

# **Hareshaw Linn Caravan Park Planning Statement**

R Ward Properties Ltd

November 2021

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## 1.0 Introduction

1.1 This Planning Statement has been prepared by Lichfields on behalf of R Ward Properties Ltd (“the Applicant”) and accompanies a full planning application.

1.2 This statement assesses the application proposals against relevant planning policies in the National Planning Policy Framework (‘NPPF’) and the Development Plan, whilst also having regard to other relevant material planning considerations.

1.3 Its purpose is to describe the site and the proposed development and the policy implications of the proposal to assist planning officers and Northumberland County Council (‘the Council’) in their consideration of the accompanying planning application, which seeks planning permission for:

*Demolition of 2 x youth hostel cabins, removal of 9 individual trees and 1 tree group to allow construction of 9 caravan pitches and a children’s play area*

### Application Submission

1.4 The application is accompanied by the following documents:

- 1 Covering Letter prepared by Lichfields;
- 2 Planning Statement (this document) prepared by Lichfields;
- 3 Application drawings prepared by POD Architects comprising:
  - a Location Plan Rev B (ref. SD-00.00)
  - b Proposed Landscape Changes Plan Rev F (ref. SD-00.01)
  - c Proposed Site Plan Rev E (ref. SD-00.02)
  - d Existing Site Plan Rev C (ref. SD-00.03)
  - e Youth Hostel Existing Plans and Elevations (ref. SD-20.01).
- 4 Arboricultural Impact Assessment prepared by Elliott Consultancy;
- 5 Ecological Appraisal prepared by E3 Ecology;
- 6 Foul Drainage Statement.

### Structure of this statement

1.5 The remainder of this statement is structured as follows:

- Section 2.0 The Site and Surroundings;
- Section 3.0 The Development Proposals;
- Section 4.0 Planning Policy Framework;
- Section 5.0 Policy Analysis; and
- Section 6.0 Conclusion.

1.6 This statement should be read in conjunction with the application drawings and other supporting documents listed above.

## 2.0 **The Site and Surroundings**

### **The Site and Surroundings**

- 2.1 The application site is located at Hareshaw Linn Caravan Park, situated just north east of Bellingham, and is accessed directly off Pennine Way. The proposals incorporate a small parcel of land within the existing caravan park and a larger component to the southern boundary which currently contains two youth hostel cabins (0.38ha). As a whole the wider Hareshaw Linn Caravan site is approximately 3.4ha and bound:
- To the northwest by a beck and Bellingham golf club beyond;
  - To the east by open countryside;
  - To the west by some employment uses; and
  - To the south by two residential dwellings, Bankfoot and Hallam Lodge.
- 2.2 The site is not located within a Conservation Area or a Flood Zone and there are no Tree Preservation Orders (TPOs) located on or adjacent to the site. There are no listed buildings nearby. The site is largely flat throughout with no areas of significant sloping.
- 2.3 The site is well-connected to the wider area, within walking distance (600m) to the centre of the village and facilities and services including a convenience store, public house, and several cafes. Several bus stops connect the village to Newcastle and Hexham. A gravel track connects the site to the village via the Hareshaw Burn.

### **Planning History**

- 2.4 A planning history search has identified the following applications of relevance to the proposals:
- 12/00529/FUL: Redevelopment of existing 76 pitch caravan site, construction of 22 new pitches and change of use of agricultural land to a total of 98 static caravan pitches, new access tracks, landscaping and ancillary works. Approved 23 May 2012.
  - 11/00996/FUL: Application for a new planning permission to replace an extant planning permission in order to extend the time limit for implementation (Planning Permission 20080247 - Siting of one additional caravan pitch within Hareshaw Linn caravan site and change of use of adjacent land for use as extension to park and siting of twelve additional caravan pitches (As amended)(Phase 1 and Protected Species Survey submitted). Approved 21 November 2011.

