

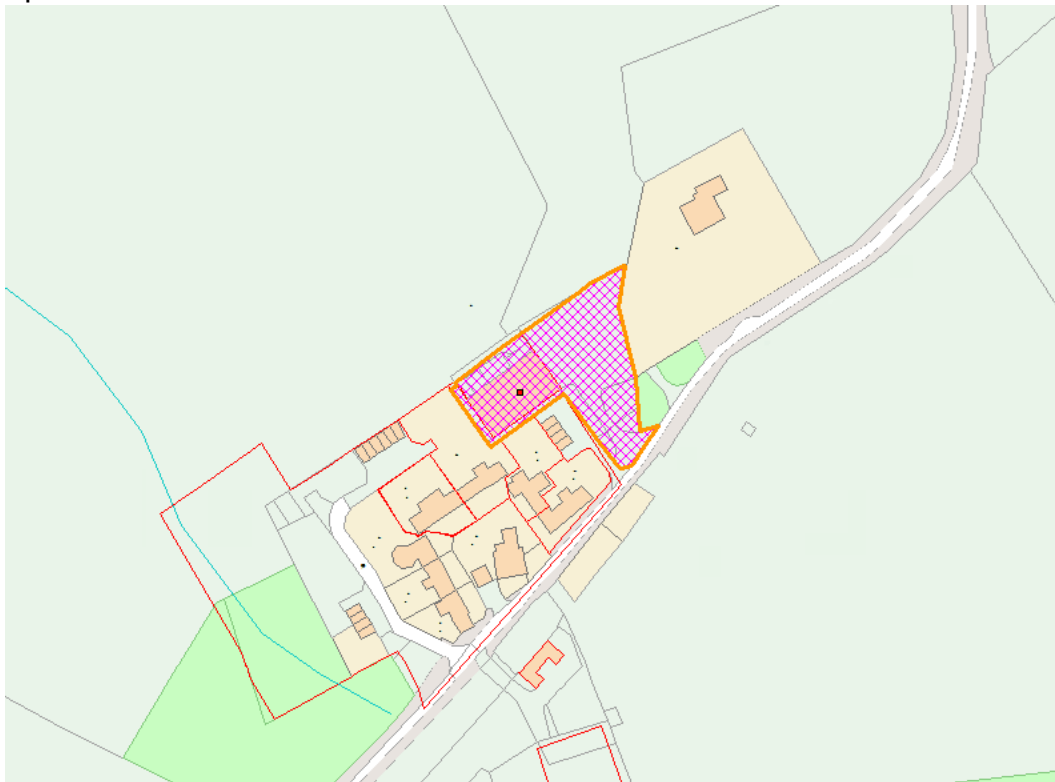


Northumberland County Council

Castle Morpeth Local Area Council Committee Meeting 13th June 2022

Application No:	22/00900/OUT		
Proposal:	Outline planning application (Some Matters Reserved) for residential development of up to 5no. dwellings		
Site Address	Land South West Of Field Head House Longhorsley Northumberland		
Applicant/ Agent	Mr G Middleton Field Head House Northumberland Longhorsley NE65 8TG		
Ward	Longhorsley	Parish	Longhorsley
Valid Date	22 nd March 2022	Expiry Date	24 th June 2022
Case Officer Details	Name: Mr Adam Ali Job Title: Planning Officer Email: adam.ali@northumberland.gov.uk		

Recommendation: That Members REFUSE planning permission for the proposed development.



1. Introduction

1.1 Following referral to the Director of Planning, the Chair and Vice Chair of the Castle Morpeth Local Area Council under the current delegation scheme, it was agreed that this application should be considered by Members of Committee.

2. Description of the Proposal

2.1 Outline planning permission is sought for the residential development of up to 5 dwellings. Some matters are reserved with this outline planning application (such as appearance, landscaping, layout and scale) but access is a matter that is sought for approval as part of this outline application.

2.2 The site is agricultural land located within the Green Belt and Open Countryside. The housing proposed would be market housing with the number of bedrooms at each dwelling currently unknown.

2.3 The agricultural holding to which the application site belongs has permission for the conversion of barns to 4 dwellinghouses under the prior approval application referenced: 20/02502/AGTRES.

