the absence of development. Harm to the openness of the Green Belt is considered to have a spatial (the actual physical loss of openness) and visual (perceived loss of openness) dimension. As set out within National Planning Practice Guidance (NPPG), the concept of 'openness' in the Green Belt has spatial and visual aspects, in other words, the visual impact of the proposal may be relevant, as could its volume. Other matters to consider can include the duration of the development, and its remediability – taking into account any provisions to return land to its original state or to an equivalent (or improved) state of openness; and the degree of activity likely to be generated.
- 7.20 Openness will be influenced by different factors relevant to a particular case. Some aspects that are relevant in this case include, but may not necessarily be limited to: the quantum and extent of the development (relative to the existing development); volume and massing of the development; and the impact the proposed development will have on how built-up the Green Belt is (not necessarily how built up the site is). It should be noted that if harm in terms of the visual dimension of openness is ruled out, this does not change the spatial loss to openness.
- 7.21 The purposes of the Green Belt identified within the NPPF (paragraph 134) are set out above in paragraph 7.9, and in the context of this development the most relevant consideration is that which seeks *"to assist in safeguarding the countryside from encroachment"*. Again, it is for the decision-maker to assess any harm arising from the development against the purposes of the Green Belt. However, safeguarding the countryside from encroachment is clearly an important factor in this proposal, although consideration could be given to the existing established use of the site and associated infrastructure, such as access and car parking.
- 7.22 The proposed development would have a greater visual impact in this location in comparison to the existing scale of development on the site; it would result in development encroaching further east onto a currently largely undeveloped part of the overall site; and it is expected that there would be a more intensively used development on the site. However, this impact has also been

considered in the context of the site and its surroundings at this part of the Green Belt and having regard to the existing development at Brocksbushes.

- 7.23 The site is located immediately to the north of the A69, forming part of the Strategic Road Network and relatively large transport infrastructure with the road itself and adjacent roundabout. In addition, the site benefits from existing mature landscaping to the southern and eastern boundaries, whilst the topography of the site sloping up to the north and west also assists in mitigating the visual impact of the development. Alongside new landscaping, having regard to the above considerations it is not therefore felt that the proposed scale of development would result in significant impacts and harm upon the openness of the Green Belt. Furthermore, it is not considered that the redevelopment would result in any significant further encroachment into the countryside that would undermine the purposes of the Green Belt.
- 7.24 The planning statement supporting the application sets out what the applicant considers are the VSCs that they describe as benefits to the scheme as follows:

Economic Benefits

EB1: a three-fold increase in visitor numbers;

EB2: an extra £10.4m contribution to the local economy;

EB3: creation of 20 new jobs;

EB4: economic benefits to existing and new local supply chain businesses;

EB5: economic benefits arising to Northumberland's Tourism and Visitor economy arising from creation of a gateway to Northumberland;

EB6: a significant increase in business rates payments;

EB7: multi-million-pound economic benefits arising from construction;

Environmental Benefits

ENVB1: high-quality design scheme enhancing existing design quality of the site;

ENVB2: replacement of energy inefficient buildings with buildings of high energy efficiency;

ENVB3: ecological and landscape enhancements;

ENVB4: reduction in transportation requirements arising from transport between existing production kitchen and farm shop and tea room.

Social Benefits

SB1: a development which celebrates and promotes Northumberland; and

SB2: provision of an improved community and leisure facility.

- 7.25 Alongside the Planning Statement in support of these benefits the applicant has also provided additional supporting information seeking to justify and demonstrate the rationale behind the enterprise mix and proposed scale of development. This considers in more detail the applicant's commercial and social objectives; the market context (insofar as it has influenced choices relating to the business model/commercial proposals); the business rationale for the functional and space requirements arising; the form of development;

the way it will be delivered and associated investment parameters; and the way it will attract visitors to the surrounding area.

- 7.26 The supporting information sets out that the applicants are looking to improve and grow an established and successful business, to further diversify and to create sustainable economic growth by responding to growing demand for family focussed rural leisure attractions. In social terms the applicants aim to promote Northumberland produce and producers, to shape an accessible destination that connects people with nature and the countryside, and to create a vibrant and attractive 'gateway' to Northumberland that will add value to the tourism offer of the county. It is stated that the development would build on the current Brocksbushes 'brand' and its current strategic location (i.e. accessible from the A69 and the A68 highways and links to surrounding areas).
- 7.27 The applicant refers to support from Northumberland Tourism in response to the application, whilst officers also note the comments provided by the Council's tourism development section as set out earlier in this report. These acknowledge the benefits of the development to Northumberland's visitor economy and support the proposals, subject to other planning considerations.
- 7.28 It is also suggested that the combination of dedicated play spaces, informal play areas and the interactive nature of the 'pick your own' enterprise' at Brocksbushes provides a route to engage children with the countryside. The inclusion of flexible education and events space will further add opportunities to achieve social benefits.
- 7.29 The applicant has also provided information seeking to justify the overall scale and nature of the development and mix of uses having regard to the market context, as well as the functional requirements of the business.
- 7.30 In assessing the proposals consideration has been given to whether these identified 'benefits' are both material to the case and are actually a consideration that would favour the development. Furthermore, some factors in favour of a development in the Green Belt might relate to whether the development is essential, requires a unique location and/or the consequences of the scheme not going ahead would mean that the economy or the community would be significantly disadvantaged. Once factors in favour of the development have been identified, it is down to the planning balancing exercise to assign weight and decide whether or not the considerations in favour of the development clearly outweigh the harm of the development.
- 7.31 On the basis of the information submitted by the applicant, and having regard to representations received from NCC Tourism and Northumberland Tourism in respect of benefits to the visitor economy, it is officer opinion that the combination of benefits in this instance would amount to some VSCs to outweigh the harm in this case to the Green Belt. As referred to earlier, given the existing location and nature of the site and the proposed form of development, it is not considered that there would be significant harm to the Green Belt in this instance. The combination of benefits as set out in this case would therefore be deemed sufficient to outweigh the identified harm to the Green Belt.

