



Northumberland

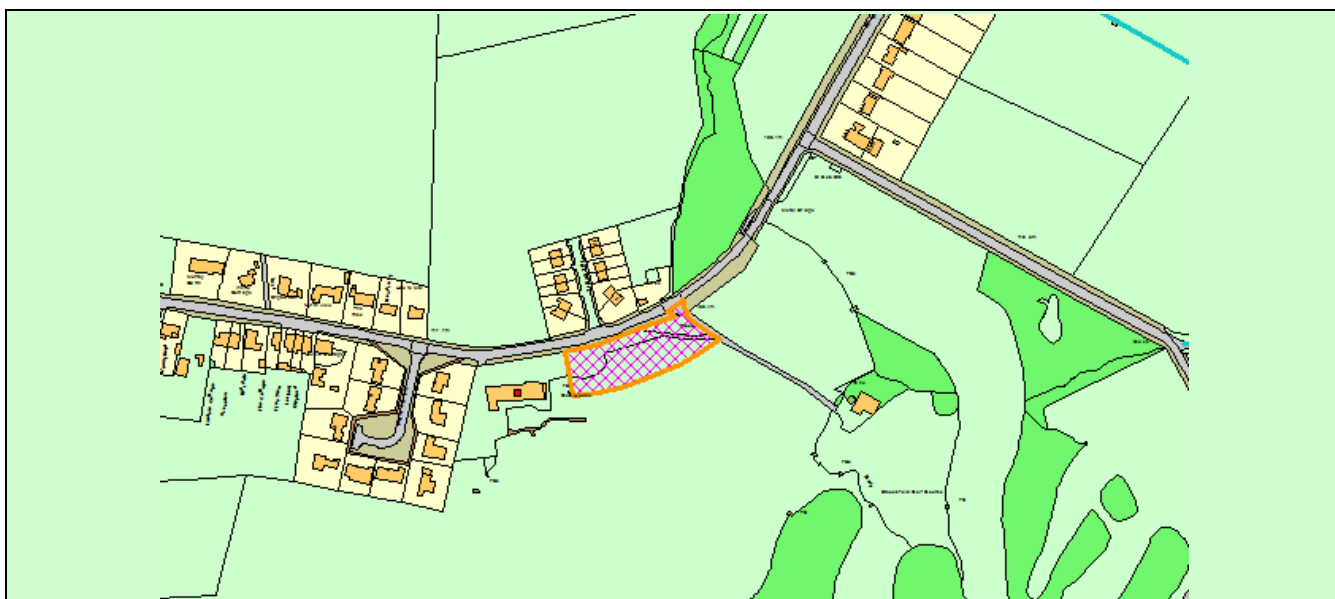
County Council

Tynedale Local Area Council Planning Committee

9 July 2019

Application No:	18/04446/OUT		
Proposal:	Resubmission: Outline planning application for residential development (flats or apartments) with all matters reserved on land located to the east of the Golf Clubhouse, Stocksfield Golf Club		
Site Address	Stocksfield Golf Club, New Ridley Road, Stocksfield, Northumberland NE43 7RE		
Applicant:	Stocksfield Golf Club Ltd New Ridley Road, Stocksfield, NE43 7RE	Agent:	Mrs Katie Wood, R & K Wood Planning LLP, 1 Meadowfield Court, Meadowfield Ind. Est., Ponteland, Newcastle upon Tyne, NE20 9SD
Ward	Stocksfield And Broomhaugh	Parish	Stocksfield
Valid Date:	19 December 2018	Expiry Date:	20 March 2019
Case Officer Details:	Name: Mr Neil Armstrong Job Title: Senior Planning Officer Tel No: 01670 622697 Email: neil.armstrong@northumberland.gov.uk		

Recommendation: That this application be REFUSED



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1. Introduction

- 1.1 The application has been referred to the Senior Planning Manager under the Council's Scheme of Delegation and following a request by the local Member to call in the application on the basis that this is a major development within the Green Belt and to consider the very special circumstances put forward. It has been confirmed that the application should be determined by the Planning Committee following this request.

2. Description of the Proposals

- 2.1 Outline planning permission is sought for proposed residential development of flats or apartments on a 0.36 hectare area of land at Stocksfield Golf Club, New Ridley Road, Stocksfield. The golf club is an 18-hole course on a 32 hectare site overall. The application has been submitted with all matters reserved, although an indicative site plan has been provided showing vehicular access from New Ridley Road and the construction of two blocks for 16no. flats/apartments on land fronting the road to the east side of the existing clubhouse. The application site comprises an area of overflow car parking
- 2.2 The application site and the golf club lies wholly within the Green Belt to the south of New Ridley Road and to the east of existing development at New Ridley. The site is around 150 metres south-west of the southern edge of Stocksfield and development on New Ridley Road that is inset from the Green Belt. The village of New Ridley is also washed over by the Green Belt.
- 2.3 The application follows the withdrawal of a previous scheme for the same form of development under application 18/01290/OUT. Further supporting information has been provided with this application in relation to the construction of new housing within the Green Belt. This includes a document setting out the current circumstances of the golf club: it's history; membership; finances; and the club's vision and aims for the future. It highlights matters such as declining income and what measures have been taken to date, as well as problems with regard to the course and clubhouse facilities and the need for investment. The submission states that the club has identified the only way of securing additional funds to achieve its vision and aims is to seek land for housing that will allow it to clear its debts, improve the course and clubhouse.
- 2.4 The statement suggests that in the case of a refusal, the golf club will need to dispose of its assets and exit the site in an orderly fashion.

3. Planning History

Reference Number: 18/01290/OUT

Description: Outline planning application for the construction of 16 flats in 2 blocks on land to the east of Stocksfield Golf Club clubhouse with all matters reserved (amended description)

Status: Withdrawn

Reference Number: T/20071307

Description: Replacement of greensman's storage building

Status: Permitted

Reference Number: T/20070485

Description: Replacement of greensman's storage building

Status: Withdrawn

Reference Number: T/89/E/871

Description: Renewal of temporary permission for a timber shed for storage of fertilisers.