3. Relevant Planning History

Reference Number: 20/02502/AGTRES

Description: Prior approval for change of use of agricultural building to 4no. dwellinghouses (as amended 25/11/2020)

Status: Prior Approval Required and Granted

Reference Number: 21/01471/OUT

Description: Outline Planning Application (Some Matters Reserved)) for residential development of up to 5no. dwellings

Status: Withdrawn

4. Planning Policy

4.1 Development Plan Policy

Northumberland Local Plan - 2016 – 2036 (NLP) (Adopted March 2022):

Policy STP 1 Spatial strategy (Strategic Policy)

Policy STP 2 Presumption in favour of sustainable development (Strategic Policy)

Policy STP 3 Principles of sustainable development (Strategic Policy)

Policy STP7 Strategic approach to the Green Belt

Policy STP 8 Development in the Green Belt

Policy HOU 2 Provision of new residential development (Strategic Policy)

Policy HOU 8 Residential development in the Open Countryside

Policy HOU 9 Residential development management

Policy QOP 1 Design principles (Strategic Policy)

Policy QOP 2 Good design and amenity

Policy QOP 4 Landscaping and trees
 Policy QOP 5 Sustainable design and construction
 Policy QOP 6 Delivering well-designed places
 Policy TRA 1 Promoting sustainable connections (Strategic Policy)
 Policy TRA 2 The effects of development on the transport network
 Policy TRA 4 Parking provision in new development
 Policy ENV 1 Approaches to assessing the impact of development on the natural, historic and built environment (Strategic Policy)
 Policy ENV 2 Biodiversity and geodiversity
 Policy WAT 1 Water quality
 Policy WAT 2 Water supply and sewerage
 Policy POL 1 Unstable and contaminated land
 Policy POL 2 Pollution and air, soil and water quality
 Policy INF5 Open Space and facilities for Sport and Recreation

Longhorsely Neighbourhood Plan (LNP) (2018):

Policy LNP1 – Development within the Settlement Boundary
 Policy LNP2 – Development in the open countryside
 Policy LNP3 – Development in the Green Belt extension
 Policy LNP4 - Design requirements for residential development

4.2 National Planning Policy

NPPF - National Planning Policy Framework (2021)

NPPG - National Planning Practice Guidance (2021) (As updated)

5. Consultee Responses

Longhorsley Parish Council	<p>Similar to the previously withdrawn application which the Parish and local residents objected to.</p> <p>Inappropriate development in the Green Belt.</p> <p>Contrary to Longhorsely Neighbourhood Plan Policies.</p> <p>Additional housing not required to meet local housing need.</p> <p>Access and highway safety concerns</p> <p>If application was to be approved then a S106 agreement should be made to substantially upgrade the roads that would be affected by the proposal.</p>
Public Protection	No objection subject to conditions.
LLFA	No comments to make but an informative provided.
Highways Development Management	Concerns so significant that no reasonable action is likely to address the concern. The proposed development is located in an unsustainable location that is only accessible by private car.
Ecology	No objection subject to conditions.
Northumbrian Water Ltd.	No response received.

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

<https://www.northumberland.gov.uk/Planning/Planning-and-building.aspx>

6. Public Responses

Neighbour Notification

Number of Neighbours Notified	22
Number of Objections	24
Number of Support	22
Number of General Comments	1

Notices

No Site or Press Notice Required.

Summary of Responses:

Objections summarised:

- Proposal would double the size of the hamlet
- The A697 is already difficult to travel along being single track and this proposal would only make it worse to travel along this road
- Contrary to local planning policies in the form of the Longhorsley Neighbourhood plan and Northumberland Local Plan as well as the National Planning Policy Framework
- Housing need already being met with existing developments
- Fieldhead area has no infrastructure/services to serve new development.
- Inappropriate development in the Green Belt.
- The site is not previously developed land despite the planning statement saying so, and neither would the site be classed as a windfall or infill site again contrary to the claims made in the planning statement.
- Asbestos and fuel concerns
- Potential breach to a right of easement granted path
- Those writing in support of the proposal either work on the farm or would likely financially benefit from the development
- The approved AGTRES is being used as a stepping stone but just because adjacent land has permission to be converted into housing, this shouldn't mean this land should be built on.
- No consideration for a water pumping station/ water supply concerns.
- Impact on existing neighbouring residents with overlooking, loss of privacy and amenity
- Impact on landscape and ecology
- Flood risk concerns
- Overdevelopment of the site if permission is granted, effectively would result in a housing estate being put into a rural hamlet which would not be aesthetically acceptable.