- 7.32 Officers also acknowledge that there is an existing and well established business operating from the site that sits in a strategic location on the A69 and close to the A68. The supporting information is acknowledged to make a case as to why this location is logical for this type of business, whilst the proposed activities are considered to be rural in nature and therefore also linked to supporting the rural economy.
- 7.33 It is therefore considered that on the basis of the above, some VSCs do exist to outweigh the identified harm to the Green Belt by reason of inappropriateness and the harm imposed by the impact upon its openness. Whether the VSCs would outweigh any other harm identified as arising from the proposal will be considered in the sections below and returned to at the end of the report in the assessment of the overall planning balance.

Economic Development

- 7.34 The proposal is a commercial development generating fresh produce and acting as a visitor attraction that would provide leisure activities, retail and an area serving food and drink. Policies EDT1, EDT3 and EDT4 of the TLP, which address employment and tourism development in the open countryside, are particularly relevant to this application.
- 7.35 Policy EDT1 establishes the principle of supporting a buoyant and diverse local economy which recognises the importance of tourism to the district. This policy supports proposals that will help develop the local economy and enhance existing tourist facilities, such as the existing offer at Brocksbushes.
- 7.36 Policy EDT3 states that *“small scale employment development involving new buildings will be permitted in the open countryside where it forms part of a farm diversification scheme or the redevelopment or extension of an existing employment site”*. The proposal does not comply with this policy as it cannot be regarded as small scale, in line with the supporting text, with a total floorspace of greater than 500m² (total floorspace is currently 888m² and the proposed development includes 2,511m² total floorspace).
- 7.37 Policy EDT4 states that *“other (than new build tourist accommodation) small scale new build tourism development will be permitted in the open countryside”*. Again the proposal does not comply with this policy as it cannot be regarded as small scale, in line with the supporting text, with a total floorspace of greater than 500m².
- 7.38 Turning to the TLP, saved Policy ED13, which relates to diversification of farm enterprise, is also relevant. It is likely that the proposal complies with this policy, however this requires an assessment of whether criteria (d) and (e) of the policy are met with regard to impacts on the character and appearance of the farm and the countryside, and the amenity of residents in the locality. In terms of the information available it is possible for the proposal to comply with all of the criteria of this policy.
- 7.39 However, Policy EDT3 of the TCS, which limits the scale of new buildings associated with farm diversification, would take precedence as the most

recently adopted policy. Policy TM2 offers an element of support for the proposal, stating that *“proposals to enhance facilities, attractions and infrastructure will be encouraged, particularly in the towns and villages of the District”*.

7.40 With regard to the economy, paragraph 80 of the NPPF states that *“planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development”*. With regard to the rural economy, paragraph 83 of the NPPF is of particular relevance to this application and sets out the following: *“planning policies and decisions should enable:*

a. the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;

b. the development and diversification of agricultural and other land-based rural businesses;

c. sustainable rural tourism and leisure developments which respect the character of the countryside; and

d. the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship”.

7.41 In this context it is clear that national policy is setting out a mandate to be supportive of the rural economy and this could form part of the planning balance in terms of assessing VSCs in relation to the Green Belt. It should be acknowledged however that although the NPPF supports rural business and tourism, there is nothing to suggest that the NPPF is advocating inappropriate development in the Green Belt in order to deliver this. There are also caveats around some of the criteria here, for instance part (c) supports rural tourism and leisure developments on the basis that they are ‘sustainable’ and ‘respect the character of the countryside’. The support that the NPPF affords to delivering a prosperous rural economy does not necessarily equate to permitting all rural economic development regardless of the scale or location of development.

7.42 Draft Policy ECN 1 of the NLP is supportive of development proposals which support rural enterprise, tourism and the visitor economy. ECN 12 encourages the growth of the rural economy and supports the up-scaling of businesses in rural locations, within constraints. The scaling-up of rural businesses is also a key focus of the North of Tyne Deal. Policies ECN 13, ECN 14 and ECN15 of the NLP would also potentially favour the development in terms of meeting rural employment needs, supporting farm/rural diversification and visitor attractions. However these policies again include caveats around the scale and location of development which need to be considered in relation to the proposal.

7.43 In light of the above, there are some conflicts with current development plan policies in respect of the scale of the development within the countryside. However, whilst clearly having to consider and give significant weight to

matters in respect of impacts on the countryside and Green Belt, it is also clear that the NPPF looks to support the sustainable growth and expansion of all types of business in rural areas; the development and diversification of agricultural and other land-based rural businesses; and sustainable rural tourism and leisure developments that respect the character of the countryside (paragraph 83).

- 7.44 Having regard to the proposal as a redevelopment of the existing use and its current strategic location, alongside the benefits of development that have been put forward, it is considered that the proposal would support the sustainable growth and expansion of an existing rural business, whilst also enabling it to further diversify and support the rural and visitor economy. On this economic basis the proposal is considered to result in an acceptable form of development having regard to the NPPF, with benefits of the scheme in this existing developed location outweighing any harm.

Retail and other town centre uses

- 7.45 In terms of the farm shop, which is the principal element of the proposed development of relevance to this part of the appraisal, the application seeks permission for the creation of approximately 583m² of Class A1 sales floorspace. The farm shop will include a deli and butcher counter, along with areas available for the sale of convenience and comparison goods. The existing farm shop includes approximately 332m² of Class A1 sales floorspace, and as such, the development will result in an increase of approximately 251 sq.m of Class A1 sales floorspace.
- 7.46 A Retail Impact and Sequential Assessment (RISA) has been submitted with the application. The RISA states that the proposed farm shop will principally be used for the sale of fresh produce including fruit and vegetables, fresh farm produce, complemented by a range of other products that would provide more speciality foods sourced from local suppliers. In addition, as set out above, fresh deli and butcher counters will be provided, again sourcing food from local suppliers in Northumberland. It is proposed that an element of the unit (later in the RISA specified as 20% of the net sales area) will be used for the sale of a range of comparison goods, including garden centre products, pet food and other supplies and a range of gifts and household goods.
- 7.47 Policies RT1 and RT2 of the TCS seek to maintain and enhance the vitality of Primary Shopping Areas; the application site is located outwith any primary shopping area or defined centre. The supporting text indicates that proposals outside of the Primary Shopping Areas will be assessed against national policy.
- 7.48 Policy RT1 specifically references Planning Policy Statement 6; now replaced by the policies within the NPPF. Further assessment of the acceptability of the retail element of the proposal in relation to the impact on primary shopping areas will therefore be addressed as part of material considerations.
- 7.49 The policies around retailing in rural areas are the appropriate policies to consider in relation to this proposal. Saved Policy RT10 of the TLP sets out requirements around rural retail, including farm shops. The proposal does not

comply with this policy as the retail element of the development far exceeds the upper limit of 100m².