Status: Permitted

Reference Number: T/89/E/653

Description: Renewal of temporary permission for implement shed.

Status: Permitted

Reference Number: T/89/E/44

Description: Revised plans - Construction of extension to club house.

Status: Permitted

Reference Number: T/86/E/147

Description: Construction of extension to golf club house incorporating employees flats.

Status: Permitted

Reference Number: T/84/E/980

Description: Erection of timber shed for use as fertiliser store.

Status: Permitted

Reference Number: T/84/E/425

Description: Renewal of temporary permission for timber bottle store.

Status: Permitted

Reference Number: T/84/E/314

Description: Renewal of temporary permission for an implement shed.

Status: Permitted

Reference Number: T/83/E/708

Description: Construction of Club House.

Status: Permitted

Reference Number: T/82/E/189

Description: Erection of an implement shed.

Status: Permitted

Reference Number: T/81/E/125

Description: Erection of timber shed for use as bottle store.

Status: Permitted

Reference Number: T/79/E/1005

Description: Renewal of temporary permission for implement shed.

Status: Permitted

Reference Number: T/77/E/2

Description: Renewal of temporary permission for implement shed.

Status: Permitted

Reference Number: T/75/E/589

Description: Extension to form new office, Golf Shop and entrance.

Status: Permitted

Reference Number: T/75/E/224

Description: Extension to existing kitchen.

Status: Permitted

Reference Number: T/74/E/694

Description: Renewal of permission for an implement store.

Status: Permitted

Reference Number: T/980060

Description: Construction of stewards flat

Status: Permitted

Reference Number: T/940904

Description: Retention of timber storage shed - Renewal 89/E/871

Status: Permitted

4. Consultee Responses

Broomley And Stocksfield Parish Council	<p>The Parish Council has provided a detailed response and further comments following additional information provided by the applicant. The Parish Council objects on the following main grounds:</p> <ul style="list-style-type: none">• the proposed development is inappropriate development within the Green Belt;• the applicant has not demonstrated there are 'very special circumstances' which should be taken into consideration when determining the application;• even if the considerations put forward by the applicant are deemed to be 'very special circumstances', the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, would not be outweighed by those circumstances;• there is insufficient detail with the outline application to allow the full extent of its impact on the area to be properly assessed;• this is not a sustainable location for further housing development having regard to the development plan and the NPPF;• loss of car parking is likely to encourage the parking of vehicles on the highway in a location that would adversely affect highway safety; and
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	<ul style="list-style-type: none"> concerns over information submitted with regard to housing need and highlight that responses sought the protection of the Green Belt.
Natural England	No comments – refers to standing advice /consultation
County Ecologist	Outstanding concerns in relation to culverting of watercourse.
Public Protection	No objection subject to conditions.
Lead Local Flood Authority (LLFA)	Objects due to insufficient information and additional detail required relating to culverting of existing watercourse and flood risk; topographic survey of development area; and flood risk assessment.
Environment Agency	No response received.
Northumbrian Water Ltd	No objection subject to condition.
Highways	No objection subject to conditions.
Education - Schools	No Education contribution sought for this development.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	23
Number of Objections	21
Number of Support	69
Number of General Comments	0

Notices

General site notice: 15 January 2019

Press Notice - Hexham Courant: 10 January 2019

Summary of Responses:

The application has attracted 69 representations in support of the application, with a number of these not expanding on any reasons for the support, and 21 objections.

The representations in support raise the following points:

- wider community benefits of golf club that is a valuable asset and would secure the financial viability of the club;
- provision of additional new housing and affordable housing that is needed in the area and housing for people looking to downsize or start up;

- proposal would sustain the golf club as a local business and employer, as well as important social and sporting facility and associated health benefits;
- the golf club has been a valuable sporting facility for over 100 years;
- golf club needs investment on and off the course;
- proposal is carefully considered to minimise local impact;
- need to consider the likely detrimental future impact of a refusal on the Green Belt through alternative development;
- further capital and investment would make the golf club more attractive to visitors and improve a key facility for the local community;
- would not be a significant incursion into the Green Belt; and
- a precedent for development in the Green Belt has been set with the Stobarts Field housing and other locations;

The objections raise concerns in respect of the following:

- inappropriate development in the Green Belt and very special circumstances do not exist;
- proposal would damage openness and permanence of the Green Belt;
- further development in New Ridley in addition to recent development;
- financial situation is not sufficient reason to build in the Green Belt;
- significant adverse landscape and visual effects and out of keeping with the character of the area;
- limited new landscaping and amenity space within development;
- limited amenities, services and public transport in the area;
- proposal would result in continuation of development on New Ridley and Stocksfield;
- approval would set a precedent for further development;
- there is restricted parking and present and further loss of spaces would result in more cars on the road, increased traffic and concerns over highway safety;
- lack of engagement with local community;
- conflict with local and national planning policies; and
- enabling development is a matter for listed buildings.

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=PJXZICQSKZ800>

6. Planning Policy

6.1 Development Plan Policy

Tynedale Local Plan (2000)

GD2 Design criteria

GD4 Range of transport provision for all development

GD6 Car parking standards outside the built-up areas

NE7 New buildings in the Green Belt

NE8 New dwellings in the Green Belt

NE27 Protection of Protected Species

NE28 Rivers, smaller watercourses and their corridors

NE33 Protection of trees, woodlands and hedgerows
NE37 Landscaping in developments
H32 Residential design criteria

Tynedale Local Development Framework Core Strategy (2007)

GD1 General location of development
GD2 Prioritising sites for development
GD3 Green Belt
GD4 Principles for transport and accessibility
GD5 Flood risk
NE1 Principles for the natural environment
BE1 Principles for the built environment
H1 Principles for housing
H3 Location for new housing
H4 Housing on greenfield land

