

Punch Partnerships (PML) Limited
Salmon Inn, East Ord,
Berwick-upon-Tweed, TD15 2NS



Planning, Design & Access Statement

CPC

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CPC Ltd.

Document Control

Applicant: Punch Partnerships (PML) Limited.

Project: Salmon Inn, Berwick-upon-Tweed.

Agent: Francesca Pepper - CPC

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Document Checking:

Prepared by: Francesca Pepper Signed by: FP

Checked by: Jake Russell Signed by: JR

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3	15/02/2023	Third draft
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5	27/02/2023	Submission Version

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1.0 Introduction

Proposal

- 1.1 CPC Planning Consultants Limited (“CPC” or the “Agent”) have produced this Planning, Design and Access Statement (the “PDAS”), on behalf of Punch Partnerships (PML) Limited (“Punch” or the “Applicant”), in support of its planning application at the proposal site (the “Site” or the “Pub”): The Salmon Inn, C57 East Ord Main Road Through Village, East Ord, Berwick-upon-Tweed, TD15 2NS.
- 1.2 The application seeks full planning permission from Northumberland County Council (the “Council” or the “LPA”) for the following development:
- 1.3 *“Change of use of the existing public house (Sui Generis) to provide one one-bedroom and two two-bedroom residential apartments (Use Class C3) and erection of four three-bedroom dwellings (Use Class C3) utilising existing access off E Ord Road, with associated parking, hard and soft landscaping.”*
- 1.4 The Salmon Inn is not a viable business and has been extensively marketed by Everard Cole “for a period of 8 months at the time of this application”, to all known pub operators, local and national pub companies and local investors with no interest. The only interest shown to date has been for alternative use to convert the existing building into a residential dwelling and new build residential dwellings in the land/car park to the rear. Consequently, a new use for the site is needed.
- 1.5 The schedule of accommodation is as follows:
- Proposed Conversion
- Apartment 1 two bedroom, 3 person – 80m² (GIA)
 - Apartment 2 one bedroom, 2 person – 55m² (GIA)
 - Apartment 3 two bedroom, 4 person – 95m², access 8 m² (GIA)
 - All Apartments share – 88m² Communal Amenity Space
- Proposed Plots
- Plot 1 three bedroom, five person – 99m² (GIA) – 171m² Rear Garden
 - Plot 2 three bedroom, five person – 99m² (GIA) – 90m² Rear Garden
 - Plot 3 three bedroom, four person – 85m² (GIA) – 73m² Rear Garden
 - Plot 4 three bedroom, four person – 85m² (GIA) – 65m² Rear Garden
- 1.6 The application comprises the following documentation:
- Completed Application Forms - prepared by CPC
 - Planning, Design and Access Statement Cover Letter – prepared by CPC

- Existing and Proposed Plans (site layout, elevations, street scene, location/block,) – prepared by PLC Architects
- Ecology Checklist – prepared by CPC
- Transport Statement – prepared by TPA
- Arboricultural Impact Assessment – prepared by Eco Urban
- Marketing and Viability Assessment – prepared by Everard Cole

1.7 The proposed site plan and proposed elevations are given below for illustration purposes, please refer to drawings 23.3405.100, 23.3405.105, 23.3405.107, 23.3405.109, 23.3405.110 and 23.3405.111 for further information.

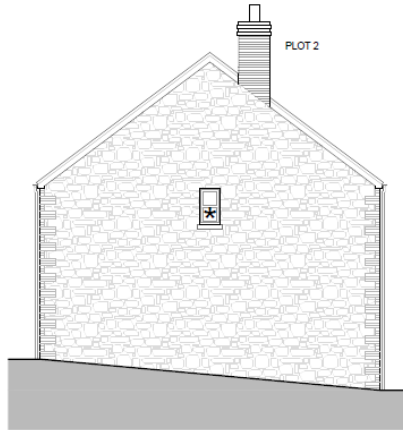
Proposed Site Plan



Proposed Elevations - Plots 1 & 2



PROPOSED SOUTH EAST ELEVATION
SCALE 1:100 @ A3



PROPOSED NORTH EAST ELEVATION
SCALE 1:100 @ A3

NOTES

GENERAL NOTES

1. THIS DRAWING IS TO BE READ IN CONNECTION WITH THE OTHER RELEVANT DRAWINGS.

2. ALL DIMENSIONS ARE TO UNLESS OTHERWISE SPECIFIED.

3. ALL MATERIALS TO BE USED SHALL BE OF THE HIGHEST QUALITY AVAILABLE.

4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS.

5. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT PLANNING REGULATIONS.

6. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT HIGHWAYS ACTS.

7. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT WASTE MANAGEMENT REGULATIONS.

8. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT ENVIRONMENTAL PROTECTION REGULATIONS.

9. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT HEALTH AND SAFETY REGULATIONS.

10. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT FIRE SAFETY REGULATIONS.

External Materials

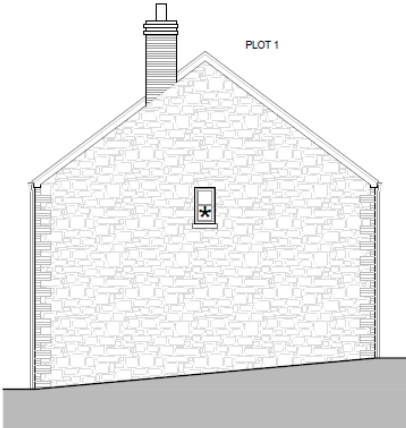
- ① Reconstituted walling stone to LA approval.
- ② Brickwork to LA approval.
- ③ Sliding sash windows.
- ④ Reconstituted stone window cill & lintels to LA approval.
- ⑤ White painted timber folding/sliding doors.
- ⑥ Four panel entrance door with glazed upper panels.
- ⑦ Slate roof.
- ⑧ White painted timber fascia.
- ⑨ Brick quoins to LA approval.
- ⑩ Black rainwater goods.

Notes:-

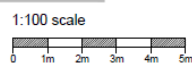
★ Denotes obscured glazing



PROPOSED NORTH WEST ELEVATION
SCALE 1:100 @ A3



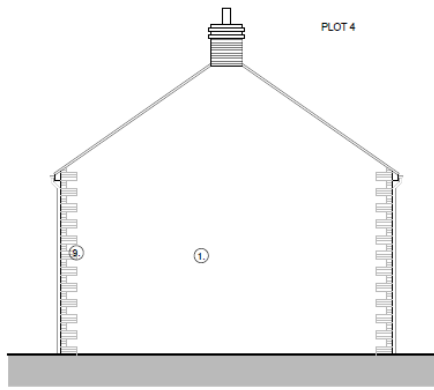
PROPOSED SOUTH WEST ELEVATION
SCALE 1:100 @ A3



Proposed Elevations - Plots 3 & 4



PROPOSED EAST ELEVATION
SCALE 1:100 @ A3



PROPOSED NORTH ELEVATION
SCALE 1:100 @ A3

NOTES

GENERAL NOTES:
1. THIS DOCUMENT IS TO BE USED IN CONJUNCTION WITH THE OTHER RELEVANT DOCUMENTS.
2. ALL MATERIALS ARE TO COMPLY WITH THE CURRENT BUILDING REGULATIONS.
3. REFER TO THE RELEVANT LOCAL AUTHORITY FOR THE PROPOSED DEVELOPMENT.
4. ALL WORK IS TO BE COMPLETED IN ACCORDANCE WITH THE RELEVANT BUILDING REGULATIONS AND ANY OTHER APPLICABLE LEGISLATION.
5. THE DRAWING IS THE PROPERTY OF CPC LTD. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF CPC LTD.

External Materials

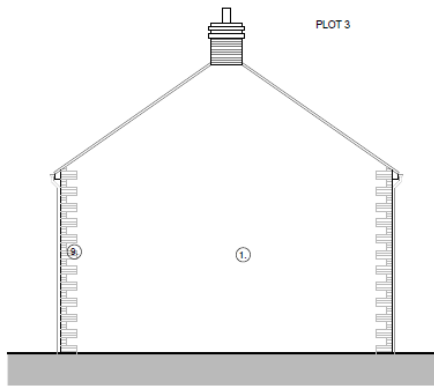
- ① Render to LA approval.
- ② Brickwork to LA approval.
- ③ Sliding sash windows.
- ④ Stone window cill & lintels to LA approval.
- ⑤ White painted timber folding/sliding doors.
- ⑥ Four panel entrance door with glazed upper panels.
- ⑦ Clay pantiles roof.
- ⑧ White painted timber fascia.
- ⑨ Brick quoins to LA approval.
- ⑩ Black rainwater goods.

Notes -

★ Denotes obscured glazing

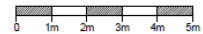


PROPOSED WEST ELEVATION
SCALE 1:100 @ A3



PROPOSED SOUTH ELEVATION
SCALE 1:100 @ A3

1:100 scale



Proposed North East & North West Elevations – Conversion



PROPOSED NORTH EAST ELEVATION
SCALE 1:100 @ A3



PROPOSED NORTH WEST ELEVATION
SCALE 1:100 @ A3

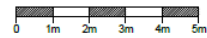
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 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT LOCAL AUTHORITY REQUIREMENTS.
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External Materials

- ① Existing stone.
- ② Existing pebble dash.
- ③ Existing render.
- ④ Existing timber.
- ⑤ Proposed Juliet balcony with metal railing to replace existing door.
- ⑥ Proposed timber door to access Unit 2.
- ⑦ Proposed concrete staircase with metal railing to access Unit 2.
- ⑧ Existing opening to be replaced with timber door and timber panel + window.
- ⑨ Existing door to be enlarged providing access to Unit 3, cycle store and bin store.
- ⑩ Proposed window to replace existing door

1:100 scale



Proposed South West & South East Elevations – Conversion



NOTES

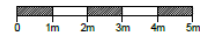
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External Materials

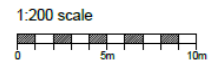
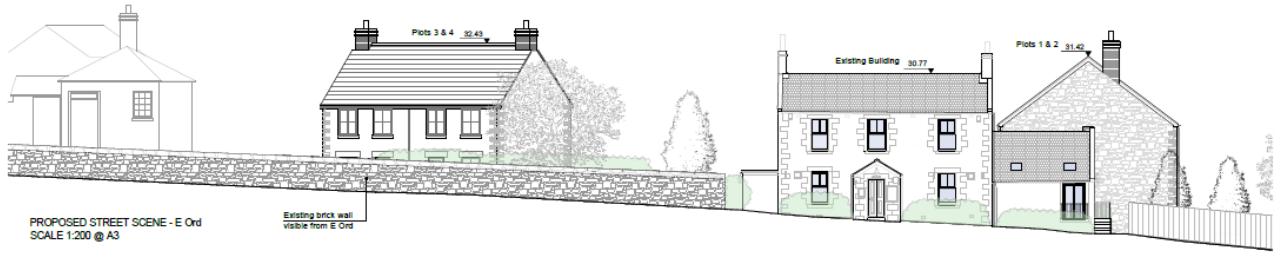
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- ⑩ Proposed window to replace existing door