### **The Development Proposals**

- 2.5 Full Planning Permission is sought for the demolition of two youth hostel cabins, to facilitate the erection of eight additional caravan pitches. A further single pitch is proposed within the existing caravan park. This application seeks to increase the current capacity from 98 pitches to a total of 107 pitches. The location of the proposed development is identified on Site Location Plan Reference SD-00.00 Rev B.
- 2.6 To facilitate the development, a total of nine existing trees in the southwestern component of the park will require removal. These include trees 13, 34, 35, 36, 38, 48, 49, 50, 51 as shown on the Tree Impact Plan (Drawing no. ARB/AE/1944/TIP). Tree Group 2 will also require removal, as shown on the Tree Impact Plan. A section of Groups 1 & 4, comprised by outgrown hedge plants, may also require removal or pruning back to allow adequate clearance and access to the site.

- 2.7 None of the trees subject to the works are covered by a Tree Protection Order (TPO) and most of these have been assessed as being of low to moderate condition. The proposals have sought to retain high value trees where possible and the removal of the trees identified above is entirely essential to allow the development to proceed.
- 2.8 Access will be obtained through the existing internal road which serves the site, with the removal of trees allowing this road to serve the proposed pitches. The existing junction serving the hostel cabins will also provide access from Pennine Way.
- 2.9 Each new caravan pitch will be 12m in length and 4m in width. Whilst these will be 33cm wider and 10cm longer than the existing, these will enhance the offer of the caravan park.
- 2.10 As part of the development, a new children's play area will be provided to support the site and enhance its offer. This is shown on the submitted Proposed Site Plan (Drawing ref. SD-00.02 Rev E).

## 3.0 **Planning Policy Framework**

3.1 This section provides an overview of national and local planning policies.

### **National Planning Policy Framework (NPPF)**

3.2 The NPPF was revised on 20 July 2021 and sets out the Government's planning policies for England and how they are expected to be applied by Local Planning Authorities. The revised framework replaces the previous NPPF published originally in March 2012, revised in July 2018, and subsequently updated in February 2019. It is a material planning consideration in assessing this proposal.

3.3 The following policies are considered to be of most relevance in the consideration of this proposal:

3.4 Paragraph 7 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 sets out three dimensions of sustainable development:

- a **An economic objective** - to help build a strong, responsive and competitive economy. By ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b **A social objective** - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c **An environmental objective** - to contribute to protecting and enhancing our natural, built and historic environment: including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

3.5 Paragraph 11 states there is a presumption in favour of sustainable development. In respect of taking decisions, the presumption in favour of sustainable development means approving development proposals that accord with the development plan without delay.

3.6 Paragraph 38 is clear that local planning authorities should approach decisions on proposed development in a positive and creative way. They should work proactively with applicants to secure developments that will improve the economic, social, and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

3.7 Paragraph 81 states planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.

3.8 Paragraph 84 states planning policies and decisions should enable:



- a the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
- b the development and diversification of agricultural and other land-based rural businesses;
- c sustainable rural tourism and leisure developments which respect the character of the countryside; and the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.
- d the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

3.9 Paragraph 174 states decisions should contribute to and enhance the natural and local environment by:

- a protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- c maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- d minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- e preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- f remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

3.10 Paragraph 179 and 180 state the aim to protect and enhance biodiversity and requirements with regards to ecology.

## **Adopted Development Plan**

3.11 The Planning and Compulsory Purchase Act 2004 (Section 38(6)) requires the determination of planning applications to be in accordance with the Development Plan unless material considerations indicate otherwise. In this case, the Statutory Development Plan relevant to this application, comprises the following documents:

- Tynedale Core Strategy (October 2007);
- Tynedale LDF Proposals Map (October 2007); and
- Tynedale District Local Plan Saved Policies (October 2007)