6.2 National Planning Policy

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

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
HOU 2 Provision of new residential development
HOU 5 Housing types and mix
HOU 6 Affordable housing provision
HOU 7 Exception sites
HOU 9 Residential development management
HOU 9 Residential development management
QOP 1 Design principles
QOP 2 Good design and amenity
QOP 3 Public realm design principles
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
ICT 2 New developments and infrastructure alignment
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
WAT 2 Water supply and sewerage
WAT 3 Flooding
WAT 4 Sustainable Drainage Systems
INF 1 Delivering development related infrastructure
INF 6 Planning obligations

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 and Tynedale Core Strategy 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, level of unresolved objections to policies within the plan and its degree of consistency with the NPPF. Further consultation has recently taken place on the emerging Northumberland Local Plan with Submission expected in late May 2019. From the Publication Date of 30 January 2019, greater weight (some weight) can be attributed to emerging Local Plan policies.
- 7.3 The main issues that are considered to be relevant in the determination of the application as follows:
- Principle of development
 - Location/sustainability
 - Green Belt
 - Affordable housing
 - Impact on the character and appearance of the area
 - Residential amenity
 - Access, parking and highway safety
 - Drainage and flood risk
 - Ecology
 - Overall planning balance

Principle of Development

Location/sustainability

- 7.4 The application site occupies an area of land to the east side of the existing clubhouse forming part of the overall golf course land with internal access track, grassed areas and an area also currently used as an overflow car park. The site lies to the eastern edge of New Ridley.
- 7.5 Paragraph 78 of the NPPF states that *“to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for*

villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby”.

- 7.6 At the present time Policy GD1 of the Tynedale Core Strategy sets out the adopted development plan position and principles for the location of new development with the main focus for development being the main towns and then local centres, smaller villages and development in the open countryside being limited to reuse of existing buildings. The Tynedale Local Development Framework Proposals Map does not show a settlement boundary around New Ridley, although the Core Strategy states that the open countryside is defined as everywhere outside the built up area of a town or village and includes sporadic groups of buildings. The site and adjacent development at New Ridley is washed over by the Green Belt and excluded from the inset around Stocksfield.
- 7.7 Core Strategy Policies GD1 and H3 set out a settlement hierarchy and, depending upon where a settlement lies within that hierarchy, go on to outline general principles relating to the scale of development that will be appropriate within those settlements. In the case of New Ridley, the settlement is identified as a smaller village. Core Strategy GD1 identifies such villages as being capable of accommodating small scale development, and Policy H3 as being capable of accommodating new build housing only where they have “adequate services”. Whilst New Ridley has a pub, it does not have a school or shop and does not have a regular public transport service. In the context of the Core Strategy, it is an unsustainable settlement and so not appropriate for new build housing.
- 7.10 Reference has been made in the applicant’s supporting statement to planning permission that has previously been granted for 16 affordable dwellings at Stobarts Field to the north of the golf club (14/00871/FUL). It is suggested that this decision has demonstrated the LPA considers New Ridley to be a sustainable settlement.
- 7.12 The committee report for that application referred to a previous appeal decision at Medburn, that Members will be aware has been referenced in other applications when considering matters of sustainable locations for development. The committee report highlighted that the Inspector noted that Medburn had a lack of facilities, in a similar manner to New Ridley, and that it was not a “remote rural location”. The ability to access the services and facilities of Ponteland by cycle (along un-lit country lanes with no footpaths) and limited public transport meant that the site offered potential for access by means other than a private car. Assessment of whether the proposal is acceptable or not, in Green Belt terms, is set out separately below, but in terms of whether new Ridley can be considered to be a “sustainable settlement” comparisons with Medburn were considered to be material to the proposals at Stobarts Field.
- 7.13 The report went on to state that whilst New Ridley has no services other than a public house and golf club facilities and very limited public transport network, it is reasonably well located in relation to Stocksfield and its services and facilities. The current site is located a similar distance approximately 1.4

miles (2.24km) from the shops and services at the far end of New Ridley Road in Stocksfield, accessed along a continuous footpath with street-lighting along its length, and only approximately 320 metres from the southernmost extent of Stocksfield. As set out within the Stobarts Field case, adopting the approach taken by the Inspector in considering the Medburn appeal, and the content of what is now covered in paragraph 78 of the NPPF, it was considered that the development would help support services in Stocksfield which can be capable of being accessed by means other than the private car.

- 7.14 However, it should be noted that at the time a material consideration was the housing land supply position. Having regard to the provisions of the NPPF, the lack of a 5-year deliverable housing land supply within the former Tynedale District and the limited weight that was being given to the housing supply policies in the development plan, it was considered that New Ridley could not be considered to be an unsustainable location for new housing development.
- 7.15 At the present time, however, there is a material change in the housing supply position. As identified in the Northumberland Strategic Housing Land Availability Assessment (December 2018), the Council can demonstrate a 5-year housing land supply, against the County's minimum Local Housing Need figure of 717 net additional dwellings per annum, equivalent to 12.1 years supply of deliverable sites. Northumberland has also achieved 197% delivery against its minimum housing requirements for the past three years, in accordance with the Housing Delivery Test. Therefore, in the context of Footnote 7 of the NPPF, the presumption in favour of sustainable development does not apply.
- 7.16 The indicative distribution of housing needs across Northumberland is set out in the emerging Local Plan. The housing numbers presented refer to the indicative requirement for parishes. However, there is an expectation that the majority of development will be focused upon the larger settlement(s) within the parish, or group of parishes (i.e. the Main Towns, Service Centres and then Service Villages). The application site is not within such a location and is also within the Green Belt. The site falls within the Central Delivery Area of the emerging Local Plan where the emerging Local Plan identifies there is a minimum housing requirement (2016 - 2036) of 4,450, although total completions and commitments (at 30 September 2018) amount to 7,637 dwellings.
- 7.17 Having regard to the above there is a different policy context to the housing supply situation compared to when the Stobarts Field development was being determined. That application was also assessed on the basis of being for 100% affordable housing and as an 'exception site' to meet an identified affordable housing need, and was deemed on balance to represent a "limited" form of affordable housing development. In this context the proposal was found to represent a limited infill within the village satisfying an exception to inappropriate development within the Green Belt. It is therefore considered that for the reasons set out above, direct comparisons can be made between the current application and the Stobarts field development.
- 7.18 Turning to the emerging Local Plan, whilst limited weight can be applied to it at this time, the golf club site and New Ridley remain within the Green Belt