1:100 scale



Proposed Street Scene - E Ord



2.0 Application Site and Surroundings

- 2.1 The Salmon Inn public house is situated in East Ord on the outskirts of Berwick-upon-Tweed, the northernmost market town in Northumberland. The Village of East Ord forms part of the larger Berwick-upon-Tweed settlement, with its own distinctive character, settlement patterns and context that have been reviewed to inform this application. Its history and geography give the Village a unique sense of place.
- 2.2 The A1 runs west around East Ord connecting the site to Edinburgh and Newcastle Upon Tyne. The County is flanked by Cumbria, the Cheviots and North Pennines to the west and by the North Sea to the east.
- 2.3 The public house itself is not a listed building nor within a conservation area. There are residential properties adjacent to the site and surrounding the rear of the public house's car park, the east of the site faces onto an open green area and East Ord Village Hall.
- 2.4 The town of East Ord is not within the Green Belt nor an Area of Outstanding Natural Beauty.
- 2.5 The site falls within the settlement boundary of Berwick-upon-Tweed.
- 2.6 The entirety of the Site is located within Flood Zone 1, according to the Environment Agency Flood Maps, and is therefore a low risk of flooding.
- 2.7 The Environment Agency Flood Maps designate the site at very low risk from rivers and sea and a very low risk from surface water flooding meaning that the site has a chance of flooding of less than 0.1% each year.

3.0 Planning History

3.1 The following applications relate to proposals at the application site:

- **15/04252/ADE** - Advertisement consent for 3 no. new signs to replace existing and 1 no. hanging sign, 1 no. bull nosed A board, 2 no. internally lit menu units, 1 no. new bull nosed amenity board, 2 no Correx boards mounted on frame in a 'V' shape configuration, 1 no. additional directional car park signs to the front elevation of the premises, 2 no. station style lanterns to illuminate the front and rear entrance and 6 no. low energy LED floodlights across front and side elevation - *Application Permitted Thu 25 Feb 2016*
- **N/97/B/0787/P** - Proposed porch extension and internal structural alterations. - *Application Permitted Thu 05 Feb 1998*
- **N/92/B/0295/P** - Proposed kitchen extension. - *Application Permitted Tue 02 Jun 1992*
- **N/91/B/0051/P** - Extension to provide restaurant kitchen & enlarge bar area; revised 08.03.91. - *Application Permitted Thu 21 Mar 1991*
- **N/86/B/0098/P** - Proposed illuminated fascia and signs - *Application Permitted Tue 08 Jul 1986*
- **N/78/B/72** – Alterations, extension and additional car parking – *Application Permitted Tue 11 Apr 1978*

4.0 Planning Policy Context

4.1 Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that, in the determination of planning applications, decisions are made in accordance with the Statutory Development Plan of the District, unless material considerations otherwise.

4.2 For the determination of planning applications, the following planning policy documents are relevant:

- Northumberland Local Plan (adopted March 2022)

The National Planning Policy Framework

4.3 The revised National Planning Policy Framework (“the **NPPF**”) was published in 2014 and updated in 2021. It establishes the overarching principles of the planning system which aim to contribute to the achievement of sustainable development.

4.4 Paragraph 2 of the NPPF states that: *“Planning applications for planning permission should be determined in accordance with the development plan unless material considerations indicate otherwise.”*

4.5 Paragraph 8 of the NPPF stipulates the planning system has three overarching, mutual objectives for achieving sustainable development which are:

- a) *“Economic – helping to build a strong, responsive and competitive economy;*
- b) *“Social – supporting strong, vibrant, and healthy communities by providing a sufficient number and ranges of sustainable homes; and by fostering a well-designed environment with accessible services that support communities’ social well-being;*
- c) *“Environmental – protecting and enhancing our natural, built and historic environment; including making effective use of land and helping to improve biodiversity.”*

4.6 Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development. For plan-making, this means that all development plans should promote sustainable development, seek to meet the development needs of the area, and be sufficiently flexible to mitigate climate change and adapt to its effect. Development proposals should accord with an up-to-date development plan. For decision-taking, this means development proposals that accord with the development plan should be approved without delay.

4.7 Paragraph 38 states that Local Planning Authorities should approach decisions on proposed development in a positive and creative way. The Planning Authorities should use the full range of

planning tools available and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area.

- 4.8 Paragraph 47 states that the planning law requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise. It also indicates decisions on applications should be made as quickly as possible and within statutory timescales.
- 4.9 Paragraph 48 asserts that local planning authorities may give weight to relevant policies in emerging plans according to:
- a) The stage of preparation of the emerging plan;
 - b) The extent to which there are unresolved objections to relevant policies; and
 - c) The degree of consistency of the relevant policies in the emerging plan to this framework.
- 4.10 Paragraph 55 states that planning authorities should consider whether unacceptable impacts of a development can be made acceptable via planning conditions.
- 4.11 Section 5 on delivering housing sets out the Government’s commitment to boosting the supply of homes to meet local needs, and addressing those with specific housing requirements, and that land with permission should be developed without necessary delay.
- 4.12 Paragraph 69 states that small and medium-sized sites can make an important contribution to meeting the housing requirement of an area and are often built out relatively quickly.
- 4.13 Paragraph 86 states that planning policies and guidance should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management, and adaptation. Paragraph 86(f) particularly focuses on the importance of residential development in ensuring the vitality of town centres and should encourage residential development on appropriate sites.
- 4.14 Paragraph 104 states that transport issues should be considered from the earliest stages of plan making and development proposals, so that; the potential impacts of development on transport networks can be addressed; opportunities to promote walking, cycling and public transport are pursued; the environmental impacts of traffic and transport can be identified, assessed and if necessary mitigated; and, to ensure patterns of movement, streets and parking are integral to the design of schemes.
- 4.15 Paragraph 111 states that planning permission should only be refused on highways grounds where there would be an unacceptable impact on highway safety or the residual cumulative impact on the network would be severe.

4.16 Paragraph 112 states that within this context, 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 the 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 the charging of plug-in and other ultra-low emission vehicles in safe, accessible, and convenient locations.

4.17 Paragraph 120 states that planning policies and decisions should:

- a) encourage multiple benefits from both urban and rural land, including through mixed-use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;
- b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;
- c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;
- d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure)⁴⁸; and
- e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well-designed (including complying with any local design policies and standards) and can maintain safe access and egress for occupiers.

- 4.18 Paragraph 123 states that local planning authorities should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs.
- 4.19 Paragraph 126 states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Planning Practice Guidance

- 4.20 Planning Practice Guidance (the “PPG”) was published online in March 2014. It advises that:
- 4.21 *“The National Planning Policy Framework represents up-to-date Government planning policy and must be considered where it is relevant to a planning application or appeal. If decision takers choose not to follow the National Planning Policy Framework, clear and convincing reasons for doing so are needed. A development that is consistent with the National Planning Policy Framework does not remove the requirement to determine the application in accordance with the development plan unless there are other material considerations that indicate otherwise.”*
- 4.22 The Guidance advises that the Statutory Development Plan is *“the plan for the future development of an area”*.
- 4.23 It consists of: Development Plan documents adopted by local planning authorities, including any ‘saved’ policies from plans that are otherwise no longer current, and those development plan documents that deal specifically with minerals and waste. Neighbourhood Plans, where these have been supported by the local community at referendum and subsequently made by the LPA. Regarding how decisions on planning applications must be made, it advises that: *“The National Planning Policy Framework stresses the importance of having a planning system that is genuinely plan-led. Where a proposal accords with an up-to-date development plan it should be approved without delay, as required by the presumption in favour of sustainable development at paragraph 14 of the National Planning Policy Framework. Where the development plan is absent, silent or the relevant policies are out of date, paragraph 14 of the National Planning Policy Framework requires the application to be determined in accordance with the presumption in favour of sustainable development unless otherwise specified”*.

- 4.24 The PPG also states that to be effective, Local Plans should be kept up-to-date and reviewed regularly, which it suggests is likely to be at least every five years.

Northumberland Local Plan (adopted March 2022)

- 4.25 The Northumberland Local Plan consists of the Development Plan, replacing all those that were set out in the previous District, Borough, and County Council plans. It is the first Local Plan adopted since the formation of Northumberland as a unitary authority in 2009.
- 4.26 A number of communities across the County have prepared or are in the process of preparing neighbourhood plans, the site is located in the Ord parish, which will be part of the Norham & Islandshire neighbourhood plan once adopted.
- 4.27 **Policy STP 1 - Spatial strategy** outlines the Council's ambitions to deliver sustainable development which enhances the vitality of communities across Northumberland, supports economic growth, and which conserves and enhances the County's unique environmental assets. The Local Plan defines the proposed site within the area of Berwick-upon-Tweed, thus a Main Town and a focus for employment, housing, retail and services.
- 4.28 **Policy STP 2 - Presumption in favour of sustainable development** defines when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). It will always work proactively with applicants to seek to find solutions that mean proposals that improve the economic, social and environmental conditions in the area can be approved wherever possible. Furthermore, planning applications that accord with the policies with the Northumberland Local Plan, and policies in 'made' Neighbourhood Plans, and those which have passed referendum, will be approved without delay, unless material considerations indicate otherwise.
- 4.29 **Policy STP 3 Principles of sustainable development** In applying the presumption in favour of sustainable development in Northumberland, and to deliver against economic, social and environmental objectives.
- 4.30 **Policy STP 4 Climate change mitigation and adaptation** Development proposals should mitigate climate change and contribute to meeting nationally binding targets to reduce greenhouse gas emissions.
- 4.31 **Policy STP 5 Health and wellbeing** Development which promotes, supports and enhances the health and wellbeing of communities, residents, workers and visitors will be supported. demonstrate where relevant, and in a proportionate way, that they:

- are safe, comfortable, inclusive and attractive and prioritise pedestrian and cycle movement;
- have a strong sense of place which encourages community cohesion and social interaction;
- provide access to a range of facilities including public transport, health, education, social care, green spaces, sport, play and leisure facilities;
- include appropriate green and blue infrastructure wherever possible, responding to opportunities to contribute positively towards urban greening;
- are designed to promote and facilitate physical activity, and healthy lifestyles;
- prevent negative impacts on amenity;
- protect, and alleviate risk to people and the environment, support wider public safety, and do not have a negative impact upon ground instability, ground and water contamination, vibration, air and noise pollution.

