

# GEORGE F. WHITE

RESIDENTIAL . COMMERCIAL . RURAL . DEVELOPMENT

## PLANNING STATEMENT

Reserved Matters Application on Land at Christon  
Bank Farm, NE66 3EZ  
October 2022

**Prepared by**

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**CONTENTS**

1 INTRODUCTION ..... 1

2 SITE AND SURROUNDINGS..... 2

3 PLANNING HISTORY ..... 2

4 PROPOSED DEVELOPMENT ..... 3

5 CONCLUSION ..... 5

## INTRODUCTION

- 1.1 George F. White (Planning, Architecture and Development) have been instructed by Mr Jeffrey (the 'Applicant') to submit a reserved matters application for residential development on land at Christon Bank Farm.
- 1.2 Outline planning permission was granted by Northumberland County Council under application reference 18/02965/OUT on 27th March 2020 and is subject to a number of conditions.
- 1.3 This application seeks approval of the reserved matters for: access, appearance, layout, landscaping and scale of development under the outline permission by way of:
  - Condition 1 – Approval of reserved matters
  - Condition 2 – Application made within the prescribed time period of three years
  - Condition 4 – In accordance with the approved plans
  - Condition 13 – Scheme to dispose of surface water
- 1.4 All other conditions which require approval will be dealt with via a subsequent discharge of conditions application.
- 1.5 This planning statement has been prepared to accompany the reserved matters application and should be read in conjunction with the plans and supporting statements listed below:
  - Reserved matters application form and certificates;
  - Site Location Plan;
  - Existing Site Plan;
  - Proposed Elevations
  - Proposed Floor Plans
  - Drainage Strategy
  - Ecological Appraisal
- 1.6 The outline planning consent established the principle of development. Matters which could/should have been considered as part of the outline application cannot be revisited through the consideration of the reserved matters.

## SITE AND SURROUNDINGS

- 2.1 The application site ('the Site') is located between Pringles Garage and Christon Bank Farm. The use of the building is identified as 'mixed' taking into account agriculture and also vehicle maintenance. As such the building and the site must be considered to previously developed land.
- 2.2 Vehicle access is currently taken from the unclassified road that serves Christon Bank and the neighbouring properties which then connect to the B6347 which runs north to Christon Bank or south towards Rock and Rennington whilst also providing access to Alnwick and the A1.
- 2.3 The site is in an excellent position adjacent to Christon Bank Farm, Christon Bank Mews and Christon Bank Farm Cottages whilst having easy access to the main town of Alnwick to the south as well as being served and connected by the surrounding settlements making up a sustainable coastal cluster.

## PLANNING HISTORY

- 3.1 The Northumberland County Council Planning public access indicates the site has the following planning history:
  - **18/02965/OUT** – Outline application with all matters reserved for the demolition of an existing building and redevelopment with up to 5no. residential properties. **Status – Permitted.**
  - **A/2010/0283** – Steel portal framed general purpose building. **Status – Permitted**
  - **A/2007/0314** – Installation of weighbridge for agricultural use **Status – Permitted**

## PROPOSED DEVELOPMENT

- 4.1 This application seeks approval of the following reserved matters in respect of 5 new dwellings (Use Class C3):
- Means of Access;
  - Appearance;
  - Layout;
  - Landscape; and
  - Scale.
- 4.2 The proposal has been prepared in accordance with the outline approval. This includes 5 plots for open market housing.

### Access

- 4.3 The proposed site access comprises four private driveways to the proposed dwellings, one of which is shared between two properties. The accesses connect onto the unclassified road to the south which enables connections to Christon Bank and the surrounding settlements.
- 4.4 The proposed access points are to be constructed to a Type B specification in line with NCC standards. It is considered sufficient turning space is provided within the plot boundaries to enable vehicles to exit the site in a forward gear.
- 4.5 Car parking provision has been provided for each proposed house type to the Northumberland County Council local plan standards (Appendix E). Garages are to be suitable for cycle storage, or where a garage is not provided lockable cycle storage is to be provided on site. Each plot has also provision for the storage of two refuse bins.

### Appearance

- 4.6 National policy and guidance places great importance on the design of the built environment indicating creating high quality buildings and places is fundamental to good planning.
- 4.7 A single house type is provided across the site, with a slight deviation at plot 5 which includes an integral garage. The proposed dwellings are two storey in height and will comprise 4 bedrooms. The appearance of the properties is traditional in character including random sandstone elevations with slate roofs. The materials are considered to reflect to the location and character of the area. Windows and doors are to be white UPVC double glazed units.
- 4.8 The proposed house types are complementary in scale, form and materials to the existing buildings nearby and within the settlement. Elevations and floor plans are submitted in support of the application and are sufficient to consider the proposed appearance of the development.

### Layout

- 4.9 The layout of the proposed development has been influenced by the desire to achieve a high quality development whilst working with the site constraints.

- 4.10 The site is to be subdivided into five generous plots. The proposed plots are located around private driveways to reflect the layout and appearance of the surrounding area. Each house is located and orientated to maximise views and passive sunlight. The plots are generous and provide sufficient space for turning areas, refuse bins storage and private gardens.
- 4.11 The layout achieves appropriate separation distances from existing properties, and in between the proposed houses to minimise impact on residential amenity.

### **Landscape**

- 4.12 The proposed landscaping of the site seeks to enable an open feeling on site. This is achieved by large front gardens and the use of post and wire fencing to the north. Any existing trees on site will be retained where possible and additional planting will be carried out on site as per the submitted site plan. All species proposed are native to Northumberland.
- 4.13 The proposed planting will assist in off-setting biodiversity loss. The submitted site plan provides additional landscaping details and is considered sufficient to enable consideration of the reserved matter.

### **Scale**

- 4.14 The proposed dwelling are two storey, with plot 5 including an integral garage. Detailed elevations and floor plans have been provided specifying the height, width, and length of each property.

## **CONCLUSION**

- 5.1 The principle of development has been established through the granting of outline planning consent 18/02965/OUT. The proposed development is in general accord with the principles established by the outline permission. It reflects and respects national and local policy on good design and has had specific regard to the character of the local area.
- 5.2 The submitted information is of sufficient detail to satisfy the reserved matters of access, appearance, layout, landscaping and scale.