designation. Furthermore, Policy STP 1 sets out the spatial strategy for development across the County. New Ridley is not identified within the service villages. The open countryside is defined as: land beyond settlement boundaries, where they are defined on the policies map; and land not within, or immediately adjacent to the built up form of settlements where limits are not defined. Policy HOU 2 states that the delivery of new open market and affordable dwellings in a range of tenures, types and sizes will be supported where it is consistent with the spatial strategy for Northumberland amongst other criteria.

- 7.19 The supporting statement suggests there is a housing need for the type of housing proposed in respect of downsizing, albeit this is an outline application that would be subject to further approval of layout, scale and appearance, which is based on a 2013 housing needs survey undertaken on behalf of Broomley and Stocksfield Parish Council and SCATA (part of Stocksfield Community Association). Correspondence has been provided from SCATA with this application that the conclusions of the survey remain relevant at this time. The applicant's statement suggests there is there is a very settled population, but it is ageing with a predominance of owner occupier properties, whilst the main reason for people wanting to move was that the property was the wrong size and a third of the population believe their property is too large. Further details provided by the applicant's agent explain that the golf club felt a development of flats/apartments would be appropriate to meet a need for people to retire into or smaller flats/apartments for younger couples. The statement does, however, also acknowledge that there was a lack of support for development on the Green Belt and the older population were particularly opposed to development on the Green Belt.

Green Belt

- 7.20 As referred to earlier the proposal would result in development within the Green Belt. Policy NE7 of the Tynedale Local Plan sets out circumstances when new development in the Green Belt may be permitted, and the proposal would not fall within any of these. Policy NE8 of the Local Plan relates specifically to new dwellings and states there will be a presumption against the construction of new dwellings in the Green Belt.
- 7.21 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 Green Belt serves five purposes as identified within paragraph 134 of the NPPF, 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.*

7.22 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”*.

7.23 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.

7.24 Having regard to the above, the construction of new dwellings in this location would amount to inappropriate development within the Green Belt as it does not meet any of the exceptions identified within paragraph 145 of the NPPF. The applicant's agent suggests that the proposal would represent limited infilling within a village, although officers do not consider this to be the case given the location and scale of the proposals, and as this would clearly not represent infill development.

- 7.25 On this basis, given that new dwellings would amount to inappropriate development in the Green Belt, there would need to be very special circumstances demonstrated to allow development in this location. As set out within paragraph 144 of the NPPF, 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.
- 7.26 With regard to the emerging Local Plan, Policy STP 8 sets out the strategic approach to development within the Green Belt, which reflects and is in line with the NPPF.
- 7.27 The application has been accompanied by a supporting planning statement and Green Belt assessment. Whilst the applicant considers the proposal to be an exception to inappropriate development in the Green Belt on the basis of being limited infilling in a village, the supporting information does consider the matters of very special circumstances and the impact on the openness of the Green Belt.

Impact of Openness

- 7.28 The applicant's Green Belt assessment considers any impact on openness to be limited to views gained from people travelling along New Ridley Road with more limited views from longer-range. It is acknowledged that the development will interrupt the open view of the golf course as viewed from the edge of New Ridley, although it is suggested that the impact on the openness of the Green Belt is limited because the development will not be viewed above the skyline and it will be viewed against the maintained land associated with the golf course.
- 7.29 In assessing impacts on the Green Belt officers have had regard to the fundamental aim of Green Belt policy, which is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. In addition, consideration has been given to the purposes Green Belts serve, including to check the unrestricted sprawl of large-built-up areas; prevent neighbouring towns merging into one another; and to assist in safeguarding the countryside from encroachment.
- 7.30 Although this is an outline application, and matters of layout, scale and appearance are reserved matters, the proposals relate to development for new housing of 16 flats/apartments. Following assessment of the site and surrounding area it is officer opinion that the development of the site would have a harmful impact upon the openness of the Green Belt by virtue of being inappropriate development, but also given its location and scale in the context of New Ridley and surrounding development. The proposal would extend development further east into the countryside and Green Belt at the eastern end of New Ridley with additional harmful impact upon the openness of the Green Belt. This is not considered to be mitigated in the same way as other recent development has in New Ridley by virtue of being infill development. Furthermore, officers do not give any significant weight to the applicant's assertion that the impact is more limited in the context of a managed golf course – at this part of the overall golf course there is some internal access

routes and part of the overflow car parking area, but its character is very much open and introducing new development would have a harmful impact upon the openness of the Green Belt and result in encroachment within the countryside.

- 7.31 Looking at the purposes Green Belt serves, it is acknowledged that New Ridley is not a large built-up area. However, new housing development in this location would result in sprawl of development and does reduce the extent of openness between Stocksfield and New Ridley, notwithstanding development to the north at Stobarts Field and The Grove. The proposal also results in encroachment into the countryside in a more open setting at the eastern edge of New Ridley. These are factors that are considered to result in clear harm to the openness of the Green Belt in this location and harm to the purposes of the Green Belt.
- 7.32 In considering the impacts upon openness officers have also considered additional effects arising from proposals relating to the development on the existing overflow car park. Matters in respect of access and parking will be discussed in more detail within the report. However, it should be noted that in order to compensate for the loss of parking spaces there would be a requirement to make provision for this elsewhere. The applicant has been made aware of this issue and has indicated possible options that this could be done. However, this is on land that would be outside of the red line boundary of the current application, albeit within the ownership of the golf club, and would in itself require planning permission and could result in further inappropriate development within the Green Belt.