4.32 **Policy STP 6 Green infrastructure** In assessing development proposals, the contribution of strategic and local green infrastructure to the health and well-being of Northumberland's communities and visitors, as well as its economy, will be recognised, promoted and enhanced. Development proposals should where relevant, and in a proportionate way, seek to protect, improve, and extend Northumberland's green infrastructure, and integrate with the network.

4.33 **Policy ECN 10 Loss or depletion of employment land** development for non-employment generating uses, such as housing, will be supported where robust evidence can demonstrate that:

- a. There is no reasonable prospect of an application coming forward for an employment use; and/or
- b. There would not be an unacceptable loss of active businesses and jobs; and/or
- c. There would not be an unacceptable adverse impact on the continuing function of nearby existing businesses and/or the development of available employment land.

4.34 **Policy HOU 1 Making the best use of existing buildings - Sustainable, high quality and attractive residential communities will be created and promoted by:**

- Supporting and enabling interventions to improve and renovate the County's existing housing stock, while enhancing the surrounding residential environment;
- Encouraging and facilitating appropriate renovations to bring long-term empty homes back into use, particularly in the private-rented housing sector within Blyth and Ashington;
- Supporting the conversion and change of use to residential use of other suitable redundant premises, including the renovation of under-used space above shops and the provision of live/work units for rural and agricultural workers' housing. Proposals for change of use to

residential use should take account of any impacts on the continued operation of surrounding businesses and any need to retain sufficient premises for business and commercial uses; and

- Considering options, in consultation with local communities, for demolition and redevelopment schemes in areas of low demand or where the existing housing stock does not meet, and is not capable of meeting local housing needs.

4.35 **Policy HOU 2 Provision of new residential development** - 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;
- Meeting the objectively assessed housing needs and housing priorities as identified through an up-to-date assessment; and
- Making the best and most efficient use of land and buildings, encouraging higher densities in the most accessible locations and the redevelopment of suitable previously-developed 'brownfield' sites wherever possible and viable to do so.

4.36 **Policy HOU 3 Housing requirements for neighbourhood areas** - Designated neighbourhood areas should provide for the following minimum housing requirements to help meet Northumberland's overall housing requirements set out in Policy HOU 2: Berwick-upon-Tweed 680

4.37 **Policy HOU 5 Housing types and mix** A range of good quality, energy-efficient homes, including affordable homes, will be provided to deliver a more balanced mix of tenures and housing types and sizes, alongside supported specialist housing for older and vulnerable people.

4.38 **Policy HOU 6 Affordable housing provision** To deliver affordable homes for sale or rent to meet the identified needs of those not otherwise met by the market, 'major' development proposals of 10 or more units or 0.5 hectares or more (or proposals for five units or more in the Northumberland Coast Area of Outstanding Natural Beauty), will be expected to provide on-site affordable housing.

4.39 **Policy HOU 9 Residential development management** Residential developments will be supported where they:

- Contribute to a sense of place, which supports community identity and pride;
- Provide, where appropriate, multi-functional spaces that support different recreational and social activities, and consider opportunities for community management and stewardship to support long term management of neighbourhoods and community facilities;

- Provide functional space and facilities for refuse and recycling storage which is appropriate for the development. The location and design of facilities should provide opportunities to screen or reduce their visual prominence, not impact upon amenity, health or security;
- Are constructed to a high quality of design and have regard to design guidance for new housing and extensions set out within the Northumberland Design Guide; and
- Perform positively against 'Building for a Healthy Life' principles, or its successor.

4.40 Policy QOP 1 Design principles Development proposals should:

- Make a positive contribution to local character and distinctiveness and contribute to a positive relationship between built and natural features, including landform and topography;
- Create or contribute to a strong sense of place and integrate the built form of the development with the site overall, and the wider local area, having particular regard to:
 - i. Building heights;
 - ii. The form, scale and massing, prevailing around the site;
 - iii. The framework of routes and spaces connecting locally and more widely;
 - iv. The pattern of any neighbouring or local regular plot and building widths, and where appropriate, follow existing building lines;
 - v. the need to provide active frontages to the public realm; and
 - vi. distinctive local architectural styles, detailing and materials;
- Be visually attractive and incorporate high quality materials and detailing;
- Respect and enhance the natural, developed and historic environment, including heritage, environmental and ecological assets, and any significant views or landscape setting;
- Ensure that buildings and spaces are functional and adaptable for future uses;
- Facilitate an inclusive, comfortable, user-friendly and legible environment; g. Support health and wellbeing and enhance quality of life;
- Support positive social interaction and a safe and secure environment, including measures where relevant to reduce the risk of crime and the fear of crime;
- Not cause unacceptable harm to the amenity of existing and future occupiers of the site and its surroundings;
- Incorporate, where possible, green infrastructure and opportunities to support wildlife, while minimising impact on biodiversity and contributing to environmental net gains;
- Make provision for efficient use of resources;

- Respond to the climatic conditions of the location and avoid the creation of adverse local climatic conditions; m. Mitigate climate change, and be adaptable to a changing climate; and
- Ensure the longevity of the buildings and spaces, and secure the social, economic and environmental benefits over the lifetime of the development.

4.41 **Policy QOP 2 Good design and amenity** Development will be required to provide a high standard of amenity for existing and future users of the development itself and not cause unacceptable harm to the amenity of those living in, working in or visiting the local area.

4.42 **Policy QOP 3 Public realm design principles** where relevant, the design of the public realm will be expected to:

- Create diverse, vibrant buildings and spaces which contribute to supporting a range of public activity;
- Be physically and socially accessible and inclusive;
- Be clearly defined from private spaces;
- Have a clear hierarchy of routes and spaces, which are faced by active frontages and maximise natural surveillance;
- Prioritise pedestrian and cycle movement and facilitate access to public transport wherever possible;
- Avoid dominance of vehicles and ensure that parking, where included, is sensitively integrated;
- Maximise urban greening, including the use of street trees and other vegetation as appropriate;
- Respond to opportunities to incorporate public art where possible; and
- Incorporate appropriate street furniture, lighting and surface materials.

4.43 **Policy QOP 4 Landscaping and trees** Where relevant, new development will be expected to incorporate well-designed landscaping and respond appropriately to any existing landscape features. Existing features which contribute towards the character of the area, or amenity, are retained wherever possible and sympathetically incorporated into the overall design of the scheme.

4.44 **Policy QOP 5 Sustainable design and construction** In order to minimise resource use, mitigate climate change, and ensure development proposals are adaptable to a changing climate, proposals will be supported if they, where feasible:

- Incorporate passive design measures which respond to existing and anticipated climatic conditions and improve the efficiency of heating, cooling, ventilation and lighting;
- Prioritise the use of locally sourced, recycled and energy efficient building materials;
- Incorporate or connect to small-scale renewable and low carbon energy systems which contribute towards the supply of energy to the development, unless this would not be viable;
- Connect to an existing or approved district energy scheme where viable and in the case of major development proposals consider opportunities to incorporate a district energy network;
- Facilitate the efficient use of water; measures such as water recycling systems will be encouraged;
- Incorporate measures to reduce waste generated during construction, including the recovery of materials on-site, and ensure there is appropriate provision for recyclable and non-recyclable waste;
- Minimise vulnerability to flooding in areas at risk of flooding from all sources, or where the development may increase flood risk elsewhere, through use of materials, green and blue infrastructure and other design features as appropriate; and
- Are flexible to allow for future modification, refurbishment and retrofitting.

4.45 **Policy QOP 6 Delivering well-designed places** A robust analysis of the context and character of the site and the local area, in addition to the functional requirements of the intended use.

4.46 **Policy TRA 1 Promoting sustainable connections** The transport implications of development must be addressed as part of any planning application. Where relevant this includes the use of Transport Assessments, Transport Statements and Travel Plans. In addition, the development should aim to reduce the need to travel by car, and maximises the use of sustainable modes of transport

4.47 **Policy TRA 2 The effects of development on the transport network** Provide effective and safe access and egress to the existing transport network.

4.48 **Policy TRA 4 Parking provision in new development** An appropriate amount of off-street vehicle parking sufficient to serve new development shall be made available in safe, accessible and convenient locations prior to the development, as a whole or in part, being brought into use. Vehicle parking should normally be provided in accordance with the parking standards set out in Appendix E of the Local Plan, or other such local standards set out in made neighbourhood plans which will be given priority in determining the appropriate amount of parking required.

- 4.49 **Policy ICT 2 New developments** All new dwellings and business premises should be provided with the infrastructure necessary to allow the development to be served by high quality communications infrastructure, this should include full fibre broadband connections.
- 4.50 **Policy ENV 1 Approaches to assessing the impact of development on the natural, historic and built environment** The character and/or significance of Northumberland's distinctive and valued natural, historic and built environments, will be conserved, protected and enhanced.
- 4.51 **Policy ENV 3 Landscape** Proposals affecting the character of the landscape will be expected to conserve and enhance important elements of that character; in such cases, design and access statements should refer, as appropriate, to Northumberland Landscape Character Assessment and other relevant studies, guidance or management plans. The impact on the setting and surroundings of the County's historic towns and villages will be assessed, ensuring that new development on the edge of settlements does not harm the landscape character of the settlement edge and, where possible that it has a net positive impact.
- 4.52 **Policy INF 1 Delivering development related infrastructure** proposals must demonstrate that there is sufficient appropriate physical, community, social and green infrastructure capacity, both on and off-site, to support the needs arising from the development.
- 4.53 **Policy INF 2 Community services and facilities** The loss of community services and facilities, that provide for the health and wellbeing, social, educational, spiritual, recreational, leisure or cultural needs of the community will not be supported unless:
- appropriate alternative provision is made; or
 - suitable and sufficient evidence can be provided to demonstrate that there is no longer a need for the facility to serve the community in its existing use or as an alternative community use; and
 - suitable and sufficient evidence can be provided to demonstrate that its continued current use is no longer economically viable.
 - Improvement in the quantity, quality, accessibility and range of community services and facilities, and the provision of new services and facilities where these will meet an identified need will be supported, subject to conformity with policies elsewhere in the Local Plan, and any made neighbourhood plans, which seek to ensure any significant adverse effects on the environment, habitats, heritage assets and local amenity can be avoided through good design and siting of development or that those effects can be suitably compensated for or mitigated.

- Where opportunities arise through new built development and changes of use, the shared use of facilities, including community use of educational facilities where appropriate, will be supported and secured through planning conditions or planning obligations as appropriate.