- 7.50 There are two key policy tests in terms of town centre uses in the NPPF: the sequential test and the impact test (paragraphs 86-90). Paragraph 86 of the NPPF introduces a need to *“apply a sequential test to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan”*. The sequential test gives priority to locating main town centre uses in town centres, followed by edge of centre locations. It states that out of centre sites should only be considered *“if suitable sites are not available (or expected to become available within a reasonable period)”*.
- 7.51 Paragraph 88 of the NPPF sets out that the sequential approach should not be applied to small scale rural development, however it is not considered that the proposal is of a scale that would fit with this exception. The proposal includes main town centre uses outside of an existing centre and conflicts with the development plan policies in terms of rural retail (i.e. Policy RT10). The development plan policies for retail outside of Primary Shopping Areas also rely on the sequential test set out in national policy (i.e. Policies RT1 and RT2 of the TCS).
- 7.52 In terms of the sequential test, the proposed scheme would be classed as an out of centre site and thus should only be considered if a suitable site within, or on the edge of, a town centre is not available. Officers have sought specialist consultant advice on the submitted RISA and this aspect in the context of local and national policy.
- 7.53 In terms of the impact test, the NPPF sets a default threshold of 2,500m² gross floorspace for retail and leisure development where no local standard is set. There is a local threshold of 1,000m² for retail and 2,500m² for leisure related buildings within the emerging NLP. However, it should be noted that any level of weight afforded to this threshold must be in accordance with paragraph 48 of the NPPF. The development does not breach the floorspace threshold that would necessitate an impact assessment, regardless of whether applying the emerging local threshold or the default national threshold. Although the total development area is 2,511m², the total area of A-Class and D-Class uses, which would be included in any calculation, are below the threshold.
- 7.54 Draft Policy TCS 4 of the NLP sets out the approach to assessing proposals for main town centre uses outside of town centre boundaries. The approach aligns with the NPPF sequential and impact test and therefore the proposal would be subject to the sequential test but not the impact test.
- 7.55 The appraisal that has been undertaken on behalf of the Council assesses the suitability of the development against the main town centre use policies of the sequential and impact tests as set out in the TCS and the NPPF based on the applicant’s RISA. The site is situated in an out of centre location, and the appraisal has demonstrated that there are no available and suitable sequentially preferable sites to accommodate the proposal, even when

applying a sufficient degree of flexibility as required by policy. This assessment takes into account the nature of the proposals as applied for.

- 7.56 Furthermore, although local and national policy does not require an impact assessment in this case, a proportionate assessment has been undertaken as part of the RISA. The proposal would not result in any significant adverse impact in terms of the two impact tests set out by the local plan and the NPPF. As such, the proposal accords with national retail planning policy and the requirements of Policy RT1 of the TCS.
- 7.57 The appraisal of the RISA undertaken on behalf of the Council states that it is important to note that consideration of the proposal is based on the following assumptions:
- that the net sales area of the proposed farm shop will not exceed 583 sq.m;
 - no more than 80% or 466 sq.m of the net sales area will be used for the sale of convenience goods, of which the majority must be locally sourced produce; and
 - no more than 20% or 117 sq.m of the net sales area shall be used for the sale of comparison goods. The range of comparison goods which can be sold can only include gardening products, pet related products, gifts and household goods.

On this basis, should Members be minded to grant planning permission it is recommended that appropriate conditions are attached in order to ensure that the farm shop trades in a way that is appropriate in this context having regard to the nature of the use and its location in the countryside and Green Belt. Officers have been in further discussions with the applicant and have agreed the form of conditions that could ensure this element would trade in a way that is appropriate given the location and scale of development as well as having regard to the existing retail use that is at present unrestricted by conditions.

Design, Landscape and Visual Impact and Heritage Assets

- 7.58 The potential effects of the development on the character and appearance of the site and wider landscape are particularly important considerations in this location within the open countryside and Green Belt. Whilst there are existing buildings associated with the existing use, the proposal would introduce much larger new buildings on the site that could have an impact on the character and appearance of the area and the openness of the Green Belt as previously discussed.
- 7.59 The development also has the potential to affect the setting of the Grade II listed Brocksbushes Farmhouse located to the north of the proposed buildings, as well as the Grade II listed Water Mill located to the west of the farmhouse. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses when considering applications for planning permission.

- 7.60 Policy GD2 of the TLP looks to ensure that development is appropriate for its location in terms of matters such as layout, scale, design and impact upon the amenity of residents. Policy BE1 of the TCS seeks to conserve and enhance Tynedale's built environment and conservation areas, whilst Policy NE1 sets out principles for the natural environment.
- 7.61 With regard to the setting of listed buildings, Policy BE22 of the TLP states that development that would adversely affect the essential character or setting of a listed building will not be permitted. Development will be permitted where the detailed design is in keeping with the listed building in terms of scale, height, massing and alignment; and the works proposed make use of traditional or sympathetic building materials and techniques which are in keeping with those found on the listed building.
- 7.62 In terms of other potential impacts on heritage assets, Policies BE27, BE28 and BE29 of the TLP relate to ensuring there is appropriate assessment of archaeological impacts with appropriate preservation in situ or mitigation as required.
- 7.63 The NPPF also supports good design in new development that is appropriate for its location. Paragraph 124 states that *"the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities"*. Paragraph 130 states that *"permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions"*. This goes on to state that *"conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to the development"*.
- 7.64 In terms of emerging planning policies, Policies QOP 1, QOP 2, QOP 3, QOP 4, QOP 5 and QOP 6 of the NLP are relevant in relation to achieving high quality and sustainable design, along with well designed places in accordance with the NPPF. Policies ENV 1, ENV 3, ENV 4, ENV 7 and ENV 9 are also relevant in respect of development affecting the built and historic environment, landscape character and heritage assets.
- 7.65 As discussed earlier in the report the proposals would introduce a larger form of development into this location in terms of overall scale, massing and footprint, whilst it would also be located further east within the overall land holding compared to the existing buildings. However, the site does benefit from existing landscaping to the boundaries and surrounding topography that would assist in mitigating the overall visual impact of the development.
- 7.66 The new buildings have been arranged in an informal south-facing courtyard that is intended to reflect a traditional farm steading layout. There are variations in the heights of the new buildings with the proposed play barn comprising the largest element in terms of height and massing. Proposed materials for the new buildings include a lower wall section of render with timber boarding above, aluminium doors and windows with profiled metal

roofs incorporating conservation rooflights. An enlarged and reconfigured car parking area would be situated in the same general area as the existing car park with additional landscaping proposed in this area.