### **Tynedale Core Strategy (2007)**

3.12 The Tynedale Core Strategy (CS) was adopted in 2007 and serves a plan period up to 2021.

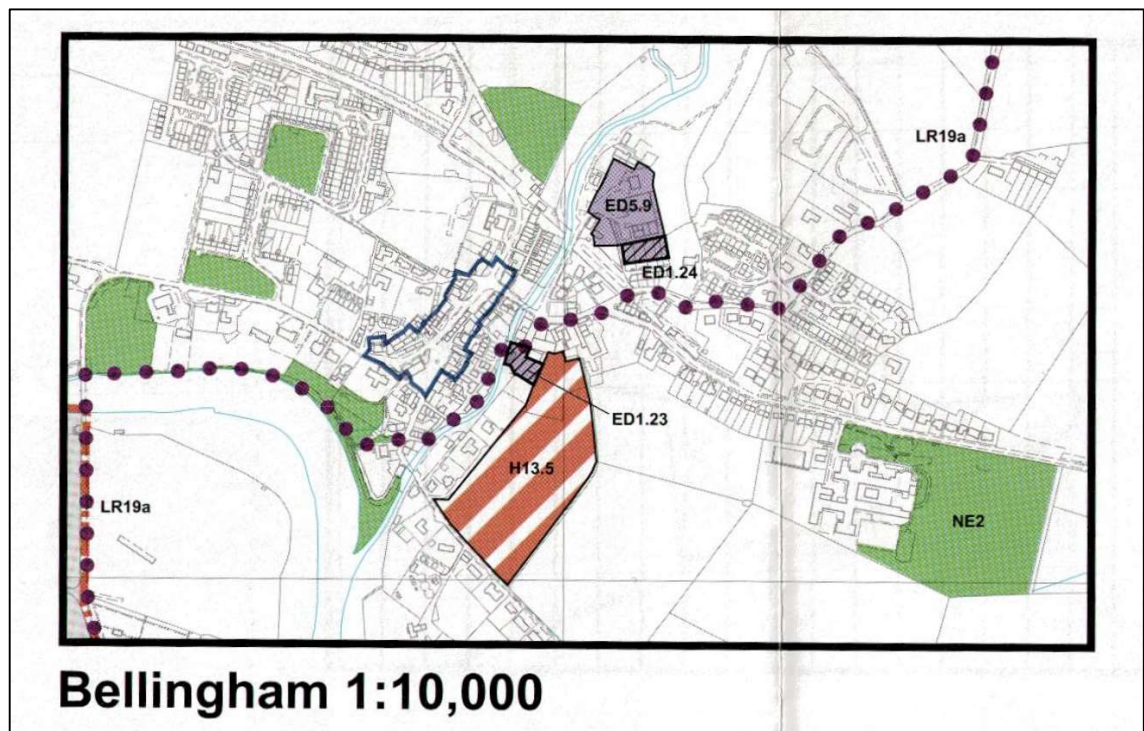
3.13 The relevant Core Strategy Proposals policies include:

- Policy GD1 (Location of Development)
- Policy GD4 (Principles for Transport and Accessibility)
- Policy NE1 (Natural Environment)
- Policy EDT1 (Economic Development and Tourism)
- Policy EDT4 (New Build Tourist Accommodation)
- Policy EDT5 (Kielder Tourism Priority Area)

### **Tynedale LDF Map (2007)**

3.14 The site is identified as white land within the Tynedale LDF Proposals Map (2007) and is therefore not subject to any-specific policies and designations as illustrated in Figure 3.1 below. Recreational route LR19a does however run through the site.