4.54 **Policy INF 3 Local village convenience shops and public houses** Proposals that result in the loss through demolition, redevelopment or change of use of local convenience shops and public houses in villages will not be supported unless it can be demonstrated that:

- equivalent accessible provision is available locally; or
- the continued use of the shop or public house for its current use is no longer needed to meet community needs; or
- the continued use of the shop or public house for its current use is no longer economically viable.
- In applying the tests established in this policy regarding the need for, or viability of the continued use of the building for its community use it will be necessary to demonstrate, with sufficient documentary evidence, to the satisfaction of the Local Planning Authority that the building has been marketed at a price reflecting its current or last use for a period of not less than six months prior to the date of submission of any planning application for its demolition, redevelopment or change of use, and that no reasonable offers have been received to continue the current use of the building.

4.55 **Policy INF 4 Assets of Community Value** requires that Proposals that involve the loss, redevelopment or change of use of any registered Assets of Community Value, or any part of that asset, will not be supported unless:

- alternative equivalent provision of the services and facilities provided by the asset is secured to meet community needs; or
- it can be demonstrated that the continued use of the asset for its current use is no longer needed to meet community needs; or
- it can be demonstrated that the continued use of the asset for its current use is no longer viable.

In applying parts 1(b) and 1(c) of this policy it will be necessary to demonstrate, with sufficient documentary evidence, that the asset has been marketed at a price reflecting its current or last use as a registered Asset of Community Value for a period of not less than six months prior to the date of submission of any planning application for its demolition, redevelopment or change of use, and that no reasonable offers have been received to continue the current or last use of the asset.

4.56 **Policy ENV 2 Biodiversity and Geodiversity** states that development proposals should minimise their impact on biodiversity and geodiversity and secure net gains.

Northumberland Design Guidance

4.57 The Council proposes to supplement the Northumberland Local Plan with a range of additional advice and guidance, this is likely to include Supplementary Planning Documents, identifying a range of issues as benefitting from additional guidance, including; design, affordable housing, renewable energy, open space and play.

4.58 Under the Northumberland Supplementary Planning Guidance (SPDs) the Northumberland County Council's Design Guidance and principles are established on its website. At the time of this application, the Northumberland Design Guide is not yet adopted, or publicly accessible therefore the application has considered the design guidance and principles outlined on the website and outlines below.

4.59 **Design** – Consider the visual impact that a proposal would have on a property and the wider streetscene. When assessing applications, the council will ensure that development does not have an adverse visual impact on the built and natural environment, including;

- The design should not cause imbalance when viewed against neighbouring properties.
- Should respect attached neighbours to minimise loss of light and overlooking.
- Consider the existing street scene, including past extensions;
- Avoid an overbearing visual impact with regard to bulk and proximity to boundaries, both from inside; adjacent properties and from neighbouring gardens;
- Prevent excessive daylight loss or overshadowing to habitable rooms of neighbouring properties;
- Ensure that the proposal does not conflict with the form of boundary treatment within the surrounding area (scale and materials);
- Consider breaking long runs of boundary treatments that are adjacent to the public realm by inserting brick or stone piers at an appropriate height, especially those that are adjacent to a public footpath;
- Consider highway safety where on corner sites so as to ensure that they do not detract from the character of the area or are prejudicial to highway safety;

- Make sure that the proposals for high boundary walls are not detrimental to visual amenity, and the need for natural surveillance of the public realm to help prevent anti-social behaviour.
- New openings should follow the fenestration pattern of existing where possible and be materially in keeping.
- Upper floor side windows must respect the amenity of neighbouring properties and be reduced in size/obscure glazed where necessary.
- Materials and subsequent appearance matching that on existing house and reflect the local architectural style and character.

4.60 **Parking / Access** - To ensure that highway safety is not compromised by securing in-curtilage parking where possible, relative to the size of dwelling, the council must ensure that suitable safe access points are available and that sufficient parking is provided to meet the demands of a property.

4.61 **Amenity** - The resulting impact of the proposal on nearby neighbours/occupants the council must ensure that the amenity of neighbouring residents and the public is not significantly affected by new development.

Community Infrastructure Levy

4.62 Northumberland County Council has not adopted a Community Infrastructure Levy ("CIL") Charging Schedule.

5.0 Key Development Considerations

- 5.1 This section underlines why the proposed development is both acceptable and desirable regarding the planning policy context as discussed in Section 4. This section will similarly address the technical considerations that are relevant to the proposals.

Principle of Development

- 5.2 The Property, whilst part of East Ord, lies within the defined settlement boundary of Berwick-upon-Tweed and as such the proposed residential dwellings are acceptable in principle in line with Policy STP 1 and Policy STP 2 of the Northumberland Local Plan (“NLP”).
- 5.3 Northumberland’s provision of new residential development is set out in Policy HOU 2, the delivery of new open market will be supported to meet the requirements for at least 17,700 net additional dwellings between 2016-2036, equating to an annual average of 885 dwellings per annum. The proposed dwellings will make a modest but measurable contribution to this strategic target.
- 5.4 In line with Policy HOU 3 the NLP defined Berwick-upon-Tweed as a designated Neighbourhood Area within the North Delivery Area, to provide 680 dwellings as a minimum housing requirement to aid Policy HOU 2. The proposed housing development will help to deliver the Council’s expectations by providing a range of housing types and sizes of dwellings.
- 5.5 The proposed development will support Policies HOU 1, HOU 2, HOU 3, HOU 5, HOU 9, ECN 10, QOP 5, INF 1, INF 2, INF 3 and INF 4 resulting in a positive outlet and suitable sustainable alternative use of housing to aid Northumberland’s and Berwick-upon-Tweeds housing targets for the previous public house.
- 5.6 The Application contributes to the realisation of sustainable development, as defined, and emphasised in the NPPF, in the following ways:

Economic

- 5.7 The proposed development reuses an economically inactive property, repurposing the site for residential purposes.
- 5.8 The proposal for the new dwellings will benefit the local economy, providing new households of consumers and an increase in local authority revenue.
- 5.9 The construction works will provide a much-needed medium-term workflow to small and medium local contractors and associated professions such as sales agents.

Social

- 5.10 The proposal is of a high-quality design, with both soft and hard landscaping, benefiting future residents as they will have access to their own private space and car parking on site, not adversely impacting off-street parking of East Ord and parking associated with the adjacent Village Hall.
- 5.11 The proposed development is within 160 yards walk of the East Ord Village Hall and open green space with an associated Children’s Play Area serving as a prominent community facility for East Ord.
- 5.12 The Ord House Lounge Bar and Grill is 400 yards from the proposed development, serving the local community and tourist trade from the caravan site, ensuring there is no shortfall in residents’ ability to meet their day to day needs in terms of informal meeting places.
- 5.13 The proposed development site for the four three-bedroom dwellings is an area of brownfield land currently serving as a car park to the rear of the pub, in addition, the development will provide the conversion of the currently closed public house to residential providing two two-bedroom apartments and one one-bedroom apartment aiding the Council’s housing targets outlined in the NLP.
- 5.14 The proposed development will make a measurable contribution towards Berwick-upon-Tweed’s housing stock, providing much-needed family housing and smaller-scale development for residents.

Environmental

- 5.15 The development will be designed sympathetically to be in line with local character and local design guidance to conform to the local vernacular and character of East Ord’s surroundings.
- 5.16 The proposed dwellings will have provisions to store bicycles, encouraging sustainable travel.
- 5.17 The proposed dwellings will also provide an EV charging point infrastructure to support the use of electric vehicles.
- 5.18 The relationship between the proposed dwelling, the public house and neighbouring houses provides a sustainable approach, maximising the potential of the site and providing a positive and sustainable use to the public house building, maintaining the permeable street scene and sympathetic materiality of the local vernacular, in turn promoting a sustainable community.
- 5.19 In line with Policy HOU 1 - Making the best use of existing buildings, the proposal sets out to retain the public house building regenerating the currently vacant property into three apartments, reducing the need for new materials, and building production and in turn reducing the embodied carbon associated with this proposal, supporting Policy QOP 5 - minimise resource use.
- 5.20 The proposed site will benefit in the increased green landscaping area, including private and shared outdoor amenity space, increasing tree planting and hedging to promote biodiversity and respect the local setting.

5.21 Moreover, this Statement is accompanied by technical documents that confirm there will be no adverse impacts on the surrounding environment from the proposed development.

Loss of Community Facility

5.22 Policy INF 2 of the Local Plan seeks to protect essential community facilities or services unless evidence can be provided to demonstrate that the commercial facility is not economically viable, and an appropriate alternative provision has been made. The policy requires appropriate, detailed, and robust evidence to be submitted. As set out below, detailed evidence has been provided that demonstrates that the facility is no longer viable.

5.23 Additionally, Policy INF 3 of the Local Plan seeks when proposals result in the loss of local village public houses through the change of use and redevelopment to demonstrate;

- equivalent accessible provision is available locally; or
- the continued use of the shop or public house for its current use is no longer needed to meet community needs; or
- the continued use of the shop or public house for its current use is no longer economically viable.

5.24 Furthermore, Policy INF 4 of the Local Plan seeks when proposals involve the loss, redevelopment or change of use of an Asset of Community Value to demonstrate;

- alternative equivalent provision of the services and facilities provided by the asset is secured to meet community needs; or
- it can be demonstrated that the continued use of the asset for its current use is no longer needed to meet community needs; or
- it can be demonstrated that the continued use of the asset for its current use is no longer viable.

5.25 The table below displays public houses within a 3 km catchment of The Salmon Inn providing suitable alternatives to the services provided by the pub. There are 17 suitable facilities.

Premises	Distance (km)	Facilities
Ord House Lounge Bar & Grill, East Ord, Berwick-upon-Tweed TD15 2NS	0.5	Recently redeveloped and refurbished, with; <ul style="list-style-type: none"> - Adult only areas, - Children’s areas including soft play, - Serving pub food, - Beers and wine,

		<ul style="list-style-type: none"> - Entertainment all week - Sky sports.
The Black and Gold Shielfield Park, Tweedmouth, Berwick-upon-Tweed TD15 2EF	1.77	Performance and Event Venue with a Function Room for hire.
The Angel Inn, 11 Brewery Bank, Tweedmouth, Berwick-upon-Tweed TD15 2AQ	2.3	<p>A local pub</p> <ul style="list-style-type: none"> - Serving food, - Surrounded by residential housing, - Strong Village support, - Home to local football and rugby teams.
Leaping Salmon, Golden Square, Berwick-upon-Tweed TD15 1BG	2.5	<p>Pub and Restaurant</p> <ul style="list-style-type: none"> - Serving lunch and dinner, - Sky Sports, - Real Ale, - Cask Marque Approved, - Family Friendly, - dog friendly, - beer garden, - outside seating, - BT Sport, - Pool table, - Wi-Fi.
Brewers Arms, 115 Marygate, Berwick-upon-Tweed TD15 1BH	2.6	<p>Local Pub</p> <ul style="list-style-type: none"> - food served lunch and dinner, - Garden Patio, - Dog Friendly, - Family Friendly, - Sports TV, - Wifi, - traditional pub games.