- 7.67 The proposed layout, scale and appearance of the development is considered to result in a good quality design that would be appropriate for its rural setting as part of the overall Brocksbushes Farm site and the countryside location. Further details of materials and landscaping, including hard surfaces, can be secured by condition should Members be minded to grant permission in order to achieve a high quality finish to the design.
- 7.68 As well as a Design and Access Statement, which sets out the overall approach to the design of the proposals, the application is accompanied by a Landscape and Visual Assessment (LVA) that considers the landscape around the application site.
- 7.69 The LVA identifies that there will be a minor to moderate loss of landscape fabric following development of the site at a local scale. It is noted that the existing business is not a dominant feature in the landscape and does not detract from the overall quality or character of the local landscape scene, whilst the proposal will replace and consolidate existing facilities. The LVA considers that there will be a minor to moderate-neutral effect upon landscape character, with the potential to have a positive, beneficial effect upon character once completed and the surrounding landscape has matured. The LVA concludes that the proposals will not have any overall significant effects upon landscape character, nor will there be any significant loss of landscape fabric.
- 7.70 The LVA finds that there is potential visibility of the site from surrounding public receptors, which is also apparent from visiting the site with views from public roads and rights of way in the area. However, the LVA concludes that the development will not have any significant effects on identified views and there would be a barely perceptible change in the character of views.
- 7.71 The LVA concludes overall that the large-scale, well wooded, agrarian landscape surrounding Brocksbushes Farm has the capacity to accommodate the development of the site, in landscape and visual terms, without having an unacceptable effect or loss of landscape character or visual amenity. It recommends that consideration is given to strengthening existing local landscape character as part of the development through the conservation, management and extension of woodland; strengthen the character and appearance of boundary hedgerows; and appropriate use of materials. Conditions can be attached to any approval to secure such mitigation as required.
- 7.72 The site lies around 260 metres south of the Grade II listed farmhouse, which sits in an elevated position looking down towards the site, and the proposals therefore have the potential to affect the setting of this heritage asset. Consultation has therefore taken place with the Building Conservation team on the proposals.

- 7.73 Building Conservation acknowledges the proposed agricultural form of the design and advises that further details of materials and colour finishing for the external materials and hard surfaces should be submitted for approval, which can be secured by condition. It is stated that the pale rendered plinth is not considered to be acceptable as it is not rural or agricultural in character and a random rubble stone should be used instead. Whilst further details of this finish can be secured through conditions, officers would note that the use of concrete panels at a lower level is sometimes used on agricultural developments, although it would be necessary to secure an appropriate material and colour finish to this aspect to ensure it was appropriate to its rural setting.
- 7.74 Building Conservation also advises that the entrance porch should be of timber, large details of which should be submitted for approval, and again precise details can be secured by condition as well as details of any external lighting and new ventilation/extraction requirements. Details of signage would need to be considered separately under the Advertisement Regulations.
- 7.75 In conclusion, Building Conservation consider that the proposed development will not cause any harm to the nearby listed buildings, but that amendments should be sought in relation to the plinth to the buildings, to ensure that a high standard of design is achieved in accordance with the advice given in paragraph 124 of NPPF. Officers concur with the view that there would be no harm in terms of the location, layout and scale of development and the setting of the heritage assets. As discussed above it is officer opinion that this render finish may not in itself result in development that would be inappropriate or out of character with the rural setting having regard to the form of other agricultural buildings that incorporate lower panel finishes. However, further consideration to the materials and finish for this can be secured by condition.
- 7.76 Following archaeological evaluation work the Council's Archaeologists note that this did not identify archaeological remains of significance on the footprint of the proposed buildings and associated works. Based on the available information, they have concluded that the proposed development should not impact on significant archaeological remains and there are no objections to the application and no further archaeological work is required.
- 7.77 Having regard to the above assessment it is officer opinion that whilst the overall scale of development will increase on the site as a result of the new buildings, the layout, scale and appearance of the proposals would result in an acceptable form of development in this rural setting which is located immediately adjacent to a major roundabout on an arterial route. Although there will be a perceptible change in the immediately local setting on approach to the site, the scheme is not considered to result in significant or adverse impacts upon the landscape character and visual amenity of the site and wider landscape, and impacts can be appropriately mitigated further through materials and new landscaping where required. Given the location of the site, which is isolated from neighbouring properties (Newton village around 1.2km to the north east and dwellings 750 metres to the south-west to the south of the A69), the proposal is not considered to result in any adverse impacts upon residential amenity despite the increase in scale. Furthermore, the proposal is not felt to result in any harm to the setting of listed buildings at

Brocksbushes Farm. The proposal would therefore result in an acceptable and good quality design for its location in accordance with the development plan and the NPPF.

Transport Matters

- 7.78 New development will need to deliver an appropriate form of development in terms of highway safety and infrastructure having regard to Policies GD4 and GD6 of the TLP, Policy GD4 of the TCS and the NPPF. Policy GD4 of the TLP states that development proposals will be required to conform to criteria including that safe access to the site and to the classified road system should be secured; and the development should not create levels of traffic which would exceed the capacity of the local road network or create a road safety hazard.
- 7.79 Policy GD4 of the TCS sets out principles for transport and accessibility, which are to:
- a. *Maximise conflict-free, sustainable access across the District, through the retention, management and maintenance of the existing transport network, its improvement where necessary and the integration of transport services.*
 - b. *Minimise the overall need for journeys, while seeking to maximise the proportion of those journeys that are made by:*
 - *public transport, bicycle and on foot, rather than private road vehicle;*
 - *rail, rather than road, (for both passengers and freight);*
 - c. *Ensure that the transport and accessibility needs of the whole community are fully taken into account when planning and considering development.*
- 7.80 Paragraph 108 of the NPPF looks to ensure that safe and suitable access to a site can be achieved by all users. Paragraph 109 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 7.81 With regard to emerging policy, Policy TRA 1 of the NLP sets out criteria in respect of achieving and promoting sustainable transport connections, which should be demonstrated with any application. In addition, Policy TRA 2 sets out criteria in respect of assessing the effect of development on the transport network.
- 7.82 Due to the location of the site and with access taken from the A69, which is part of the Strategic Road Network (SRN), consultation has taken place with Highways England as well as the Council's Highways Development Management Team (HDM) on the application. This has included consultation on a further Transport Statement Addendum submitted during the course of the application.
- 7.83 The Transport Statement sets out that vehicular access for cars/vans to the site is provided from the A69 Styford Roundabout and egress is via the