- Possible relocation of a farm to a different location should not be seen as a reason to justify this development in the Green Belt. The site which the applicant wishes to relocate the farming business to is where the applicant currently resides and already operates farming from. This application is just to build on land the farmer no longer wishes to use rather than relocating.
- Supporting comments have no foundation in planning policy and are from people who appear to be associated with the applicant and or live outside the local area.

Supporting comments summarised:

- Development would allow relocation of main farm to a more suitable location
- Would produce very suitable housing and reduce farm traffic
- Would fit in with existing housing
- Close proximity to Longhorsley and believe it to be a sustainable location
- Would provide additional jobs
- Will ensure the removal of unsightly and old agricultural buildings
- Proposal is of a better design and character than development approved under 20/02502/AGTRES
- Would allow families to move into countryside and support the rural economy

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

<https://www.northumberland.gov.uk/Planning/Planning-and-building.aspx>

Response to objections and supporting comments:

- Financial benefit of a development is not a material planning consideration.
- Principle of development in the Green Belt is addressed in the appraisal below.
- Amenity impact is addressed in appraisal below.
- Highways Safety concerns are addressed in appraisal below.
- Ecological Impact is addressed in appraisal below.
- Design impact will be addressed in appraisal below.

7. Appraisal

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, planning applications should be determined in accordance with the development plan, unless material considerations indicate otherwise. In this case the development plan comprises the Northumberland Local Plan 2016-2036 (adopted March 22) and the Longhorsley Neighbourhood Plan 2018. The National Planning Policy Framework (NPPF) (2021) and Planning Practice Guidance (PPG) are material considerations in determining this application.

7.1 The main issues for consideration in the determination of this application are:

Principle of the development
Design and amenity

Highway Safety
Ecology
Land Contamination
Water management and flood risk

Principle of the development

Housing land supply:

7.2 In accordance with the NPPF, the Council is required to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirement. The five-year housing land supply position, as well as the Housing Delivery Test, is pertinent to proposals for housing in that the NPPF indicates that the presumption in favour of sustainable development applies where a Local Planning Authority cannot demonstrate a five-year supply of deliverable housing sites or where recent housing delivery is below a 75% threshold. This situation is the principal means (albeit not the only way) by which existing policies relevant to housing can be deemed out-of-date. As identified in the Northumberland Strategic Housing Land Availability Assessment (SHLAA, September 2019), the Council can demonstrate a plentiful five-year housing land supply from 'deliverable' sites against the county's minimum Local Housing Need figure. Using the 2014-based household projections for the 2020-2030 period, together with the latest updated 2019 affordability ratio, now gives a minimum Local Housing Need of 651 dwellings per annum. Allowing for the 5% buffer therefore means that the forecast updated 'deliverable' five-year supply for 2020-2025 would equate to a 10.9 years housing land supply. The latest Housing Delivery Test result records that Northumberland achieved 257% delivery against its minimum housing need for the past three monitoring years 2017-20. Therefore, in the context of paragraph of the NPPF, the presumption in favour of sustainable development does not apply.

Open Countryside

7.3 The site is located outside a recognised settlement boundary and is thus recognised as Open Countryside. Policy STP 1 of the Northumberland Local Plan (NLP) states:

"g) Development in the open countryside will be supported if it can be demonstrated that it:

- i) Supports the sustainable growth and expansion of existing business or the formation of new businesses in accordance with Policy ECN 13; or
- ii) Supports the development and diversification of agricultural and other land-based rural businesses in accordance with Policy ECN 14; or
- iii) Supports sustainable rural tourism and leisure developments in accordance with Policy ECN 15; or
- iv) Provides for residential development in accordance with Policies HOU 7 or HOU 8; or
- v) Supports the retention, provision or improvement of accessible local services and community facilities which cannot be provided in

- vi) settlements, in accordance with Policy INF 2; or Provides for essential transport, utilities and energy infrastructure in accordance with other policies in the Local Plan; or
- vii) Relates to the extraction and processing of minerals, in accordance with other policies in the Local Plan.