Repas7, 7 West St, Berwick-upon-Tweed TD15 1AS	2.7	Continental style bistro/bar <ul style="list-style-type: none"> - and beer garden outback, - Dog Friendly, - Serving lunch and dinner.
The Red Lion, 19 Castlegate, Berwick-upon-Tweed TD15 1JS	2.8	Local Pub <ul style="list-style-type: none"> - Sports Tv, - Traditional Pub Games, - Dog Friendly, - Pool table, - Regular music venue.
The Maltings Cafe Bar, Eastern Ln, Berwick-upon-Tweed TD15 1AJ	2.8	A theatre venue <ul style="list-style-type: none"> - with multiple function rooms to hire, - including two bars; stage door bar and cafe bar. - Coffee, tea, and food can be arranged when booking a function room.
Pier Red, 27 Castlegate, Berwick-upon-Tweed TD15 1LF	2.8	A bar and restaurant <ul style="list-style-type: none"> - hosting live music, - events and dining. - Also available for private hire.
The Brown Bear, 27 Hide Hill, Berwick-upon-Tweed TD15 1EQ	2.8	Pub / bar <ul style="list-style-type: none"> - with outside seating, - events and - live music.
As Good As It Gets, Berwick-upon-Tweed TD15 1EQ	2.8	Cocktail bar <ul style="list-style-type: none"> - live music and - events.
The Free Trade, 75 Castlegate, Berwick-upon-Tweed TD15 1LF	2.9	Local Pub <ul style="list-style-type: none"> - bar games, - dog friendly, - real fire,

		<ul style="list-style-type: none"> - separate bar, - sports tv, - parking, - real ale available, - quite pub.
Queens Head, 6 Sandgate, Berwick-upon-Tweed TD15 1EP	2.9	Bar and restaurant <ul style="list-style-type: none"> - breakfast, brunch, lunch and A La Carte, - Tv facilities, - wifi, - Hotel bedrooms and bathrooms.
Foxtons Winebar & Restaurant, 26 Hide Hill, Berwick-upon-Tweed TD15 1AB	2.9	Restaurant and bar <ul style="list-style-type: none"> - lunch, and dinner.
The Kings Head Bed & Breakfast, 56 Church St, Berwick-upon-Tweed TD15 1DX	2.9	Pub, bed and breakfast <ul style="list-style-type: none"> - lunch, and dinner, - outside seating, - function room, - patio undercover, - pool table, darts, traditional pub games.
Kings Arms Hotel, Cocktail Bar, 43 Hide Hill, Berwick- upon-Tweed TD15 1EJ	2.9	Cocktail bar within the hotel, with lively music.
Kings Arms Hotel – The Vine and Olive, 43 Hide Hill, Berwick-upon-Tweed TD15 1EJ	2.9	Al Fresco lunch and dinner sittings dining on the sun terrace in the walled garden along with limited tables inside.

5.26 The table below displays community facilities within a 3 km catchment of The Salmon Inn providing suitable alternatives to the services provided by the pub. There are 5 suitable facilities.

Premises	Distance (km)	Facilities
East Ord Village Hall, Berwick-upon-Tweed TD15 2NS	0.15	Caters for Private Functions & Parties and other community activities.
Berwick Baptist Church, 8 Golden Square, Berwick-upon-Tweed TD15 1BG	2.5	Christian community, Wellbeing Arts Group, Men’s Group, Food bank.
Tweedmouth Parish Church, Church Rd, Tweedmouth, Berwick-upon-Tweed TD15 2AJ	2.7	Church of England community, hall for hire function room,
Berwick Methodist Church, 56-58, Castlegate, Berwick-upon-Tweed TD15 1JT	2.9	Berwick Visitors Centre formerly a Methodist Church. - Hosts Berwick Heritage Open Days Steering Group The Team.
Berwick Parish Church, Parade, Berwick-upon-Tweed TD15 1DF	2.9	Church of Holy Trinity and St Mary, hall hire, community functions such as book sales and Literary Festival.

5.27 The above public houses and community facilities are within a 3km-radius of The Salmon, all with a mix of facilities to serve the local community and fluctuating tourist trade of Berwick-upon-Tweed and the surrounding areas, demonstrating equivalent accessible provision is available locally. In particular, the Ord House Lounge Bar & Grill has recently been redeveloped and refurbished with both an adult only area and a children's soft play area, capturing the majority of the trade for drinking and affordable restaurant food, with, Sky Sports and entertainment offered all week has ultimately contributed to the decreased viability of The Salmon Inn.

Viability and Marketing

5.28 A Viability Report, prepared by Everard Cole, provides a review of the viability of the Salmon Inn as a licensed premises, informed by an objective evaluation of the business’ viability, and provides an independent expert opinion on this subject, examining the demand for the facility and the continued viability of the business.

- 5.29 The locational characteristics of the Salmon are such that it would not be able to rely solely on the local resident custom and by necessity will therefore need to attract and appeal to a targeted destination type of custom, the majority of whom will be reliant upon car journeys in order to access the property.
- 5.30 There are a number of public houses and restaurants located in the area surrounding the Salmon Inn. These alternative venues not only offer alternative facilities to the local community but would also be direct competition to any party seeking to continue trading the Salmon.
- 5.31 Everard Cole has been openly marketing the Salmon Inn since 23rd May 2022 and have sent 412 sets of sales particulars resulting in four viewings which no offers have been made, all interest was for alternative use. None of the viewings were for existing pub use.
- 5.32 Everard Cole initially targeted all pub companies and regional brewers in the area who are acquiring at present but unfortunately there was no interest due to the lack of trade and the Village location. Once openly marketed a number of interested parties came via the launch on Rightmove but were all for alternative use, mainly conversion of the current building with additional new build residential properties on the land to the rear currently operating as a car park.
- 5.33 The consequences of the above-described economic and social trends are seen to adversely impact on public house trading, reducing alcoholic drink consumption, putting pressure on retail pricing and leading to an increasingly challenging market in which to operate. Such impacts are understood to be central to the declining numbers of smaller community public houses both in rural and urban areas.
- 5.34 The background of these economic and social trends increases the risks faced by those making investments in the sector, particularly where there is a history of business failure and subsequent physical decline of premises. A high percentage of prospective purchasers rely on finance to fund a purchase. Given the current trading environment the licensed trade is still considered to be high risk. This has resulted in fewer lenders at higher rates of interest, therefore impacting greatly on supply and demand and therefore affecting the overall value of a licensed property sector. Such circumstances apply to the subject property.
- 5.35 The property operated as a community local with a good mix of wet and food trade, previously the demand for food was strong from the caravan and holiday home site however, since the creation and launch of the Ord Lounge Bar and Grill in May 2021 the demand fell significantly and trade reduced dramatically, and food was stopped and became a wet only site catering for the locals.

- 5.36 Since the commencement of open marketing on 23rd May 2022 the property has failed to attract even one offer. The interest shown to date has all been for alternative use to convert the existing building to residential and new build residential dwellings on the land/car park to the rear. We have extensively marketed the property to all known pub operators, local and national pub companies, and local investors with no interest as the pub is seen to have very limited life as a public house.
- 5.37 The Applicant has therefore demonstrated compliance with Policy INF 2, Policy INF 3 and Policy INF 4, establishing that the public house is not to be economically viable, in addition, the Marketing Viability report commissioned with this proposal finds residents will not suffer a shortfall in their ability to meet their day-to-day leisure needs, by virtue of the abundance of public houses and other premises in nearby Villages.
- 5.38 We, therefore, conclude that the proposed development will support Policies INF 2, INF 3 and INF 4 resulting in a positive outlet and suitable sustainable alternative use of housing to aid Northumberland's housing targets.

Residential Amenity

- 5.39 The proposed four three-bedroom dwellings and proposed one-bedroom and two two-bedroom apartments have been designed to a high quality, with access to public transport and private outdoor amenity space, including between 65 - 171 sqm of rear garden space per dwelling, and 88 sqm of common amenity space.
- 5.40 The proposed development plan exceeds the minimum gross internal floor space stated in the Nationally Described Space Standards. The GIA for the proposed dwellings are between 85 sqm – 99 sqm and the GIA for the proposed apartments is between 55 sqm – 95 sqm, therefore, as evidenced in the schedule of accommodation for four proposed three-bedroom dwellings, and three apartments; two two-bedroom apartments and one one-bedroom apartment.
- 5.41 To enhance the currently low ecological potential of the site, an increase in soft landscaping is proposed, in line with Policy QOP 4, ENV 3, QOP 2, STP 6. Both increases in private and common amenity space are a key design consideration, the addition of public realm soft landscaping will increase the sites existing biodiversity, enhancing the green and permeable local character of the Village.
- 5.42 The proposed dwellings and proposed apartments will benefit from both soft landscaped front realms and exterior gardens at a generous depth ensuring maximum privacy and be in keeping with surrounding residential plot sizes. In addition, the rear garden of the proposed dwellings will be

bordered by timber fencing and are a sufficient separation distance, again ensuring maximum privacy whilst maintaining active street frontages to the public realm.

- 5.43 The shared urban realm of the development consists of hard landscaping constituting a car park providing two car parking spaces for every proposed dwelling, two car parking spaces for every two-bedroom apartment, one car parking space per one-bedroom apartment and one visitor's car parking space creating 14 car parking spaces in total in line with Policy TRA 4. Furthermore, the spaces are located in close proximity to the associated dwelling entrance with soft landscaping boundary treatments employed aiding accessibility and increasing passive surveillance and privacy onto the shared public realm in line with Policy QOP 3. The position of the car parking has been a key design consideration, reducing the frontage to the urban realm, and helping to mitigate any adverse impacts from the existing street scene on E Ord Road, as shown on the proposed street scene 23.3405.111.
- 5.44 In line with Policy HOU 9, the development contributes to a sense of place, which supports community identity and pride, through providing multi-functional spaces that support different recreational and social activities. Providing functional space and facilities for refuse and recycling storage, which is appropriate for the development, as highlighted in the proposed site plan 23.3405.100. In addition, designing the hard and soft landscaping as an opportunity to screen and reduce the proposals visual prominence, not impact upon amenity, health or security and constructing to a high quality of design has been a key design consideration in the massing, scale and orientation of development proposed.
- 5.45 It is important to consider the relationship of new development to existing dwellings adjacent to the site, in response to Policy HOU 9, QOP 1 and QOP 6.
- 5.46 The proposed dwellings are sited with active frontage in mind, assessing the established trees and hedging to the North of the Site fronting E Ord Road, the sitting of the development respects this whilst maintaining passive surveillance techniques onto the shared public realm and open green space to the east of the proposed developments.
- 5.47 The proposed dwellings are sited in a permeable form, in respect of the adjacent dwellings and local characteristics of the urban grain of East Ord. Plots 1 and 2 are orientated southeast to northwest following the adjacent dwellings of Glenside Park number 7, number 9 and the existing Salmon Inn's established building line/pattern of development. Plots and 4 are orientated to situate an active frontage to the open green space to the west of the development, orientated on an east-west axis, maximising positive solar gain, again following the established building line of the adjacent residential dwellings of St Katherine's PI and the Salmon Inn.