one-way system and tunnel connecting to the B6350. HGVs access and egress the site via the A69 Styford Roundabout due to the height restriction through the tunnel. The development proposals do not include any alterations to the existing access arrangements. In addition, the existing car park will be expanded and reconfigured to provide 95no. marked car parking spaces served by a separate entry/exit arrangement onto the internal access road.

- 7.84 Following a review of further information provided by the applicant in the Transport Statement Addendum on vehicle parking and trip generation Highways England has advised that the proposal will most likely present no additional material impact of the A69 operation of the Styford Roundabout. Highways England therefore raise no objection subject to conditions requiring the submission of a Construction Traffic Management Plan and further details of signage. As referred to earlier in respect of comments from Building Conservation, further details of new signage and advertisements will need to be considered separately under the Advertisement Regulations, therefore it is not considered reasonable to condition this aspect as part of this planning application, although an informative could highlight this as part of any approval.
- 7.85 HDM has also reviewed the application in the context of its remit taking into account those matters covered by Highways England in respect of impacts on the SRN. Further information has been provided seeking to address matters in respect of internal arrangements for the site and car parking. HDM advise that there are no objections in principle to the proposals and the development will not have a severe impact on highway safety, subject to a condition that would require monitoring of car parking over a 12 month period.
- 7.86 HDM have reviewed the Transport Statement Addendum that provided supplementary information regarding the car parking and intentions of the site, as well as where overspill car parking can be provided and has been used for the current operations. However, these areas are outside of the red line boundary, although within the ownership and control of the applicants.
- 7.87 Following the submission of additional information HDM have suggested a condition to address parking concerns with a monitoring condition required within 12 months of redevelopment being completed, with the applicant/operator to submit a Car Parking Monitoring Statement assessing car parking occupancy on the last weekend of each month over a 12 month period and additional surveys for special events. This condition will assess the impact of the development and where it is determined that the development requires additional car parking mitigation measures will be necessary with these to be determined as part of subsequent applications where additional and/or formalisation of car parking will be necessary to prevent overspill parking outwith the development. This would also require further consideration of impacts upon the Green Belt and landscape character should increased car parking be required.
- 7.88 In addition to the monitoring condition HDM recommend conditions to secure details of cycle parking and a construction method statement. Subject to these conditions, and following the comments of Highways England, it is not considered that the proposal would result in significant or severe impacts in

respect of highway safety, therefore the proposal would be acceptable in accordance with the development plan and the NPPF.

Ecology

- 7.89 The TLP, TCS and NPPF highlight the importance of considering potential effects upon the biodiversity and geodiversity of an area, including watercourses and impacts upon trees and hedgerows. Policies NE27, NE33, NE34 and NE37 of the TLP and Policy NE1 of the TCS are therefore relevant. Section 15 of the NPPF relates specifically to the conservation and enhancement of the natural environment, including impacts on habitats and biodiversity.
- 7.90 Following initial consultation with the Council's Ecologists the applicant has provided further information in respect of the potential for impacts upon protected species, namely bats and great crested newts. In further comments the Ecologists raise no objection subject to conditions that would require development to be undertaken in accordance with mitigation set out within the submitted ecology report; submission of a biodiversity enhancement land planting plan; and a working method statement for great crested newt.
- 7.91 On this basis it is considered that the proposal would not result in any significant or adverse impacts upon the ecology and biodiversity of the site and wider area. Appropriate conditions will be able to secure avoidance and enhancement mitigation measures, including landscaping and woodland/hedgerow management for the site and farm. Subject to such conditions the proposal would be in accordance with the development plan and the NPPF.

Flood Risk and Drainage

- 7.92 The site is located largely within Flood Zone 1, although the south-eastern corner of the site, including at the point of the existing vehicular access as well as part of the A69 on the Styford Roundabout, is located within Flood Zones 2 and 3. No buildings are proposed to be constructed within these flood zones.
- 7.93 As a result, and given the size of the site that exceeds 1 hectare, a Flood Risk Assessment has been submitted with the application. The application has been assessed having regard to Policy GD5 of the TCS and the NPPF in relation to ensuring development is directed to areas at a lower risk of flooding and that it would not increase flood risk elsewhere. Furthermore, in respect of the proposed non-mains drainage arrangements paragraph 109 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution. Consultation has also taken place with Northumbrian Water (NWL), the Environment Agency (EA) and the Lead Local Flood Authority (LLFA) on the application.
- 7.94 NWL have raised no objection and offered no comments to the proposals on the basis that no connections are proposed to the public sewerage network.

- 7.95 The EA had objected to the proposals on the basis that insufficient information had been provided in relation to the proposed non-mains foul drainage and to demonstrate that the risks of pollution posed to water quality can be safely managed. Following the submission of additional information the EA is now satisfied with the proposals for non-mains drainage and has withdrawn its objection.
- 7.96 The LLFA had also requested further information to assess the surface water drainage arrangements and flood risks of the proposed development. Following the submission of further details the applicant has satisfied the requirements of the LLFA. No objection has since been raised subject to conditions that would secure details of the adoption and maintenance of all SuDS features; disposal of surface water during the construction phase; and further details of the proposed SuDS basin; and verification of the construction of all sustainable drainage systems.
- 7.97 Following the submission of further information, and having regard to the consultation responses received, the proposal is considered to be acceptable in relation to matters of foul and surface water drainage and flood risk, in accordance with the development plan and the NPPF.