Figure 3.1 Tynedale District Proposals Map (2007) - Bellingham Inset



### **Tynedale District Local Plan (2007)**

3.15 The relevant policies within the Tynedale Local Plan (2007) are as follows:

- Policy GD2 (General Design Criteria);
- TM4 (New tourism development in the open countryside outside the Green Belt and the North Pennines AONB);
- TM12 (Static caravans, camping and chalet development);
- NE27 (Protection of protected species)

- NE37 (Landscaping in developments).
- CS27 (Sewerage)

## **Emerging Development Plan**

- 3.1 Northumberland County Council are currently preparing a new Local Plan. The Plan was submitted to the Secretary of State on 29 May 2019 and underwent examination in 2019 and 2020. A recent consultation on the proposed main modifications closed in August 2021, and the comments are now with the Inspector for consideration. As such, whilst the new Local Plan is not adopted, given the advanced stage of its preparation these policies should be afforded some weight in the decision-making process.
- 3.2 The key emerging local policies which are relevant to the development proposals include:
- Policy ECN1 (Planning strategy for the economy) seeks to support and promote tourism and the visitor economy;
  - Policy ECN15 (Tourism and visitor development) states that planning decisions will facilitate the potential for Northumberland to be a destination for tourism, through supporting expansion of existing tourism businesses. Extensions to existing sites for camping, caravans, and chalets will be supported in accessible locations outside the two AONBs and the World Heritage Site and its buffer zone, provided the development is adequately screened.

## **Key Planning Considerations**

- 3.3 Having regard to the above policy context, the key planning issues relate to:
- 1 Whether the site a suitable location for tourism development?
  - 2 Are there any technical considerations which would preclude development at the site?

## 4.0 Policy Analysis

4.1 This section considers the principle of residential development at the site having regard to the relevant national and local planning policies.

### **Is the Site a Suitable Location for Tourism Development?**

4.2 The site is located within the open countryside where Core Strategy Policy GD1 restricts development to the re-use of existing buildings, unless there are other development plan policies that set out a modified approach. The principle of extending the Caravan Park would accord with Core Strategy Policy EDT1 which seeks to support a buoyant and diverse local economy that recognises the importance of tourism to the former Tynedale District.

4.3 Core Strategy Policy EDT1 sets out the principles for economic development and tourism, seeking to support the existing tourism economy and ensure sufficient land is available to meet the employment requirements within the District. The policy also seeks to protect existing and allocated employment land for its intended purpose. New tourism development is allowed under this policy where appropriate, in order to increase the range, quality and type of facilities available to tourists.

4.4 The Caravan Park is a well-established tourist facility that attracts visitors to the area and provides local employment. As such, it contributes towards the local economy. The addition of a further 9 caravans, relative to the size of the existing site, would not represent a significant increase in the size of the Park and so the development would accord with Core Strategy Policy EDT4 and with Local Plan Policies TM2 and TM4, which permit appropriately sized tourism development in appropriate locations. The site is close to the centre of Bellingham, which is a local service centre, and is therefore an appropriate location where new tourism development should be permitted. As the development would be permitted by these policies in principle then it would also, in turn, accord with Core Strategy Policy GD1.

4.5 As the development would not affect the area's key landscape features, or the setting of the National Park, then it would accord with Core Strategy Policy NE1 and Saved Local Plan Policies TM2, TM4, TM12 and NE37.

4.6 Overall, within the context of the current development plan, the principle of extending the Caravan Park is acceptable under each of the applicable planning policies.

4.7 Emerging Development Plan Policy ECN1 seeks to support and promote tourism and the visitor economy. Policy ECN15 states that planning decisions will support expansion of existing tourism businesses and that extensions to existing caravans will be supported, subject to adequate screening, in accessible locations outside the two Areas of Natural Beauty and the World Heritage Site.

4.8 The site is adequately screened and would not be prominent within its location, with the additional pitches and play area being sited within an already enclosed space. The site is an accessible location and has been considered as such in the previous permissions at the site given its long-established use. The site is situated outside of the two Areas of Natural Beauty and the World Heritage site and is therefore, given the above, considered compliant with emerging policy.

4.9 With regard to the NPPF the development would accord with the aims set out in Paragraph 83 which seek to enable:

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

- b the development and diversification of agricultural and other land-based rural businesses; and,
- c sustainable rural tourism and leisure developments which respect the character of the countryside.