Policy STP 1 of the NLP goes on to state:

“Development in the open countryside should be sensitive to its surroundings, not have an unacceptable impact upon the local road network, and use previously developed land where opportunities exist.”

7.4 It is considered that the proposal fails to comply with policy STP 1 because the proposal would a) result in an unacceptable impact on the local road network and this is something that has been raised as a significant concern amongst local residents, b) not be sensitive to its surroundings being Green Belt land and c) not use previously developed land. Notwithstanding the failure to comply with policy STP 1 of the Local Plan, STP 1 makes provision for housing development in the Open Countryside where development is in accordance with policies HOU 7 and 8 of the Local Plan. The proposal fails to comply with the provisions of policies HOU 7 and HOU 8. The proposal fails to comply with policy HOU 7 because the site is Green Belt, the site is not well related to an existing settlement and the type of proposed housing has not been purported to be of the affordable or entry level type required by HOU 7. Furthermore, the proposal fails to comply with HOU 8 of the Local Plan because the dwellings would not be for essential full time rural workers that must live at this site in order to sustain a rural business, it neither relates to improvements to a heritage asset or an enhancement of the site’s immediate setting.

7.5 Policy LNP 2 of the Longhorsley Neighbourhood Plan (LNP) states:

“In the open countryside outside... development will only be supported where it:

- a) promotes sustainable business, including the development and diversification of agricultural and other land based rural businesses in the Parish; or
- b) supports sustainable rural tourism and leisure developments in the Parish; or
- c) is for the conversion of existing buildings, or re-use or development of previously developed land, or is for well designed new buildings; or
- d) is for new infrastructure associated with leisure, recreational pursuits, and social, community and educational activities throughout the Parish; or
- e) it is residential development specifically provided for by Policy LNP6 in this Plan.

7.6 The proposal fails to comply with paragraphs a), b), c) and d) of policy LNP 2 of the LNP. It should be stressed that previously developed land as defined in the Local Plan is “Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings...” Given the site is currently in and has been in agricultural use (albeit with

permission to convert some farm buildings into dwellings which has not yet started) the site is therefore not considered to be previously developed land.

7.7 Policy LNP 2 allows the provision of housing development in the Open Countryside subject to satisfying policy LNP 6. Policy LNP 6 states:

“New, isolated homes in the countryside will only be supported where there are special circumstances in accordance with relevant Local Plan policies and the NPPF, paragraph 55.”

No special circumstances in accordance with the Local Plan or NPPF have been provided. A circumstance has been referred to in the planning statement submitted and also in supporting comments referring to the possibility of the development allowing farming operations to move to a different location in the event permission is granted. However, the Local Planning Authority fails to see how the granting of permission for housing on land that is used for farming being seen as a very special circumstance because it would allow the farm to move to a more “suitable” location with or without the proposed development. The proposal therefore fails to comply with policy LNP 6 of the LNP also.

7.8 The proposal has been found to represent unacceptable development in the Open Countryside contrary to policies STP 1, HOU 7 and HOU 8 of the Local Plan, LNP 2 and LNP 6 of the LNP and the NPPF.

Green Belt

7.9 The site is recognised as being part of the Green Belt by both the Local Plan and the LNP.

7.10 Paragraph 147 of the NPPF states:

“Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.” Meanwhile, paragraph 148 of the NPPF states:

“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.

7.11 As discussed above, no very special circumstances have been provided.

7.12 Paragraph 149 of the NPPF states exceptions to inappropriate development in the Green Belt, i.e. development that can be considered acceptable in the Green Belt and these 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 The proposal fails to accord with any of the provisions for acceptable development in the Green Belt. The proposal cannot be considered infilling in a village because the vicinity has no features or services that a village would typically contain. Furthermore, neither can the proposal be deemed to comply with provision g) of paragraph 149 because as alluded to earlier, the site is not previously developed land as defined by the NPPF or Local Plan.