Other Matters

Economic Recovery and the Covid-19 crisis

- 7.98 The County Council is supporting a number of initiatives and priorities to support residents, businesses and communities to recover from the Covid-19 crisis. In terms of strategically significant sectors, clusters and supply chains, these interventions seek to dovetail into and strengthen, rather than reinvent existing Local Plans (described above), Local Economic Strategy and overlapping Sub Regional economic priorities.
- 7.99 Notwithstanding the current Covid-19 crisis, while the Northumberland economy has grown steadily in recent years, Gross Value Added, the economic measure of the value of goods and services in an area, is lower than both the North East Local Enterprise Partnership (NELEP) area and national rate of growth. This lower productivity points to the need to improve the quality of jobs and skills in Northumberland, and attract new business/investment into the identified higher value/locally important sectors and clusters.
- 7.100 Large parts of the economy have been closed down due to emergency restrictions having a visible impact on local economic activity. More significant in the short-medium term for planning decisions, is the uncertainty in the investment community, which is inhibiting business planning, forecasting cash flow and slowing investment.
- 7.101 The proposal subject of this application relates to two very significant local priority sectors identified in the current dialogues regarding economic recovery; “Retail, Hospitality, Food & Drink” and “Tourism”. The impact on these sectors of the current crisis has seen an unprecedented shock to their

operations occurring at a time which would ordinarily be the runup to peak tourist and event season. Direct and indirect employment in tourism and hospitality related business has been perhaps most affected by the Covid19 crisis. The proposal has a strong fit with local economic priorities, and investments of this type would (pre-Covid 19 crises) have likely to have been supported strategically. In the current climate this importance is even more significant. It represents a major private sector initiative which will play a role in rebuilding & growing a strong local (rural) economy.

The Equality Act

- 7.102 The County Council has a duty to have regard to the impact of any proposal by those people with characteristics protected by the Equality Act. Officers have had due regard to Sec 149(1) (a) and (b) of the Equality Act 2010 and considered the information provided by the applicant, together with the responses from consultees and other parties, and determined that the proposal would have no material impact on individuals or identifiable groups with protected characteristics. Accordingly, no changes to the proposal were required to make it acceptable in this regard.

Crime and Disorder Act Implications

- 7.103 These proposals have no implications in relation to crime and disorder.

Human Rights Act Implications

- 7.104 The Human Rights Act requires the County Council to take into account the rights of the public under the European Convention on Human Rights and prevents the Council from acting in a manner which is incompatible with those rights. Article 8 of the Convention provides that there shall be respect for an individual's private life and home save for that interference which is in accordance with the law and necessary in a democratic society in the interests of (inter alia) public safety and the economic wellbeing of the country. Article 1 of protocol 1 provides that an individual's peaceful enjoyment of their property shall not be interfered with save as is necessary in the public interest.
- 7.105 For an interference with these rights to be justifiable the interference (and the means employed) needs to be proportionate to the aims sought to be realised. The main body of this report identifies the extent to which there is any identifiable interference with these rights. The Planning Considerations identified are also relevant in deciding whether any interference is proportionate. Case law has been decided which indicates that certain development does interfere with an individual's rights under Human Rights legislation. This application has been considered in the light of statute and case law and the interference is not considered to be disproportionate.
- 7.106 Officers are also aware of Article 6, the focus of which (for the purpose of this decision) is the determination of an individual's civil rights and obligations. Article 6 provides that in the determination of these rights, an individual is entitled to a fair and public hearing within a reasonable time by an independent and impartial tribunal. Article 6 has been subject to a great deal

of case law. It has been decided that for planning matters the decision making process as a whole, which includes the right of review by the High Court, complied with Article 6.

8. Conclusion and the Planning Balance

- 8.1 The proposed development would result in a relatively substantial increase in the scale of new buildings in the open countryside and the Green Belt, albeit significant weight has been given to the existing business that operates from the site and the fact the scheme proposes the redevelopment and expansion of a strategically located rural business.
- 8.2 There is some conflict with planning policy with regard to the scale and nature of development in the countryside, albeit there is national policy support in respect of sustainable rural economic growth. There is, however, clear conflict as a result of the extent of new development within the Green Belt by virtue of the new buildings, extended car park and associated structures. This part of the development is not considered to satisfy any of the exceptions at paragraphs 145 or 146 of the NPPF, and as such would represent inappropriate development in the Green Belt. As set out at paragraph 143 of the NPPF, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
- 8.3 As set out earlier, paragraph 144 of the NPPF requires substantial weight to be given to any harm to the Green Belt, and states that *“very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations”*. The appraisal of the application considers whether there is other harm resulting from the proposals, including spatially and in terms of achieving sustainable development given its location; effects on the site, the wider countryside and environment; effects on local centres; impacts on heritage assets; and highway safety.
- 8.4 As set out in the appraisal section of this report it is officer opinion that there would be some harm to the openness of the Green Belt as a result of the development, though this is not considered to be significant and nor would there be any significant conflict with the purposes of the Green Belt, specifically safeguarding the countryside from encroachment. This assessment also takes in to account the consideration given to the landscape and visual impact of the proposed development.
- 8.5 As set out earlier it is acknowledged that the new buildings are of a larger scale and in a different location on the site, which also allows for the existing business to continue operating during the construction phase. However, the proposed layout, scale and design of the development are considered to be appropriate for this rural location and reflect the countryside setting and character of Brocksbushes Farm. The impact of the development is also mitigated through its location directly adjacent to the A69 and Styford Roundabout, which impacts on the visual amenity and openness of the area. Furthermore, impacts are mitigated by existing and proposed landscaping as

well as the topography of the site and adjacent land. Any visual harm and harm to openness is therefore considered to be relatively limited.

- 8.6 Following assessment of matters such as the impacts from retail in the countryside, impacts on heritage assets, transport, ecology and flood risk and drainage, and subject to appropriate conditions to mitigate impacts as identified, it is not considered that there would be other harm arising from the proposed redevelopment.
- 8.7 The proposal would result in the expansion and up-scaling of the existing rural business, and officers consider that the combination of benefits that have been set out at paragraph 7.24 should be given appropriate weight in the consideration of VSCs. It is felt that the applicant has provided sufficient supporting justification during the course of the application to demonstrate the need for the scale and form of development and associated uses. Officers also acknowledge the fact that the existing business is well established in this location, whilst the development is strategically located which has been given consideration in the role it currently and will play in supporting the local rural and visitor economy.
- 8.8 Taken in combination, officers consider that the highlighted benefits of the scheme result in VSCs to outweigh harm to the Green Belt by reason of inappropriateness and any other harm. Furthermore, it is considered that a sustainable form of development and rural economic growth could be achieved within this location having regard to the NPPF.
- 8.9 Members are advised that should they be minded to grant planning permission for the development the application will need to be referred to the Secretary of State having regard to CLG Circular 02/2009 - The Town and Country Planning (Consultation) (England) Direction 2009. This will establish if the SoS wishes to call in the application for their own determination on the basis that the proposal is deemed to be inappropriate development in the Green Belt and having regard to the proposed scale of development in the Green Belt.