Very Special Circumstances

- 7.33 The applicant's Green Belt assessment sets out in relation to the consideration of very special circumstances that in this case these relate to the financial assistance that will be given to support the short and long term future of the golf club by virtue of the sale of the land. The golf club has prepared a statement titled 'Our Past, Present and Future (OPPF)' to support a Business Plan and the planning application. This sets out the current circumstances in respect of the history; membership; finances; as well as the vision and aims for the future. It also sets out measures taken, up until now, to try and bring in more money as well as improve the facilities with grant funding. The application looks to highlight that the expense of running the club is now exceeding its income. However, the measures to redress the balance and increase income is limited by the need to maintain the course; the competitive market in which they exist is seeking to drive down membership; and the state of the clubhouse. It is stated that the club has obtained grants to assist in improving facilities, the golf course and clubhouse, and the taxable status of the club was changed to save money. However, it is stated that the 'bottom line' is that the club is operating on a significant overdraft, the bank will not extend the overdraft and if they go beyond it the bank will close the club.
- 7.34 One issue that has been highlighted is that 'traditional' golf club membership has decreased by a third over the last 10 years and the decrease in income from this decline in membership has not been replaced by non-members who

visit the club as they only pay one-off green fees when playing a single game. However, the cost of the upkeep of the course remains the same. The supporting information states the club is investigating ways to increase its income by encouraging people to play golf and encouraging people to use the clubhouse. This can include different membership packages as well as improving the course (i.e. drainage to allow better use throughout the year) and the clubhouse.

- 7.35 The applicant's statement sets out the problem the club has is that they are servicing loans from members as well as an overdraft with the bank, whilst it is stated there is no money to invest in the future of the club. The Committee want to be able to clear their debt to allow them to go forward and then be in a position to invest in the future of the club in the long term with residual cash reserves. The OPPF sets out that the club would intend to use any income from the sale of the land for housing by clearing outstanding debt and borrowing and upgrade the golf course and clubhouse. The supporting information suggests that in the view of the golf club, if this does not occur the bank will call in the debt in the next 2 – 3 years and the course will have to close resulting in the loss of approximately 12 full and part time jobs and the existing golf course facility in the area.
- 7.36 In summary, the applicant's Green Belt assessment sets out the harm to the Green Belt is considered to be the perceived encroachment into the open countryside between New Ridley and Stocksfield that would result from the development. The applicant considers this encroachment to be limited as there is already existing development to two sides and states the eastern boundary will not extend beyond the built development of New Ridley. The statement also considers the impact on openness to be limited to a small local area and does not extend into the wider Green Belt. It concludes with the view that the need to retain this well established sporting and social facility in Stocksfield, in conjunction with the potential for it to expand its social aims, significantly outweighs any harm to the Green Belt that would result to the local area from encroachment of development and impact on its openness.
- 7.37 The 'very special circumstances' test is embodied in Paragraph 144 of the NPPF as set out earlier in this report. Given the importance that is attached to Green Belts and harm arising through inappropriate development this test is essentially very stringent and there is no prescribed list of what constitutes 'very special circumstances'. Any circumstances presented must be considered within the context of the particular application and it is for the decision maker to attribute the weight to be given to any particular consideration and whether it, or a combination of circumstances, amounts to 'very special circumstances'. If there are a number of circumstances, it is not necessary to show that each one in itself amounts to a very special circumstances, but that the combination of circumstances, viewed objectively, is capable of being described as 'very special'. With regard to the phrase 'any other harm', this does not only relate to harm to the Green Belt when applying the overall planning balance.
- 7.38 The proposal relates only to the construction of housing on the application site in outline form, with the intention being that the golf club would sell off the land to clear off debts and then allow investment in the course and clubhouse. No

detailed proposals have been set out or include in relation to works to the course or the clubhouse, although an indication of what this may entail have been included.

- 7.39 On the basis of the information that has been provided it is acknowledged that the club is a long established sporting and recreational facility that serves New Ridley, Stocksfield and the wider area. There are clear benefits of such provision in terms of social and economic considerations, including contributing to the health and wellbeing of people participating in golf. It is also acknowledged from the information submitted that there are some financial difficulties with the club at present, including as a result of declining memberships and changes in the way people play golf (i.e. pay as you play instead of taking out a membership). The club is keen to point out that whilst the club operates a membership system, this is not as a private member's club, and anyone is able to join as a member or pay a fee and play on the day. There is an intention to change the club to a community facility and widen its appeal.
- 7.40 The proposed housing development could be seen as a form of 'enabling development' as it is contrary to established planning policy but is being sought to be permitted on the grounds that it would secure the future of the club and bring benefits that would outweigh the harm that would be caused. In pursuing such an approach officers would expect to have evidence to demonstrate that the amount of land/development being put forward for residential development is the minimum required to provide the club with the funding required to secure its future. In addition, it should be made clear exactly how the funds would be tied to the required improvements through the granting of planning permission which has not been demonstrated here.
- 7.41 On the latter point the applicant's agent has provided further information stating that the application has been formulated on seeking to release the minimum amount of land for development. This is stated to be on the basis of how much money is required to upgrade the clubhouse, golf course and pay off outstanding debts, as well as allowing a small amount of money to cover unseen eventualities. It is stated that the club has taken the advice of two local agents in respect of assessing the value of the site. However, no detailed evidence on this aspect has been provided to show that the area of land or scale of development proposed is the minimum required.
- 7.42 In terms of benefits through the improvements to the clubhouse and the course itself, whilst it is intended that these social facilities would be available for the local community and the course would be open to members and other players, which is welcomed, it is considered that the main beneficiaries would likely be the members of the golf club. As such, limited weight is given to this element of the proposal in terms of very special circumstances and wider public benefits of the proposals. Plans to retain and improve the golf course and its facilities are certainly welcomed, although an important material consider to determine is whether achieving this through proposed inappropriate development in the Green Belt is acceptable.