4.10 Overall, the site is a sustainable location for development and is well-linked with the nearby village. The site is located along a defined recreational route and walkable access is provided to the village centre via the route running alongside Hareshaw Burn. The established operation of the caravan site is a valuable asset to the local area and the proposed extension will complement this without placing any additional pressures on the area. The extension will, however, benefit the local area by boosting tourism and increasing the economic benefits of this use close to the village centre.

## **Technical Considerations**

4.11 Given that the proposals can be considered suitable in terms of the principle of development, the remaining considerations include the technical factors below.

### **Trees**

- 4.12 Policy NE33 outlines policy principles for the natural environment in the district, stating development will only be permitted where it does not have an adverse effect on the character, amenity, nature conservation and landscape value of existing trees, woodlands and hedgerows.
- 4.13 NE1 outlines principles in relation to the National Environment. Subpoint (b) seeks to manage the relationship between development and the natural environment minimising the risk of environmental damage.
- 4.14 Paragraph 170 of the NPPF states that planning should recognise the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- 4.15 In conformity with planning policy, the development proposals have been prepared to avoid unnecessary removal of existing trees, managing the relationship between the development and existing landscaping as encouraged. Where trees are proposed to be removed, this is only done on the basis that the removal is entirely necessary to enable the proposals to go ahead.
- 4.16 An Arboricultural Impact Assessment ('AIA') was carried out by Elliott Consultancy and found, of the trees proposed to be felled, that:
- No countermeasures or mitigation could allow for these trees to be retained due to the requirements of the design.
  - Trees 13, 34, 35, & 36 are all relatively small trees of low value, most having self-seeded, and Group 2 is a low-quality group of young Rowan.
  - Trees 38, 50, & 51 were all classified as Category B trees of moderate quality; however the impact of their removal is somewhat masked by the retention of the surrounding trees and the backdrop of the larger mature trees to the north. This includes the retention of Tree 37 which was noted to be of high-quality silver birch.
- 4.17 The report concluded that the overall impact of these tree removals will be limited when viewed within and immediately adjacent to the site, and minimal in the wider landscape context. No tree planting to compensate for this small loss of tree cover was recommended or considered necessary.

- 4.18 Given the above, it is not considered that the development would amount to an adverse effect at the site. The site is already characterised by the established caravan park and the site does benefit from landscaping and screening by existing topography and boundary treatments. Overall, it is considered that the development would not conflict with Policy NE33.

### **Ecology**

- 4.19 Core Strategy Policy NE1 outlines principles for the natural environment. With regard to ecology, it seeks protection and enhancement of biodiversity across the district, giving particular protection to areas and sites recognised for their environmental and scientific interest.
- 4.20 Local Plan Policy NE27 seeks to protect species protected by law (such as badgers), with development only to be approved if harm to the species can be avoided. It also states that if development is approved, the Council can minimise the impacts through attaching planning conditions and/or seeking planning obligations. This is to; facilitate the survival of individual members of the species; reduce disturbance to a minimum; and provide adequate alternative habitats to sustain at least the current levels of population.
- 4.21 NPPF Paragraph 174 and 175 outline the importance for ecological impact to be taken into account when considering proposals.
- 4.22 An Ecological Appraisal has been prepared by E3 Ecology to identify any potential ecological effects associated with the proposed development and to understand the ecological function of the site. This report has identified that the site is of only local value for the habitats it supports.