7.14 It should be stressed that the Green Belt policy of the NPPF as referred to above, is echoed by the Green Belt policy of the Local Plan and LNP.

7.15 Whilst the site has permission for a barn conversion under prior approval (Class Q), this is only part of the land within the red line boundary of the current application. In addition, the permission for the conversion has yet to be implemented or occupied as a dwelling and therefore is not regarded as residential use or previously developed. The Class Q permission is to make use of an existing building, not for new build development over a larger site. The Permitted Development Order under Class Q also does not take into consideration the location within the Green Belt unlike the assessment under new buildings. As such, the proposal would not meet the exception of developing a previously developed site. Should the site even be regarded as previously developed land or limited infill, the additional test under criterion g) however, is that the development should not have a greater impact on the openness of the Green Belt than the existing development.

7.16 The proposed development should not have a greater impact on the openness than the existing buildings on site. In defining openness, it is generally accepted to mean the absence of development. Planning Policy Guidance states a judgement based on the circumstances of the case is required when assessing the impact of a proposal on the openness of the Green Belt. Through the courts, a number of matters in considering impacts on openness have been raised:

- ‘openness is capable of having both spatial and visual aspects – in other words, the visual impact of the proposal may be relevant, as could its volume;
- 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, such as traffic generation.’

7.17 With regards to openness, it should also be considered if the proposal would urbanise or intensify the use of land or facilitate the introduction of domestic paraphernalia and vehicles.

7.18 The housing would be built on previously undeveloped land and would have a greater impact on the openness of the Green Belt.

7.19 It is considered the development would represent inappropriate development in the Green Belt as it does not fall under any of the exceptions allowed under the NPPF. In order for very special circumstances to exist, material considerations in favour of the development would need to clearly outweigh the harm to the Green Belt and any other harm resulting from the development. Very special circumstances do not exist which would justify the development in the Green Belt. The application is therefore not in accordance with Green Belt policies STP 7 and STP 8 of the Local Plan, LNP 3 of the LNP and the NPPF.

Design and residential amenity

7.20 The appearance and scale and subsequent impact on residential amenity would be assessed at the reserved matters stage and the addition of 5 dwellings would have a more urbanising impact in the open countryside. As this is an outline application, it is not considered reasonable to comment further on the proposal on these grounds without details of siting, layout, scale and elevations.

Highways safety

7.21 As this application is an outline planning application, the matter of sustainability is a consideration. As stated in the comments from Highways Development Management, “The development will require the new residents to completely rely on car-based journeys, and it is therefore considered that the proposal is not in a sustainable location in highways and transport terms, and is therefore not in accordance with the NPPF, the Northumberland Local Plan nor the Longhorsley Neighbourhood Plan.”

7.22 The proposal fails to comply with the standards outlined in paragraph 112 of the NPPF which states:

“applications for development should:

- a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment

area for bus or other public transport services, and appropriate facilities that encourage public transport use;

- b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport;
- c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;
- d) allow for the efficient delivery of goods, and access by service and emergency vehicles; and
- e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.”

7.23 In not complying with paragraph 112 of the NPPF it is considered the proposal falls within the remit of refusing an application on highways grounds in accordance with paragraph 111 of the NPPF. Although the proposal would not meet any identified community needs, paragraph 85 of the NPPF states:

“Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.”

7.24 There are no educational, retail or healthcare facilities within the stated reasonable walking distances, nor is there any access to regular public transport services. Therefore, this development cannot accord with the NPPF in terms of prioritising pedestrian and cycle movements and promoting sustainable transport modes which is also echoed in both the Local Plan and LNP.

7.25 A number of objection cited concerns regarding access, lack of facilities and highways safety. Highways Development stated in their comments “The Highway Authority have concerns with the lack of infrastructure for pedestrians and cyclists and the distance required to connect to infrastructure i.e. footpaths that remove the pedestrian from a perception of harm position in the carriageway is significant.”