Summary

- 7.43 As set out above New Ridley is identified as a smaller village within the Tynedale Core Strategy although it is not considered to be an entirely sustainable location given its lack of services and limited public transport. New Ridley is also not identified as a service village within the emerging Local Plan. However, having regard to the assessment of New Ridley as a location for new housing during the course of determining the proposals for development at Stobarts Field, it could be said that New Ridley may be a broadly sustainable location in the context of paragraph 78 of the NPPF with accessibility to and being able to support Stocksfield.
- 7.44 Notwithstanding this, a significant material consideration as to the suitability of the site as a location for new housing is the Green Belt. In this case it is clear that new housing on the site would not meet any of the exceptions set out within paragraph 145 of the NPPF, and the proposal would result in inappropriate development within the Green Belt. The NPPF attaches great importance to Green Belt and sets out its purposes, whilst substantial weight needs to be given to any harm to the Green Belt. Inappropriate development in the Green Belt should not be approved except in very special circumstances. These 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.
- 7.45 The golf club has set out what it considers to be very special circumstances as described earlier, and also considers that any harm to openness and the purposes of Green Belt is limited. Following consideration of the information submitted and assessment of the application officers consider that there is clear harm to the openness of the Green Belt as well as the purposes it serves as set out above. The issues that the golf club has highlighted in terms of its current financial situation are acknowledged, and the loss of this as a sporting and recreational facility within the community would be unfortunate. Furthermore, plans to retain and improve the course and its facilities would generally be supported where this is appropriate to do so. However, careful consideration needs to be given to whether these are very special circumstances to allow inappropriate and harmful development in this location as proposed. Officers consider that there is harm to the Green Belt by reason of inappropriateness. Whilst there may be some benefits, officers do not consider that these would amount to very special circumstances that would outweigh the harm. Consideration will also be given in the following sections to any other harm that may arise, with the Planning Balance section of the report providing a summary of the overall assessment.

Affordable Housing

- 7.46 Policies H7 and H8 of the Core Strategy set out the development plan position in relation to affordable housing provision on new developments. Policy H8 states that provision will be sought on developments of 5 or more dwellings or 0.2ha or more in settlements outside of Hexham, Prudhoe and Haltwhistle, and depending on the assessment of need in the local area, the proportion of affordable houses sought will be between 30% and 50% of the total dwellings on the site.

- 7.47 The Northumberland Strategic Housing Market Assessment (SHMA) Update (June 2018) provides detailed market analysis of housing needs at the County level, and across local Housing market sub-areas. It also provides up-to-date evidence of affordable housing need in Northumberland. The SHMA identifies an annual net shortfall in affordable housing across Northumberland of 151 dwellings per annum over the period 2017 to 2022, and recommends that, overall, 50% of affordable homes are provided for rent, and 50% provided as affordable home ownership products.
- 7.48 In order to meet the affordable housing identified in the SHMA, a minimum of 17% of homes on new permissions will be expected to be provided as affordable housing products. With 16 units proposed 3 affordable units would normally be required with a 50/50 ratio between affordable rent and affordable home ownership. It is acknowledged that on the basis of provision of flats/apartments there may be concerns from Registered Providers in respect of service charges. These could make the scheme unsuitable and unaffordable. A commuted sum could therefore be a suitable option if the application progresses as proposed.
- 7.49 The applicant's planning statement sets out that the golf club is of the view that it is not appropriate to include affordable housing on the site itself, particularly as there has been a recent development of affordable housing immediately opposite the golf club at Stobarts Field. The statement does, however, state they are prepared to offer an off-site financial contribution which has been incorporated into the financial planning for the site and club.
- 7.50 During the course of the application officers have highlighted that any contribution would be expected to be in accordance with the Council's 'Commuted Sums (Section 106 Agreements) Developer Fund for Affordable Housing Protocol'. This would secure a contribution based upon the average open market value of the proposed new dwellings. The applicant's agent has been in discussion with the Council's Housing Enabling Officers on this aspect who have agreed to defer the calculation on the affordable housing contribution until the reserved matters stage and once further details of the development are known. However, the Club would need to enter into a legal agreement with the Council that states that any future developer would be obliged to adhere to the Protocol, which would result in the necessary affordable housing contribution.

Impact on the Character and Appearance of the Area

- 7.51 In addition to Policy GD1 of the Core Strategy, which requires the scale and nature of development to respect the character of the town or village concerned, Policies GD2 and H32 of the Tynedale Local Plan seek 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 Core Strategy seeks to conserve and enhance Tynedale's built environment. Policy NE1 of the Core Strategy sets out principles for the natural environment, including protecting and enhancing the character and quality of the landscape and avoiding the urbanisation of the countryside. The NPPF seeks to conserve and enhance the natural environment and looks to ensure that good design in new development is appropriate for its location.

- 7.52 In terms of the density of development, Policy H5 of the Core Strategy states that proposals will be required to have a minimum site density of 30 dwellings to the hectare unless such development would adversely affect the character of an existing area of low density housing. Paragraph 122 of the NPPF requires planning policies and decisions to support development that makes efficient use of land, taking into account criteria, including the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it; local market conditions and viability; the availability and capacity of infrastructure and services; the desirability of maintaining an area's prevailing character and setting; and the importance of securing well-designed, attractive and healthy places.
- 7.53 Section 12 of the NPPF sets out principles for achieving well-designed places, with paragraph 127 stating that planning decisions should ensure that developments:
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
 - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
 - f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*
- 7.54 Based upon the indicative layout the proposed density in this instance would be 44 dwellings per hectare, although it is acknowledged this takes into account the number of units based on a development of flats/apartments. This would be in accordance with the density set out within Policy H5 of the Core Strategy, and would make more efficient use of land as required by the NPPF.
- 7.55 Following assessment of the proposals, and inspection of the site and surrounding area, it is felt that the introduction of new housing on this site would have a harmful impact upon the character and appearance of the area. Notwithstanding the harm by reason of being inappropriate development in the Green Belt, it is also considered that the location and scale of development as proposed would result in harm to the character and

appearance of the area. Whilst the submitted site plan is indicative at this stage, the layout shown is considered to be very poor with a substantial area of hardstanding and car parking to the front of the site and the two blocks of flats/apartments set only three metres from the southern boundary. This would not provide any meaningful amenity space or setting for occupants of the new housing.