### **Protected Species**

- 4.23 An Ecological Appraisal was undertaken by E3 Ecology in August 2021 and is submitted as part of the application. The appraisal identified the site as being of local value for the habitats that it supports.
- 4.24 With regard to the various species, the appraisal found the following:
- No bat field signs were recorded, albeit that likely emergence by one common pipistrelle bat from the southern building was identified;
  - No badger field signs were recorded, although badgers are known to be present in the wider area and considered likely to forage over the site;
  - Otter are known to use the Hareshaw Burn, about 85m to the west, but are unlikely to be affected by the proposals;
  - Areas of trees provide potential habitat for red squirrel
  - No other protected or priority species are likely to be affected by the proposals.
- 4.25 The proposed development is not predicted to have any impacts on statutory/non-statutory sites, being below the impact risk criteria for the SSSI. While the Appraisal acknowledges that there is likely to be a slight increase in footfall within the Hareshaw Dene SSSI, it confirms that visitor numbers are already high, so no adverse effects are anticipated.

### **Potential Impacts and mitigation**

- 4.26 The appraisal suggests that any potential impacts that could be brought about by the development can be suitably mitigated and that development can be approved subject to the imposition of appropriately worded planning conditions. Such conditions would minimise the potential impacts through the following key mitigation measures recommended by E3 Ecology.

4.27 The Appraisal sets out an appropriate avoidance and mitigation strategy, which includes guidance of timing of the works, working methods and best practice. In addition, the following compensation strategy is proposed in order to ensure that biodiversity is conserved and enhanced:

- Provision of 10 bat boxes and 10 bird boxes in retained trees as alternative roost sites;
- Creation of a new wildlife pond; and,
- Planting of species-rich native hedgerows on new boundaries where not already present.

### **Highways and Access**

4.28 Policy GD4 outlines the principles for transport and accessibility. The policy seeks to integrate transport services, minimising the overall need for journeys, while seeking to maximise the proportion of those journeys that are made by foot and sustainable methods of transport.

4.29 The site forms part of, and a small-scale extension to, the established caravan site. As such, the proposal will not result in an intensification in use of the highway network or pose a risk to highway safety. We note that the Highway Authority also made no objection to previous proposals at the site.

4.30 The site is located along the identified the recreational route (LR19a) as defined on the LDF Proposals Map and is well-linked to the village centre, including via a walking route from within the Hareshaw Linn site which runs adjacent to Hareshaw Burn. Several bus stops connect the site to the wider Hexham area.

4.31 Access is proposed through the existing caravan site and 3.7m wide access track, served by the existing junction from Pennine Way. This access was considered suitable for previous application (ref. 12/00529/FUL) which took the capacity of the site from 76 to 98 pitches. The existing junction serving the hostel cabins is also present and can provide access onto Pennine Way.

4.32 There is also the ability to park two cars per caravan pitch and the development will therefore accord with Local Plan Policy GD6.

4.33 Given the above, it is considered that the development would not have significant effect on the highway network and would therefore comply with Policy GD4.

### **Landscape and Visual Screening**

4.34 Whilst some trees will be felled to enable the development this will be where necessary only and none of these will reduce the sites enclosure, with the only impact being on internal views within the site.

4.35 The site benefits from existing boundary treatment along the southern border. These include large hedges which visually screen the site from the two nearby residential properties. This existing level of screening will not be significantly altered when removing the trees required to facilitate the development and the site will retain its existing level of enclosure.

4.36 The development will not adversely affect the area's key landscape features and it will accord with Core Strategy Policy NE1 and Local Plan Policy NE37.

4.37 In conformity with emerging plan Policy ECN 15, the screening is considered appropriate to avoid any significant impact upon visual amenity being created.

- 4.38 Given the distance between the proposed pitches and the nearest residential dwellings, along with the presence of existing landscaping, the development would remain adequately screened and would not conflict with Local Plan Policy GD2.

### **Foul Water Disposal**

- 4.39 Policy CS27 states that non-mains drainage will only be permitted where connection to the mains system is not practicable. In this case it is not considered practicable given the nature of the development.
- 4.40 The wider site is currently served by existing septic tanks. It is proposed that the new caravans will be served and connected to a similar system.
- 4.41 A condition requiring details of the means of the disposal of foul water from the proposed extension to the site would be acceptable and this would mean the proposal would be in accordance with the requirements of Local Plan Policy CS27.