9. Recommendation

That Members are minded to GRANT permission subject to referral to the Secretary of State under CLG Circular 02/2009 - The Town and Country Planning (Consultation) (England) Direction 2009, with delegated authority to the Director of Planning to issue the decision if the SoS does not call in the application, and the following:

Conditions/Reason

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended)

02. The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans and documents. The approved plans and documents for this development are:-

Plans

Location Plan

Site Plan_As Proposed

Ground Floor Plan_As Proposed

First Floor Plan_As Proposed

Roof Plan_As Proposed

Elevations_As Proposed (West and North)

Elevations_As Proposed (East and South)

Courtyard Elevations_As Proposed (Courtyard West and Courtyard North)

Courtyard Elevations_As Proposed (Courtyard East and Courtyard South)

Ancillary Buildings_As Proposed (Bin Store and External Condenser Unit Store)

Ancillary Buildings_As Proposed (LPG Tank Store)

Drainage Strategy MD1086/100 Rev B - Appendix E (M Design dated 28.01.20)

Documents

- Ecology Report for: Brocksbushes (Report ref: RS_Brockbushes_Eco1.1 - Dendra Consulting Ltd dated 08/05/2017)
- Arboricultural Survey / Arboricultural Impact Assessment / Arboricultural Method Statement/ Tree Protection Plan – Brocksbushes Farm, Corbridge (ARB/AE/1876 – Elliott Consultancy Ltd dated December 2018)

Reason: To ensure that the approved development is carried out in complete accordance with the approved plans and documents.

03. The retail use of the farm shop hereby permitted shall only be operated in accordance with the following:

- the net sales area of the proposed farm shop shall not exceed 583 sq.m;
- at least 145 sq.m (or 25%) of the net sales area of the farm shop shall be dedicated to produce and goods produced, grown or reared within Northumberland, its adjoining English counties, the Scottish Borders or Dumfries or Galloway;
- a maximum of up to 233 sq.m (or 40%) of the net sales area can be used for comparison goods, excluding pharmaceutical goods, audio-visual equipment, mobile phones or perfumes.

The operators shall provide to the Local Planning Authority upon request, details of the provenance of produce and goods

Reason: In the interests of managing the impact of retail development in the countryside and having regard to potential impacts upon local centres, in accordance with Policy RT1 of the Tynedale Core Strategy and the National Planning Policy Framework.

04. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 and the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting those

Orders with or without modification), the use of the new development hereby permitted shall only be used for the purposes as shown on the plans hereby approved and for no other purposes, and no part of the development shall be subdivided, operated or disposed of separately, including from those areas of the wider Brocksbushes Farm identified on the submitted plan 'Existing Pick Your Own Fields To Be Tied To The Redeveloped Farm Shop (Rural Solutions - received by email dated 03/03/2020)', unless the prior grant of planning permission has been obtained.

Reason: To retain the functional linkage between the proposed redevelopment and the existing farm and to allow further consideration of any subdivision, disposal or alternative uses in this open countryside location, in accordance with Policy GD1 of the Tynedale Core Strategy and the National Planning Policy Framework.

05. Notwithstanding any description of the materials in the application, no development shall be commenced above damp proof course level until precise details of the materials to be used in the construction of the external walls and roofs of the development, and the details of colour finish for all external windows and doors, have been submitted to, and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details.

Reason: To ensure the works are carried out in a manner consistent with the character of the area, in accordance with the provisions of Policies GD2 and BE22 of the Tynedale Local Plan, Policies BE1 and NE1 of the Tynedale Core Strategy and the National Planning Policy Framework.

06. Notwithstanding any description of the materials in the application, prior to their construction, full details of the materials and colour finish for all new external hard surfaces shall be submitted to, and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details.

Reason: To ensure the works are carried out in a manner consistent with the character of the area, in accordance with the provisions of Policies GD2 and BE22 of the Tynedale Local Plan, Policies BE1 and NE1 of the Tynedale Core Strategy and the National Planning Policy Framework.

07. Prior to its construction, large-scale details of the main entrance porch/canopy, including details of the materials that should incorporate timber, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details.

Reason: To ensure the works are carried out in a manner consistent with the character of the area, in accordance with the provisions of Policies GD2 and BE22 of the Tynedale Local Plan, Policies BE1 and NE1 of the Tynedale Core Strategy and the National Planning Policy Framework.

08. Prior to their installation, full details of the location and design of any new external ventilation and extraction units shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details.

Reason: To ensure the works are carried out in a manner consistent with the character of the area, in accordance with the provisions of Policies GD2 and BE22 of the Tynedale Local Plan, Policies BE1 and NE1 of the Tynedale Core Strategy and the National Planning Policy Framework.

09. Prior to the installation of any external lighting in association with the development hereby permitted, details of the external lighting shall be submitted to and agreed in writing by the Local Planning Authority. Details shall 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 for shall be installed in accordance with the approved details and shall be maintained as such thereafter, unless removed entirely.

Reason: To ensure the works are carried out in a manner consistent with the character of the area, in accordance with the provisions of Policies GD2 and BE22 of the Tynedale Local Plan, Policies BE1 and NE1 of the Tynedale Core Strategy and the National Planning Policy Framework.

10. Notwithstanding the details submitted with the application, a biodiversity enhancement and landscape planting and management plan for the landscape planting of the site, as well as details of hard landscaping and boundary treatments, including on-going management, shall be submitted for the written approval of the Local Planning Authority. The plan shall detail the species and number of trees, hedgerows, shrubs and use only Northumberland native species, and shall include measures for the conservation, management and extension of woodland and hedgerows.