- 7.56 The development of the site would result in encroachment into the open golf course land and setting beyond the eastern edge of New Ridley. The construction of new housing in this location would introduce a form of development that would appear visually intrusive in this more open and rural setting. As a result of the more open character at this part of New Ridley, and the topography of the land, including along the approaches to the site along New Ridley Road, new housing would be likely to have a significant and harmful impact upon the character and appearance of the site and the surrounding area. Whilst it is acknowledged that the application is outline with all matters reserved, and further consideration will need to be given to matters of layout, scale and appearance, and there is some development to the north, it is officer opinion that the introduction of new housing in this more rural and open setting would have a detrimental impact upon the character and appearance of the site and the village, contrary to Policies GD1, NE1, BE1 and H1 of the Core Strategy and Policies GD2 and H32 of the Local Plan.

Residential Amenity

- 7.57 As well as looking to achieve a good quality of design in new residential development, Policies GD2 and H32 of the Local Plan set out the requirements for developments to ensure there would be no adverse effects upon residential amenity, and future occupants would also achieve acceptable standards of amenity.
- 7.58 The layout, scale and appearance of the development are reserved matters, and therefore it is not possible at this stage to provide a full assessment of impacts upon the amenity of residents in the locality. There would be impacts arising due to increased use and traffic along New Ridley Road as well as through the siting and visual impact of dwellings and relationship with the existing development to the north at The Grove.
- 7.59 Although further consideration would need to be given to the dwellings at the reserved matters stage, it is felt that due to the location of the site, and the separation from and relationship with existing housing, the development could be undertaken without having a significant or detrimental impact on the amenity of surrounding residential properties. Although only indicative at this stage, the proposed layout suggests that there would be some concerns in relation to accommodating this level of development on the site without sufficient amenity space for occupants of the new dwellings, irrespective of whether these would be dwellings or flats/apartments.

Access, Parking and Highway Safety

- 7.60 Concerns have been raised in relation to matters of highway safety as a result of the development, particularly in respect of access and additional vehicles

and the effects of the loss of existing parking spaces with potential for additional parking on New Ridley Road. 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 Local Plan, Policy GD4 of the Core Strategy and the NPPF. Paragraph 109 of the NPPF 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.

- 7.61 Comments have been received from the Council's Highways Development Management Team (HDM) in response to consultation on the application. HDM have considered the effects of the development in this location in respect of highway safety taking into account matters of road safety, parking and access.
- 7.62 HDM advise that the principle of the development is considered to accord to local and national policies. The level of traffic generated by the development is unlikely to materially impact upon the operation and safety of the network. There are potential road safety concerns associated with the site access as indicatively. Access to the site is not for consideration as part of this application, but the Highway Authority must be sure that access is possible. HDM are satisfied that access can be achieved along the frontage of the development site and accord with visibility and highway safety requirement, although it may not necessarily be in the location shown in the indicative plans. Improved access for pedestrians and cyclists is also required as part of the detailed plans so that pedestrian access can be secured with the application.
- 7.63 It is noted that part of the application site is used the parking of 12 vehicles permanently as well as the overflow car parking for the golf club. The applicant has confirmed within the Design and Access statement that there is sufficient land within their control to provide replacement parking. This is accepted by HDM and a condition is requested to secure these details as part of the subsequent reserved matters application and the replacement car parking provided prior to the commencement of the development. HDM state this will ensure that there remains sufficient car parking for the golf course removing potential for overspill parking to New Ridley Road.
- 7.64 As referred to earlier, although this may address a highway safety matter, officers have concerns over the potential impacts of the location of proposed overflow car parking, which in itself would require planning permission and may have potential impacts upon the Green Belt. Officers have queried with the applicant's agent how such replacement provision could be adequately controlled as part of the current application when it does not fall within the application site and planning permission may be required for this element, which could also have implications in terms of development within the Green Belt.
- 7.65 On this basis, whilst HDM advise that subject to conditions the proposals could be acceptable in respect of matters of highway safety, there are concerns with regard to the loss of parking spaces and how this can be adequately controlled with the application as it stands. This matter has been

raised with the applicant's agent who has suggested options for alternative locations for overflow parking that would be outside of the application site boundary. In addition it is suggested that there could be some rationalisation of the existing car parking area that may be able to accommodate the required number of spaces. However, at the time of preparing this report it has not been satisfactorily demonstrated how the loss of car parking as a result of the development can be mitigated.

Flood Risk and Drainage

- 7.66 The site of the proposed housing is located within Flood Zone 1, which is at a lower risk from flooding. The application has been assessed against Tynedale Core Strategy Policy GD5 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. Consultation has also taken place with Northumbrian Water (NWL) and the Lead Local Flood Authority (LLFA).
- 7.67 NWL has raised no objection to the application, and recommends a condition requiring a detailed scheme for the disposal of foul water from the development to be submitted for approval.
- 7.68 At present there is an objection from the LLFA in respect of matters of surface water drainage and flood risk. Whilst acknowledging that this is an outline application, it is necessary to establish that the principles of development are acceptable. The objection relates to the culverting of a watercourse, due to health and safety, increased maintenance costs, and reduced flood storage area. The LLFA insist on the watercourse remaining open where possible, therefore, updated plans which show how the watercourse can be left or diverted but still as an open watercourse had been requested. Additional information was also required for the flood risk posed to the site from this watercourse, as well as in respect of the natural drainage and an overland flow route.
- 7.69 Following the submission of additional information the LLFA has provided further comments, although maintain its objection as the concerns previously raised have not been adequately addressed. As it stands there is insufficient information to be able to demonstrate that the proposed development would be acceptable in relation to matters of surface water and drainage. The proposal is therefore contrary to Policy GD5 of the Core Strategy and the NPPF.