- 5.48 A key design consideration has been to mitigate and potential adverse overlooking impacts from the proposed dwellings. To the south and west of the proposed development, the dwellings have been positioned further away from the boundary line, increasing the separation distances. Furthermore, the dwellings have been designed as dual aspect to negate overlooking onto the west boundary line and so is not considered to lead to an unacceptable loss of privacy for existing or proposed properties.
- 5.49 North to the site is East Ord Road and on the other side is Lowther Cottage, a bungalow. The relationship to the Salmon Inn is existing and separated by a highway, therefore, accepted that the proposed conversion of the public house will not result in any additional or negative overlooking impacts.
- 5.50 East to the site is an existing open green space with the Village Hall located more than circa 20 metres away and therefore will not be negatively impacted by the proposed development.
- 5.51 South of the site is a row of three terraces, the proposed Units 3 and 4 have been designed to present a flank elevation towards St Katherine's Place to mitigate any potential loss of privacy and overlooking.
- 5.52 West of the proposed site is detached bungalows on Glenside Park numbers 7, 9 and 10. Plots 1 and 2 have been designed to mitigate any loss of privacy and impact of potential overlooking, Plot 1's kitchen's window has been designed to an oblique angle; therefore, no direct overlooking will be caused towards 9 Glenside Park. Furthermore, Plot 1 retains the existing landscaping buffer to reduce any potential loss of privacy.
- 5.53 The proposal has been considered to mitigate any harmful impacts of overlooking and loss of privacy from the proposed dwellings.
- 5.54 The proposed dwellings benefit from both soft landscaped front realms and exterior gardens at a generous depth to mitigate overlooking. In addition, the rear garden of the proposed dwelling will be bordered by timber fencing and are a sufficient separation distance to avoid intervisibility and overlooking issues. Therefore, enhancing a diverse network of accessible multi-function green infrastructure, with amenity greenspace.
- 5.55 Consequently, we consider the proposed development preserves and where possible enhances the amenity of existing neighbours and the occupiers of the proposed dwellings.

Affordable Housing Provision

- 5.56 The NLP Policy HOU 6 sets the affordable housing provision threshold for proposals of 10 dwellings or more or sites over 0.5 hectares. The proposal aims to deliver 7 units on a site below 0.5 hectares,

therefore, below the affordable housing requirement for the Local Council, and in line with this policy.

Biodiversity

- 5.57 In line with Policy STP 6 Green infrastructure, Policy ENV 3 – Landscape and Policy QOP 4 - Landscaping and trees, the proposed development aims to increase the green infrastructure of the site, providing private residential gardens and green thresholds, and providing an overall net benefit to local biodiversity.
- 5.58 The site is brownfield in nature and is considered unlikely to house any protected species or habitats.
- 5.59 The site is neither designated nor immediately adjacent to any designated areas of nature conservation. There are designated sites nearby, but they will not be directly affected by the proposed development.
- 5.60 A biodiversity net-gain strategy can be secured by a planning condition.
- 5.61 An Ecology Checklist has been completed and attached to this application, confirming that no further ecology surveys are required.

Arboriculture

- 5.62 The proposed development has been informed by an external Arboricultural Impact Assessment, informing potential trees which could be impacted by the development.
- 5.63 The site consists of a grassed public house garden to the northwest of the site and car parking to the southeast, with established trees and hedging surrounding the boundary.
- 5.64 The habitats and plant species observed on site are widespread and common, therefore they have no significant importance from a botanical point of view, however the retained trees and hedging indicated on drawing 23.3405.100 should be protected during construction.
- 5.65 The residential boundary will be distinguished from the public house's car park through a soft landscaping boundary and change in surface materials, as shown on plan 23.3405.100. This will help to mitigate any potential overlooking from the public house car park and enhance privacy.
- 5.66 The Topographical survey, 23.3405.001, highlights the sites existing green infrastructure including established vegetation and trees, all trees will be retained, and no trees are indicated for removal to facilitate this development proposal. The existing vegetation removed to facilitate the development will be replanted, including additional further planting in line with the local character of the development. The tree protection measures set out in the arboricultural report are to be implemented and care will be taken during the sensitive works within tree RPAs.

- 5.67 Of the total of five groups/trees surveyed, only one group is scheduled to be removed to directly facilitate this development proposal. However, one tree is indicated for removal for management reasons connected with its poor condition. The low quality trees to be removed to directly facilitate the development proposal are not particularly large in size and their loss is unlikely to have any significant implications in the locality. Provided the tree protection measures set out in this report are realised, then the proposal is acceptable from an arboricultural perspective and the risk of implications for retained trees is likely to be low.
- 5.68 The arboricultural report determines that the proposal is acceptable from an arboricultural perspective and the risk of implications for retained trees is likely to be low.

Flood Risk

- 5.69 In line with Policy STP 4 - Climate change mitigation and adaptation, Policy STP 6 Green infrastructure and Policy QOP 5 Sustainable design and construction the proposed development has been designed to contribute towards reducing the risk of flooding where appropriate.
- 5.70 Policy NEH1 Local Flood Risk Management the proposed development has been designed to contribute towards reducing the risk of flooding where appropriate. Including a variety of soft and hard landscaping to minimise surface water accumulation. In addition, the site is located in Flood Zone 1, which means there is a low probability of flooding from rivers and the sea. Furthermore, there is a very low probability of flooding from surface water on the site.

6.0 Design

- 6.1 The application is located in Berwick-upon-Tweed, East Ord the area is characterised by main towns, attractive villages and countryside.
- 6.2 The design has been considered in line with policy guidance, and in particular;
- Northumberland Local Plan (adopted March 2022)
 - Northumberland County Council SPD Design Guidance
- 6.3 The site currently comprises a two-storey detached Public House, with exterior seating, a substantial rear garden, and a large car park. To the south, west and northeast of the site, there is dispersed residential development with a local Village Hall to the southeast of the proposed site situated within a large public open green space with children's play equipment.
- 6.4 The residential development surrounding the proposed site is a predominantly residential development with a dispersed and permeable urban grain, detached bungalows with garages and off-street parking and detached 2-storey housing with setback frontages to the road, with the occasional row of 2-storey terraces.
- 6.5 The immediate site surrounding has informed and presented considerations for the proposed scheme, including the Village green, promoting stone boundary walls to both the surrounding and entrance to the site, with mature tree sounding East Ord Road. In addition, modern bungalows are prominent to the rear of the site, therefore massing and placement of the proposed dwellings was a key consideration to sit within the idyllic and quaint vernacular of the Village, considering materiality and in particular consideration and prevalence of the historic public house building.
- 6.6 The materiality palette consists of traditional Northumberland sandstone with quoin detailing around the openings, typically with white sash windows and stone lintels in a symmetrical Georgian elevation treatment and slate roof tiling with chimney stacks. Alternatively, residential developments employ a white or brown render/stucco with a reconstituted stone detailing, and some quoin elements, red clay tiled roofing with chimney stacks. The materials proposed in this scheme are to place within the existing context of the site, respecting the local character of East Ord.
- 6.7 Local Character Appraisal
- A desktop local materiality appraisal highlights the eclectic vernacular of the surrounding architectural styles and materiality treatments.

- Traditional sandstone and white render are a predominant connective theme throughout the street frontage character. The facades are treated symmetrically with the roofscapes mainly treated as pitched with chimney stacks.
- This study has highlighted the residential buildings are largely 2 storeys and bungalows, with chimneys utilised to break up the symmetry of the elevations.
- Furthermore, soft landscaping is principally utilised to set the building form back from the street frontage, softening the massing and height of the proposed development within the public realm. In addition, the setback frontage of the proposed development and car park area enhances the passive surveillance, carrying through into the public realm, designing to the street scale.

Materiality Collage of Local Materials and Character



6.8 The Salmon Inn Character Appraisal

- The buildings elevation addresses the street frontage at an angle to the existing site access. Symmetrical in opening placement juxtaposing the irregularity of the stone elevation treatment and quoin detailing of the façade treatment.
- The main entrance to the building is clearly defined by a traditional stone porch and slate tiled roof, in conjunction with the overall building's materiality treatment, aiding the symmetrical approach to the overall design.
- Recessed white painted timber framed sashed windows with stone lintels and cills are placed in a symmetrical organisation to the entrance façade.
- An additional extension adjoining to the west of the building maintains the white painted framed elements to opening treatments, implementing stone cills and lintels and black guttering and down pipes. This understated extension element comprises two proportional pitched roofs on the gable ends to the public realm going East of E Ord Road, mimicking the form of the larger Salmon Inn building, one presenting a stone elevation and the other a pebble dash treatment.
- The entrance to the building is further highlighted with a traditional 4 panelled black painted door sat within a white painted frame.
- The slate roofing is reflective of the local Village character, two chimneys rise from the gable ends of the building breaking up but also subtly reinforcing the symmetrical form whilst breaking up the square massing of the architectural design. Black guttering and downpipes blend into the stone and slate materiality of the building.

6.9 The Surrounding dwellings Character Appraisal:

- The majority of new building's materiality within the East Ord Village Character comprises of reconstituted stone, with some original stone buildings converted into residential dwellings.
- A low-level stone wall with finishing top stone detailing runs alongside E Ord road adding to the character and vernacular of the Village, separating the pedestrian footpath and front gardens containing soft landscaped elements.
- Many of the buildings in the surrounding area to the site are set back from the road, establishing a soft landscaping realm, differentiating public and private spaces. Predominantly, 2 storeys, with either white sashed PVC windows or painted timber windows, with stone cills and lintels, surrounding quoin detailing and chimneys to break up the symmetrical elevation treatments.