### **Flood Risk and Drainage**

- 4.42 The development, as identified on the Environment Agency's 'Flood Risk Map for Planning' site lies in flood zone 1, assessed by the Environment Agency as having a less than 1 in 1,000 annual probability.
- 4.43 In keeping with existing roads within the site, new roads will be constructed using permeable materials. As such, surface water will still be able to infiltrate through the road surface to the ground below. Furthermore, each caravan pitch will stand alone, surrounded by permeable grassed areas.
- 4.44 Whilst new pitches have been proposed, 2 no. scout buildings will be demolished. As such, there will not be a significant increase in run off and the proposals will not cause flooding at the site or increase the risk of flooding elsewhere. Any runoff from the pitches would flow onto the permeable areas and soak into the ground.
- 4.45 A Foul Drainage Statement is submitted which confirms that the new pitches will connect into the existing drainage network and utilise the treatment system on the site.

### **Summary**

- 4.46 The principle of extending the Caravan Park can be considered compliant with the NPPF, Core Strategy Policies EDT1 and EDT4 and with Local Plan Policies TM2 and TM4.
- 4.47 As the development would not affect the area's key landscape features, or the setting of the National Park, it will accord with Core Strategy Policy NE1 and with Local Plan Policies TM2, TM4, TM12 and NE37.
- 4.48 Given the distance between the proposed pitches and the nearest residential dwellings, allied with the presence of existing landscaping, the development would remain adequately screened and would not conflict with Local Plan Policy GD2.
- 4.49 The site will be served by the extension of an established safe access and the development will accord with Local Plan Policy GD4. Two car parking spaces per caravan pitch will be provided and in terms of parking provision, the development will accord with Local Plan Policy GD6.
- 4.50 Subject to the imposition of appropriate conditions in relation to the submission of a landscaping and management plan, the development would accord with the NPPF and with Local Plan Policy NE27.



- 4.51 The caravan site at Hareshaw Lynn is an established facility and has been in operation for a number of years, with substantial landscaping already provided on the majority of its boundaries.

## 5.0 Conclusion

5.1 This report has been prepared to accompany a full planning application for:

*Demolition of 2 no. youth hostel cabins and erection of 9 no. caravan pitches and children's play area*

5.2 The application proposals incorporate a small parcel of land within the existing caravan park, and a larger parcel of land to the southern boundary, surrounded by vegetation and a concentration of trees. Currently, two youth hostel cabins occupy part of the larger site which will be demolished as part of the proposals.

5.3 The site supports the local shops, services and economy and it is considered that the addition of another 9 static caravans will further contribute to the sustainability of local services in Bellingham. The principle of extending the caravan park is in accordance with the NPPF, Core Strategy Policies EDT1 and EDT4 and with Local Plan Policies TM2 and TM4.

5.4 As the development would not affect the area's key landscape features, or the setting of the National Park, then it would accord with Core Strategy Policy NE1 and with Local Plan Policies TM2, TM4, TM12 and NE37.

5.5 Given the distance between the proposed pitches and the nearest residential dwellings, the presence of existing landscaping, and existing activity at the hostel cabins, their removal and replacement with caravans will not conflict with Local Plan Policy GD2.

5.6 Access to the site will be achieved via the existing access and egress and the internal access road on-site. with two car parking spaces per caravan pitch being provided. This will be in accordance with Local Plan Policy GD4 and GD6.

5.7 Subject to mitigation as set out in the submitted Ecological Appraisal, the development would accord with the NPPF and Local Plan Policy NE27.

5.8 The proposed foul water arrangements will remain the same as elsewhere on the site, previously considered suitable by the Environment Agency (ref. 12/00529/FUL) and are outlined in the submitted Foul Drainage Assessment.

5.9 The proposed development accords with the local development plan and is compliant with the aims of the NPPF, culminating in sustainable development in all respects. In the context of NPPF paragraph 11, planning permission should be granted without delay.



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