Ecology

- 7.70 The Local Plan, Core Strategy 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, NE28, NE33, NE34 and NE37 of the Local Plan and Policy NE1 of the Core Strategy 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.

- 7.71 Consultation has taken place with the Council's Ecologists, with further information and clarification on the ecological assessment and proposed mitigation being submitted to enable further consideration of potential impacts. This relates to seeking justification for culverting the watercourse. Where there is an overriding need to culvert the watercourse mitigation/compensation will be required for the biodiversity loss.
- 7.72 Whilst some further drainage information has been submitted in respect of seeking to address the matters raised by the LLFA, this does not seem to be supported by a detailed plan. The Ecologists have also asked that the applicant take advice from their ecologists regarding any additional mitigation required to compensate for the loss of this habitat.
- 7.73 At the time of preparing this report no further information has been submitted to address this outstanding matter and as such it is considered that there is insufficient information to demonstrate the impacts on the ecology and biodiversity of the area and that there is suitable mitigation to compensate for potential loss of habitat. The proposal is therefore contrary to Policy NE28 of the Local Plan, Policy NE1 of the Core Strategy and the NPPF.

Overall Planning Balance

- 7.74 The proposed new housing is inappropriate development and as such is by definition, harmful to the Green Belt and should not be approved except in 'very special circumstances'. Local Planning Authorities are required to give substantial weight to 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, is clearly outweighed by other considerations.
- 7.75 In addition to the harm by reason of inappropriate development in the Green Belt, officers also consider there is 'other' harm as identified in respect of impacts upon the character and appearance of the site and surrounding area; insufficient information to demonstrate the development is acceptable in relation to matters of drainage and flood risk; and insufficient information to assess impacts upon ecology and biodiversity and to mitigate for the loss of habitat.
- 7.76 As set out within this report, the different elements of the proposal have been assessed. Whilst there are considered to be clear benefits to be had as set out in the intentions of the golf club (retaining a long established facility, as well as improvements to the course and clubhouse), which have been given some weight, it is not considered that these alone or in combination represent 'very special circumstances' to outweigh the harm that has been identified in respect of the Green Belt and other harm. It is unfortunate that the club is in the position it is, and proposals to secure the long-term future of the club and improving the course and facilities for the benefit of the wider community would generally be supported. However, in this instance it is not felt that the release of land in the Green Belt for housing where there would be clear harm is an appropriate mechanism to achieve this.

- 7.77 Considering all the matters both individually and cumulatively it is considered that the proposal does not represent 'very special circumstances' to outweigh the harm to the Green Belt and other harm, caused by the development.

Other Matters

Equality Duty

- 7.78 The County Council has a duty to have regard to the impact of any proposal on 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

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

Human Rights Act Implications

- 7.80 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 well-being 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.
- 7.81 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.
- 7.82 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

- 8.1 Whilst generally the Council would welcome the retention of golf club as a sporting and recreational facility in the area, and there are other associated benefits in relation to general health and well-being and the economy, the 'enabling' residential development, which it is stated is required to finance these works/improvements, represents inappropriate development and as such, to be acceptable, must demonstrate 'very special circumstances' to outweigh the harm to the Green Belt and, any other harm.
- 8.2 The applicants have sought to do this by demonstrating social and economic benefits as well as claiming that the site of the 'enabling' development makes a limited contribution to the role and function of the Green Belt and any harm would be minimal. Whilst it is recognised the proposed social benefits, with measures to increase community access to the club and its facilities can be supported in principle, including access to sports and recreational facilities, it is considered that the clearing of debts and future investment are not 'very special circumstances'. The other matters highlighted and arguments relating to the site's role and function of the Green Belt and meeting a stated need for people to downsize are afforded limited weight. As such, considering all the matters both individually and cumulatively it is considered that the proposal does not represent 'very special circumstances' to outweigh the harm to the Green Belt and other harm, caused by the development.
- 8.3 In addition, there are also separate reasons for refusal in respect of the impact of development on the character and appearance of the area, as well as insufficient information to address matters in respect of flood risk/drainage, ecology and loss of car parking.

9. Recommendation

That this application be REFUSED for the following reasons:

01. The proposed development represents inappropriate development in the Green Belt. Very special circumstances have not been demonstrated to outweigh the harm to the Green Belt and any other harm, caused by the development. As such the application is contrary to Policies NE7 and NE8 of the Tynedale Local Plan and the National Planning Policy Framework.
02. By virtue of its location and scale, the proposed development would result in encroachment into the open countryside beyond the established built form of New Ridley and would have a resultant harmful impact upon the character and appearance of the site and the surrounding area. The proposal would therefore be contrary to Policies GD2 and H32 of the Tynedale Local Plan, Policies GD1, BE1, NE1 and H1 of the Tynedale Core Strategy and the National Planning Policy Framework.
03. The application has been submitted with insufficient information to demonstrate that the proposed development of the site would be acceptable in relation to matters of surface water drainage and flood risk. The proposal is therefore

contrary to Policy GD5 of the Tynedale Core Strategy and the National Planning Policy Framework.

04. The application has been submitted with insufficient information to demonstrate the impacts on the ecology and biodiversity of the area and that there is suitable mitigation to compensate for potential loss of habitat. The proposal is therefore contrary to Policy NE28 of the Tynedale Local Plan, Policy NE1 of the Tynedale Core Strategy and the National Planning Policy Framework.

05. The application has been submitted with insufficient information to demonstrate that a suitable form of development can be achieved in respect of car parking provision for the golf club as a result of the loss of car parking arising from the development. The proposal is therefore contrary to Policies GD4 and GD6 of the Tynedale Local Plan.

Background Papers: Planning application file(s) 18/04446/OUT