- 6.10 On the other hand, there is a bungalow development to the rear of the site which employs a modern materiality treatment sympathetic to the local character through materiality touches, including, the elevational treatment of stone plinths with a white rendered pebble dash elevation, bay windows protrude from the elevation, breaking up the faced with dark treated PVC imitate wood windows. Furthermore, the dwellings comprise of modern architectural styles with materiality and design elements reminiscent of the traditional vernacular of the area; pitched roofs with red clay tiles, reconstituted stone chimney stacks, stone cills, white window surrounds, white porches and entrance sequences all set back to promote the subtle separation of public and private realms with soft landscaping. Sand coloured block paving acts as a driveway with stone walling separating the pedestrian footpath and soft landscaping, additional off-street parking appears common.
- 6.11 Overall, the sitting and organisation of development can be described as dispersed and permeable massing, positioned to maintain the open character of the Village.
- 6.12 Furthermore, materiality treatments of the Village include;
- Pitched dormers common from detached to terraced housing.
 - Brown and dark timber framed windows.
 - Imitation slate roof tiles and concrete interlocking brown and red clay tiles.
 - White or pebble-dashed render with some form of brick or stone detailing treatment.
- 6.13 The small-scale development seeks to utilise the land associated with the public house, erecting four dwellings of 3- bedrooms, each with 2 new car parking spaces at the front of the dwelling. In addition, converting the public house building into 1 one-bedroom and 2 two-bedroom residential apartments, with 5 new car parking space and 1 visitor’s car parking space.

	Bedroom	GIA (m ²)	Rear Garden (m ²)
Plot 1	3	99	171
Plot 2	3	99	90
Plot 3	3	85	73
Plot 4	3	85	65
Apartment 1	2	80	Shared Common Amenity Space 88m ²
Apartment 2	1	55	
Apartment 3	2	95 (additional 8 access)	

- 6.14 The design has been considered within these key principles to enhance and contribute to the local character of East Ord:
- Sensitively converting the pub to allow it to be enjoyed / used whilst maintaining the buildings character and sitting within the context of the Village.

- Designing with the public realm, integrating both public and private spaces through consideration of different landscaping treatments. In addition, promoting the pedestrian in transport hierarchy facilitated by the low density of development combined with differentiating materials to define public footpaths and soft landscaping boundaries.
- Retaining where possible the majority of trees on the site and beside E Ord Road, protecting the existing view and approach to the Village.
- The proposed car park has been screened from the street scene view, located within the development to promote the Village vernacular, decreasing the potential for off street parking and most importantly to design with safe spaces.
- The materiality and design of the new dwellings aims to enhance and reflect the local character of East Ord.

- 6.15 The proposed dwelling will be sustainably built, with sufficient space for cycle parking, bin storage and collection in accordance with the Sustainability requirements of the policy outlined in section 4.0.
- 6.16 It is proposed that the existing vehicular access to the site will be retained and serve as the main entrance leading to the public house car park and residential parking towards the rear.
- 6.17 A proposed pedestrian access footpath is defined through the different hard landscaping pavement finishes, distinguishing pedestrian routes and linking the car park to the proposed building, bike storage, bin collection points, and common areas.
- 6.18 Bin collection points are positioned respectfully adjacent to the entrance of the proposed access from E Ord Road, within 10m of the highway, these points support the bin stores for each proposed residential unit.
- 6.19 Chimneys can be seen on most properties around the site, such as on E Ord Road.
- 6.20 The building forms on the adjacent sites are set back from the pedestrian pavement and road, buffering the public realm with soft landscaping, as emulated on the proposed scheme.
- 6.21 In conjunction with the Policy QOP 1, QOP 2, QOP 3, QOP 4, QOP 5 and QOP 6 development has been located and designed in a way that is sensitive to its landscaping setting, enhancing the character of the street scene from E Ord Road and utilising key land to deliver housing targets in Berwick-upon-Tweed.
- 6.22 In concurrence with Policy STP 3 the development has aimed to meet the needs of the area and businesses without compromising the ability of future generations to enjoy the same quality of life that the present generation aspires to. This has been achieved through;

- Providing flexible designs through the amenity space and floor plans.
- Provide a type and mix of homes to meet local housing need, and increase choice in the local housing market
- Applying passive surveillance techniques to the development to design out anti-social behaviour.
- Providing a revitalised use for a currently vacant building within the local centre of East Ord.
- Designing appropriate means of access to provide parking and to promote sustainable transport options such as walking and cycling.
- Be of a high standard of design, architecture and landscaping, respect and enhance the character of its surroundings and be in accordance with the character of the area.
- Create a strong sense of place through design and landscaping.
- Designed to promote pedestrian access and be accessible.
- Massing, scale, and amount of development has been curated to avoid unacceptable impact on the amenities of neighbouring properties or the wider area, by reason of noise, vibration, smell, light or other pollution, loss of light or overlooking.

6.23 In accordance with the Northumberland Design Guidance the design has aimed to;

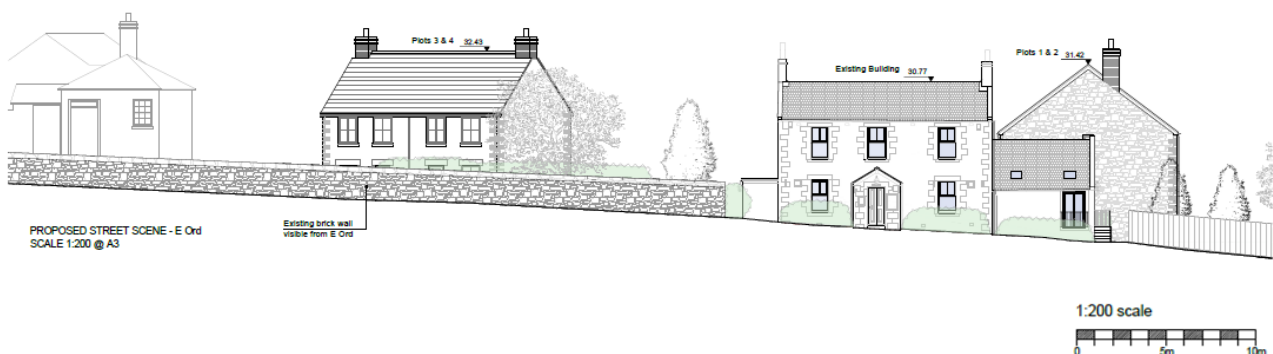
- Respond to and reinforce locally distinctive patterns of development, built heritage, culture, landscape, materiality and living sustainably.
- Clearly define public and private spaces through soft landscaping and material finishes.
- Promote the continuity of street frontages, setting the development back and in line with adjacent residential development.
- Mindful of environmental sustainability design as a key consideration of the development.

6.24 Furthermore, in consideration of the overall policy and design guidance the development has embodied these key design considerations and emulated them within this proposal, outlined below.

- The design has considered; character, roads, parking and pedestrianisation access, design and construction and environment and the community. The height of the proposed buildings is comparable to those of the neighbouring sites, proportional in width to allow for the buildings to sit within the site contextually.
- Understanding the existing area and how this can translate into the context and character of the area.

- Creating a clear distinction between front and back, allowing for gardens, parking, cycle, and bin storage facilities.
- Designed to facilitate good pedestrian access through defined paving routes through the site and to each dwelling.
- Where possible the design has aimed to maximise the solar orientation the dwellings.
- A parking area is located to the front of the dwellings, to aid natural surveillance, ownership, and security.
- There are singular access points to the rear gardens of the scheme to increase security. The change in surface treatment will aid in differentiating the private realm of this development.
- The 2-storey height and width of the street in section, creates the scale and sense of enclosure, whilst remaining permeable in elevation. The urban gain emulates that of the surrounding street frontage by proposing semi-detached development matching the mass and scale in comparison to the existing building, the Salmon Inn.
- Traditional scale rectangular forms have been emulated, with the building lines set back from the boundary of the property using soft landscaping.
- The proposed developments construction materials, colours, textures, and finishes to external walls has been considered to compliment the local character of the area.
- The pitched roof type including, gables, and windows has been emulated on the surrounding vernacular. The chimney stacks allow for diversity in the form and depth of the development, in conjunction with similar pitch angles along the road.

Proposed Street Scene - E Ord



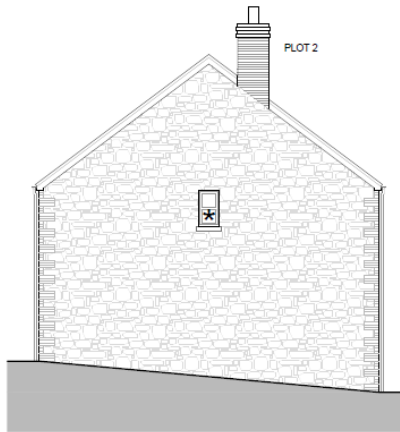
Proposed Site Plan



Proposed Elevations - Plots 1 & 2



PROPOSED SOUTH EAST ELEVATION
SCALE 1:100 @ A3



PROPOSED NORTH EAST ELEVATION
SCALE 1:100 @ A3

NOTES

GENERAL NOTES:
 1. THE DRAWING IS TO BE MADE IN CONJUNCTION WITH THE OTHER DRAWINGS OF THIS PROJECT.
 2. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.
 3. ALL WORK IS TO BE IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS.
 4. ALL WORK IS TO BE IN ACCORDANCE WITH THE CURRENT PLANNING REGULATIONS.
 5. THE DESIGNER ACCEPTS NO LIABILITY FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF THIS DRAWING.

External Materials

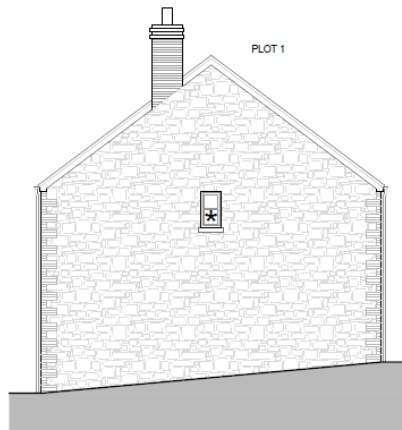
- ① Reconstituted walling stone to LA approval.
- ② Brickwork to LA approval.
- ③ Sliding sash windows.
- ④ Reconstituted stone window cill & lintels to LA approval.
- ⑤ White painted timber folding/sliding doors.
- ⑥ Four panel entrance door with glazed upper panels.
- ⑦ Slate roof.
- ⑧ White painted timber fascia.
- ⑨ Brick quoins to LA approval.
- ⑩ Black rainwater goods.