The plan shall include details of the maintenance of planting, including weed control, tree protection and replacement planting for a period of not less than 5 years. Once approved the plan shall be implemented in full during the first planting season (November - March inclusive) following the commencement of development, unless otherwise agreed in writing with the Local Planning Authority, and boundary treatments provided prior to first occupation of the development. The landscaping shall thereafter be managed and maintained in accordance with the approved details.

Reason: To maintain and protect the landscape value of the area, to enhance the biodiversity value of the site, in accordance with Policies GD2 and NE37 of the Tynedale Local Plan, Policies BE1 and NE1 of the Tynedale Core Strategy and the National Planning Policy Framework.

11. The development shall be undertaken in accordance with the mitigation as detailed in the submitted Ecology Report for: Brocksbushes (Report ref: RS_Brockbushes_Eco1.1 - Dendra Consulting Ltd dated 08/05/2017), including precautionary working methods for great crested newt and other amphibians.

Reason: To maintain the favourable conservation status of protected species and in the interests of ecology and biodiversity in the area, in accordance with Policy NE27 of the Tynedale Local Plan, Policy NE1 of the Tynedale Core Strategy and the National Planning Policy Framework.

12. Twelve months after the redeveloped site being brought into use, a Car Parking Monitoring Statement shall be submitted to and approved in writing by the Local Planning Authority which shall assess the impact of car parking at the site over a 12 month period with surveys to be undertaken on the last Saturday of each month and on any special events or functions, with surveys to be undertaken by an approved Traffic Survey Data Collection Company with this Monitoring Statement to include assessment of the following:

- i. full outputs for each survey period;
- ii. Car Parking Accumulation for each survey period to demonstrate occupancy assessment over full operational hours;
- iii. for special events or functions periods summary details of the event must be included within the statement;
- iv. plans to be submitted illustrating location of surveys and any automated survey equipment as applicable;

Where the results of this Monitoring Statement are found to lead to an increased level of parking demand which cannot be accommodated by the development's parking availability, the applicant/operator will be required to submit details of car parking in accordance with Northumberland County Councils Appendix D Car Parking Standards to incorporate additional permanent parking provisions to mitigate any shortfall in the availability of parking which shall be retained at all times in accordance with approved details.

Reason: In the interests of highway safety, in accordance with Policies GD4 and GD6 of the Tynedale Local Plan, Policy GD4 of the Tynedale Core Strategy and the National Planning Policy Framework.

13. The development hereby permitted shall not be brought into use until details of cycle parking have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be implemented and the cycle parking shall be retained in accordance with the approved details and shall be kept available for the parking of cycles at all times.

Reason: In the interests of highway safety and sustainable development, in accordance with Policy GD4 of the Tynedale Local Plan, Policy GD4 of the Tynedale Core Strategy and the National Planning Policy Framework.

14. No development shall 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; and

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 Policies GD2 and GD4 of the Tynedale Core Strategy and the National Planning Policy Framework.

15. Prior to the development hereby permitted being brought into use, details of the adoption and maintenance of all SuDS features shall be submitted to and approved in writing by the Local Planning Authority. A maintenance schedule and log, which shall include details for all SuDS features for the lifetime of development shall be comprised within and be implemented forthwith in perpetuity.

Reason: To ensure that the scheme to dispose of surface water operates at its full potential throughout the development's lifetime, in accordance with Policy GD5 of the Tynedale Core Strategy and the National Planning Policy Framework.

16. No development shall commence until details of the disposal of surface water from the development through the construction phase have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details.

Reason: To ensure the risk of flooding does not increase during this phase and to limit the siltation of any on site surface water features, in accordance with Policy GD5 of the Tynedale Core Strategy and the National Planning Policy Framework.

17. Prior to the development hereby permitted being brought into use, an assessment into the structural integrity of the proposed SuDS basin shall be undertaken and submitted to and approved in writing by the Local Planning Authority. This assessment shall ensure the structural integrity of the drainage system and any adjacent structures or infrastructure under anticipate loading conditions over the design life of the development taking into account the requirement for reasonable levels of maintenance. The development shall thereafter be undertaken in accordance with the approved details.

Reason: To ensure the basin is structurally secure, limiting the possibility of any breaching, in accordance with Policy GD5 of the Tynedale Core Strategy and the National Planning Policy Framework.

18. Prior to the development hereby permitted being brought into use, a verification report carried out by a qualified drainage engineer shall be submitted to and approved in writing by the Local Planning Authority to demonstrate that all sustainable drainage systems have been constructed as per the agreed scheme. This verification report shall include:

- as built drawings for all SuDS components - including dimensions (base levels, inlet/outlet elevations, areas, depths, lengths, diameters, gradients etc);
- construction details (component drawings, materials, vegetation);
- Health and Safety file;
- details of ownership organisation/adoption details.

Reason: To ensure that all sustainable drainage systems are designed to the DEFRA non-statutory technical standards, in accordance with Policy GD5 of the Tynedale Core Strategy and the National Planning Policy Framework.

19. Within three months of the new development hereby permitted being brought into first use, or such other timescale as may be agreed with the Local Planning Authority, the existing buildings to be replaced through the redevelopment of the site as shown on the submitted plans shall be removed

Reason: The development is permitted on the basis of the redevelopment of the existing business and to allow the existing use to continue to operate during construction, and to achieve a satisfactory form of redevelopment of the site in the interests of the character and appearance of the site and wider landscape, in accordance with Policy GD2 of the Tynedale Local Plan, Policies BE1 and NE1 of the Tynedale Core Strategy and the National Planning Policy Framework.

20. Notwithstanding the details submitted with the application, prior to development commencing above damp proof course level, precise details of measures to incorporate renewable energy and/or energy efficiency measures in the design of the development shall be submitted to and approved in writing by the Local Planning Authority. The measures shall thereafter be implemented in accordance with the approved details prior to the development being brought into use and shall be retained thereafter.

Reason: To achieve a sustainable form of development, and in the interests of the satisfactory appearance of the development upon completion, the character and appearance of the site and surrounding, in accordance with the provisions of Policies GD2 and BE22 of the Tynedale Local Plan, Policies BE1, NE1 and EN3 of the Tynedale Core Strategy and the National Planning Policy Framework.

Background Papers: Planning application file(s) 19/00514/FUL