7.26 The proposal has been assessed in terms of its transport implications and it is considered that development will require the new residents to completely rely on car-based journeys, and it is therefore considered that the proposal is not in a sustainable location in highways and transport terms, and is therefore not in accordance with the NPPF, the Northumberland Local Plan nor the Longhorsley Neighbourhood Plan.

Ecology

7.27 Some neighbour objections raised concerns on impact on ecology, wildlife and biodiversity. The Council’s Ecology Team was consulted on the proposal and in their

comments they stated that “the proposed development will not impact on protected or notable species, designated nature conservation sites or priority habitat. In accordance with planning policy the development should provide a net gain for biodiversity which can be achieved through the provision of bird and bat boxes, and an ecologically sensitive landscape scheme, secured through a planning condition.”

7.28 The Council’s Ecology Team stated they had no objection subject to the inclusion of conditions. The proposal is therefore considered acceptable on ecological grounds in accordance with policy ENV 2 of the Local Plan and the NPPF.

Land Contamination

7.29 Policy POL 1 of the Local Plan states:

“Development proposals will be supported where it can be demonstrated that unacceptable risks from land instability and contamination will be prevented by ensuring the development is appropriately located and that measures can be taken to effectively mitigate the impacts.”

7.30 The Council’s Public Protection team was consulted on the proposal and they raised no objection subject to the inclusion of conditions. The proposal is therefore considered acceptable in accordance with policy Pol 1 and a from a wider public protection perspective in accordance with the Local Plan and the NPPF.

Water management and Flood Risk

7.31 Policy WAT 2 of the Local Plan states:

“The satisfactory provision of adequate water supply and sewerage infrastructure will be maintained or secured”

7.32 Policy WAT 2 goes on to state:

“Non-mains drainage systems, such as package treatment plants should only be employed where the development is sufficiently remote from sewered areas. In such locations, septic tanks should only be employed, in very exceptional circumstances, where on-site treatment is totally unfeasible. Where non-mains drainage systems meet these criteria and are the only solution, careful consideration of their precise siting and design will be required to ensure that there is no adverse impact upon groundwater, water quality or existing ecosystems.”

7.33 Northumbrian Water Ltd. were consulted on the proposal but no response was received.

7.34 In terms of flood risk, the Local Lead Flood Authority were consulted on the proposal and in their comments they stated they had no comments to provide but provided an informative that would have been attached if the proposal was approved.

Other Matters

Equality Duty:

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:

The proposal has no implications in relation to crime and disorder.

Human Rights Act Implications:

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.

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.

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 The main planning considerations in determining this application have been set out and considered above and assessed against the relevant Development Plan Policies and the National Planning Policy Framework (NPPF). It is considered that the application proposes an inappropriate form of development in the Open

Countryside and Green Belt and the proposal would be located in an unsustainable location with poor access to services or facilities.

9. Recommendation

That this application be REFUSED planning permission subject to the following:

Reasons:

1. The proposal would represent unnecessary and unjustified development in the Open Countryside outside any defined settlement boundary contrary to policies STP 1, HOU 7, HOU 8 of the Northumberland Local Plan, policies LNP2 and LNP6 of the Longhorsley Neighbourhood Plan and the National Planning Policy Framework.
2. The development represents an inappropriate form of development in the Green Belt and harmful as such. It would also be contrary to the purposes of the Green Belt and harmful to its openness. The harm is not outweighed by any other considerations such that 'very special circumstances' where in fact no 'very special circumstances' have been put forward to outweigh the harm to the Green Belt. The development is therefore contrary to Green Belt policies STP 7 and STP 8 of the Northumberland Local Plan, policies LNP3 of the Longhorsley Neighbourhood Plan and the National Planning Policy Framework.
3. The application site lies in an unsustainable location with no services or facilities and is some distance from local facilities, where access to and from the site would be reliant on the private car. As such it is not considered to be in a location where it could also support services in a village 'nearby' using sustainable transport methods. The principle of the residential development in such an unsustainable location would be contrary to the NPPF as it would not promote a sustainable form of development in a rural area.

Date of Report: 24.05.2022

Background Papers: Planning application file(s) 22/00900/OUT