Notes:-

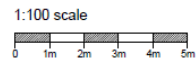
- ★ Denotes obscured glazing



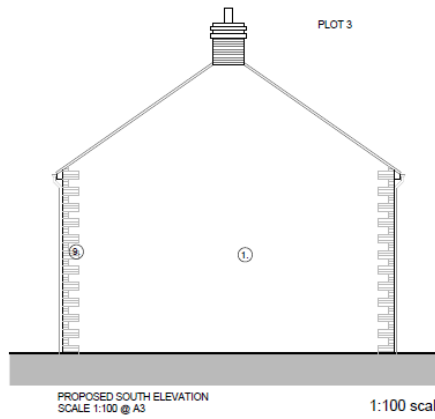
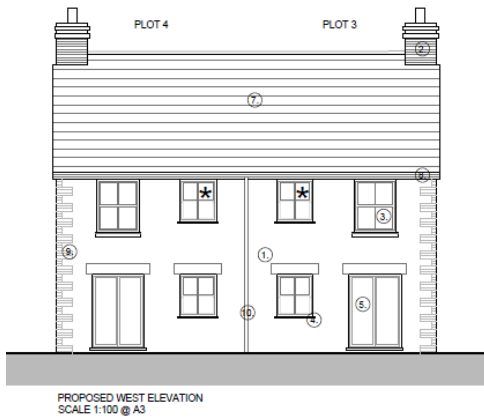
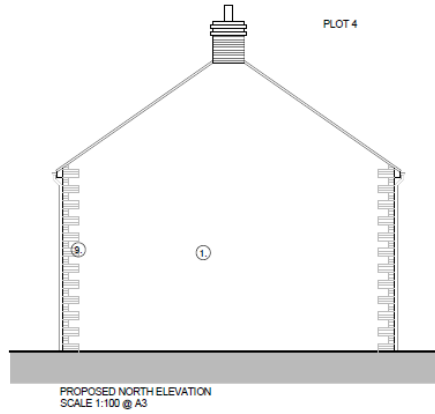
PROPOSED NORTH WEST ELEVATION
SCALE 1:100 @ A3



PROPOSED SOUTH WEST ELEVATION
SCALE 1:100 @ A3



Proposed Elevations - Plots 3 & 4



NOTES

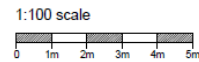
GENERAL NOTES:
1. THE DRAWINGS TO BE USED IN CONNECTION WITH THE OTHER DRAWINGS
2. LOCAL COUNTY COUNCILS
3. THE DRAWINGS ARE TO BE USED IN CONNECTION WITH THE OTHER DRAWINGS
4. REFER TO A SEPARATE DOCUMENT FOR THE QUANTITIES AND COSTS
5. ALL WORK IS TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS
6. ALL WORK IS TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS
7. ALL WORK IS TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS
8. ALL WORK IS TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS
9. ALL WORK IS TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS
10. ALL WORK IS TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS

External Materials

- ① Render to LA approval.
- ② Brickwork to LA approval.
- ③ Sliding sash windows.
- ④ Stone window cill & lintels to LA approval.
- ⑤ White painted timber folding/sliding doors.
- ⑥ Four panel entrance door with glazed upper panels.
- ⑦ Clay pantiles roof.
- ⑧ White painted timber fascia.
- ⑨ Brick quoins to LA approval.
- ⑩ Black rainwater goods.

Notes -

★ Denotes obscured glazing



Proposed North East & North West Elevations – Conversion



PROPOSED NORTH EAST ELEVATION
SCALE 1:100 @ A3



PROPOSED NORTH WEST ELEVATION
SCALE 1:100 @ A3

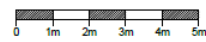
NOTES

GENERAL NOTES:
1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE OTHER DRAWINGS OF THIS PROJECT.
2. REFER TO A SEPARATE DOCUMENT FOR THE SPECIFICATIONS AND COMMENTS.
3. ALL MATERIALS AND FINISHES TO BE USED SHALL BE IN ACCORDANCE WITH THE APPLICABLE BUILDING REGULATIONS AND STANDARDS.
4. REFER TO THE APPLICABLE CODES OF PRACTICE OR REGULATIONS SET OUT IN THESE SPECIFICATIONS FOR FURTHER INFORMATION.

External Materials

- ① Existing stone.
- ② Existing pebble dash.
- ③ Existing render.
- ④ Existing timber.
- ⑤ Proposed Juliet balcony with metal railing to replace existing door.
- ⑥ Proposed timber door to access Unit 2.
- ⑦ Proposed concrete staircase with metal railing to access Unit 2.
- ⑧ Existing opening to be replaced with timber door and timber panel + window.
- ⑨ Existing door to be enlarged providing access to Unit 3, cycle store and bin store.
- ⑩ Proposed window to replace existing door

1:100 scale



Proposed South West & South East Elevations – Conversion



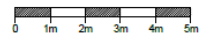
NOTES

GENERAL NOTES:
 1. THE DRAWING IS TO BE READ IN CONJUNCTION WITH THE OTHER RELEVANT DOCUMENTS.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 3. ALL WORK IS TO BE IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS AND ALL APPLICABLE BUILDING BYELAWS.
 4. THE DRAWING IS TO BE USED FOR THE PURPOSES OF THE APPLICATION ONLY. THE CLIENT ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED AND THE DESIGNER ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION RECEIVED AND PROVIDED.

External Materials

- ① Existing stone.
- ② Existing pebble dash.
- ③ Existing render.
- ④ Existing timber.
- ⑤ Proposed Juliet balcony with metal railing to replace existing door.
- ⑥ Proposed timber door to access Unit 2.
- ⑦ Proposed concrete staircase with metal railing to access Unit 2.
- ⑧ Existing opening to be replaced with timber door and timber panel + window.
- ⑨ Existing door to be enlarged providing access to Unit 3, cycle store and bin store.
- ⑩ Proposed window to replace existing door

1:100 scale



Sustainable Place Shaping

6.25 In accordance with Policy STP 1, STP 2, STP 3, QOP 1, QOP 2, QOP 3, QOP 4, QOP 5 and QOP 6, the development aims to:

- Incorporate flexible designs to adapt to the needs of the users.
- Seek to design out antisocial behaviour, and crime through passive surveillance and well-lit pedestrian access.
- The development proposes the increase of biodiversity and soft landscaping to the site.
- Parking provisions that meet policy-compliant standards.
- Designed to the human scale, prioritising pedestrian access and promoting sustainable transport through providing private bike stores to each dwelling.
- The development repurposes the onsite unviable public house to residential.
- The development proposes building upon underutilised parking land.

6.26 The development proposes to be of a high standard of design, architecture and landscaping, respect and enhance the character of its surroundings and be in accordance with the character of the area.

In addition, the proposed development aims to;

- Strengthen and contextually situate itself within the existing urban grain and streetscape of E Ord Road and the wider area.
- Promote healthier lifestyles through the provision of sustainable design.
- The design has been established to avoid an unacceptable impact on the amenities of neighbouring properties or the wider area, by reason of noise, vibration, smell, light or other pollution, loss of light or overlooking.
- The development has been shown to not adversely impact the existing highway network, please refer to the Transport Statement for further information.
- Increase the sites existing green infrastructure.

6.27 In summary, the proposed development constitutes the sensitive and respectful redevelopment of an unviable brownfield site. The proposed dwellings are of a high quality and represent local vernacular.

7.0 Access

- 7.1 The Application is accompanied by a Transport Statement prepared by TPA which shows that the location of the development is sustainable in terms of access.
- 7.2 The proposal involves the erection of 4 three-bedroom semi-detached dwellings and conversion of the public house into 1 one-bedroom and 2 two-bedroom apartments with associated parking, bin, and cycle storage.
- 7.3 The site is located on land associated with the Salmon Inn, E Ord, Berwick-upon-Tweed, TD15 2NS.
- 7.4 There is a pedestrian pavement on the opposite side of E Ord Road to the proposed site, footways are provided on the northern side of E Ord road, approximately 1.1 m wide with limited crossing facilities. Streetlights are present on E Ord road and the road is subject to a 30-mph speed limit.
- 7.5 The proposed development comprises four houses and 3 apartment units to be served from the existing public house access. The proposed scheme will be provided with 14 car parking (2 spaces per house and 2 bed flat, one for the one bed flat and one visitor space) and private cycle parking spaces, in line with the Parking Standards set out in the NLP.
- 7.6 Site access for pedestrians and vehicles will be from E Ord Road which will also provide means for servicing to the development which is to be undertaken on-site.
- 7.7 To the west of the site is open greenspace, this area offers external amenity space to the local Village and wider community, including a Children's Play Area.
- 7.8 The proposed scheme would be able to accommodate the passage of delivery vehicles. There will be a refuse collection point which will be accessible to all the houses.
- 7.9 The Site benefits from good accessibility by sustainable modes of transport, including walking and public transport (bus) with local amenities such as a Tesco superstore and pharmacies within IHT maximum walking distances.
- 7.10 No incidents have been recorded in the immediate vicinity of the site over the last five years. This suggests that there are no existing highway safety issues with the local road layout. The development proposals will result in a reduction in traffic associated with the site and hence a positive impact upon the local highway network.
- 7.11 This level of traffic generation is unlikely to have any significant or noticeable traffic impact on the highway network.

- 7.12 The proposed development is not predicted to result in a significant or noticeable impact on the local highway network. Based on the above, there are no transport or highway reasons why the proposed development should not be granted planning consent.
- 7.13 The proposed development has been designed to comply with national and local planning policies and best practice guidelines. It is therefore considered that there are no reasons to refuse the application on transport or highways ground.

8.0 Conclusion

- 8.1 CPC produced this Planning, Design and Access Statement in support of Punch’s planning application for three new dwellings on the land associated with the Salmon Inn, E Ord, Berwick-upon-Tweed.
- 8.2 The planning application proposes the change of use of the existing public house to provide three apartments, one one-bedroom dwelling and two two-bedroom dwellings including the erection of four three-bedroom dwellings, utilising existing access off E Ord Road, with associated parking, hard and soft landscaping, including communal amenity space.
- 8.3 This Statement and enclosed documentation demonstrate the proposed development has been designed in accordance with the relevant local and national planning policies and responds positively to the locale.
- 8.4 The proposed erection of four dwellings and three apartments in East Ord, part of Berwick-upon-Tweed, is considered sustainable development as defined in the NPPF. The proposal converts and rejuvenates an unviable vacant public house building into residential apartments and reconfigures the existing brownfield site to accommodate the proposed dwellings, with links to local community facilities such as East Ord Village Hall and Ord House Lounge Bar and Grill both within 0.3 of a mile from the proposed site.
- 8.5 The proposed houses reflect the character of the area in terms of the prevailing building line, urban grain, and the design of nearby houses. High quality materials will be used.
- 8.6 As mentioned previously, the proposals have been carefully designed in response to the prompts provided in the policy documentation, adopting a context and landscape driven design rationale. Throughout the document, the following have been addressed; landscape and townscape; layout, height and massing and local character, materials and appearance.
- 8.7 The external consultant’s reports provided alongside the application support the proposed design and access arrangements for the dwellings.
- 8.8 The Council is therefore politely invited to grant planning permission for the proposals without undue delay.