

# GEORGE F. WHITE

RESIDENTIAL . COMMERCIAL . RURAL . DEVELOPMENT

## PLANNING STATEMENT

Gallowmoor Farm, Rock, Alnwick, NE66 3SB  
Mr and Ms Grahamslaw

Prepared by  
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## INTRODUCTION

- 1.1 George F. White (Planning, Architecture and Development) have been instructed by Mr and Mrs Grahamslaw (the 'Applicants') to submit a full planning application for the erection of a rural worker's dwelling at Gallowmoor Farm, Rock, NE66 3SB.
- 1.2 Having regard to Section. 38 (6) of the Planning and Compulsory Purchase Act 2004, this planning supporting statement considers the pre-application's conformity with the Development Plan, relevant national planning policy and other material considerations.
- 1.3 In addition to this statement, this pre-application enquiry also comprises the following;
  - Completed Application Forms;
  - Site Location Plan;
  - Existing and Proposed Site Plans;
  - Agricultural Appraisal Report;
  - Ecology Checklist;
  - Land Contamination Screening Form;
  - FDA1 Drainage Form.

## SITE AND SURROUNDINGS

- 2.1 The application site ('the Site') is located at Gallowmoor Farm, Rock, Northumberland. The site is to the north-east of the settlement of Rock, and south of Christon Bank. The application site is situated in an area of open agricultural field. To the east of the site, beyond the hedgerow is an area of hardstanding and sheep handling area which forms part of the main farm-steading. The site covers an area of approximately 0.3Ha.
- 2.2 The site location is as detailed on the submitted Location Plan.
- 2.3 Access to the site is achieved via the existing private driveway which connects onto the unclassified U3009 Road.
- 2.4 The site is bound by:
- Adjacent agricultural shed and hardstanding to the north;
  - Agricultural fields to the west;
  - Agricultural field to the south;
  - Agricultural paddock and existing Gallowmoor Farm farmhouse to the east.
- 2.5 A review of Environment Agency Flood Map for Planning shows the site to be within Flood Zone 1 and is therefore considered at low probability of flooding.
- 2.6 There are no designated heritage assets within, or immediately adjacent to, the application site.
- 2.7 Review of DEFRA's online Magicmap facility ([Magic Map Application \(defra.gov.uk\)](https://magicmap.defra.gov.uk/)) shows there are no known statutory environmental designations which cover the site.

## PLANNING BACKGROUND

- 3.1 Review of Northumberland County Council's online planning search facility indicates there is no planning application history associated with the application site, aside from historic planning application (Reference: A/94/A/164) for the erection of the farmhouse and agricultural building.

## **PROPOSED DEVELOPMENT**

- 4.1 This application is in full and includes all necessary supporting information.
- 4.2 The proposed development comprises of the erection of an rural worker's dwelling at Gallowmoor Farm, Rock, NE66 3SB.
- 4.3 Access to the site is to be achieved via the existing private access driveway which connects onto the adjacent unclassified U3009 Road. The existing private driveway will be extended to the south of the existing sheep handling pens, to allow direct access into the application site.
- 4.4 The proposed house is a two-storey, no.4-bedroom house with an attached garage. The proposed materials for the dwelling comprise of natural stone walls, with red clay pantiles for the roof, to match that of the existing farmhouse located closely nearby. Window openings of the dwelling are to comprise of the sensitive use of uPVC windows with natural stone cills and lintels.
- 4.5 Full details of the development proposals are as detailed on the proposed plans.
- 4.6 The application site currently comprises of an area of agricultural field. No trees or hedgerow is required to be removed as a result of the proposed development.

## PLANNING POLICY

- 5.1 Planning law (section 38(6) of the Planning and Compulsory Purchase Act 2004) requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 5.2 The Ministry of Housing, Communities and Local Government released the new National Planning Policy Framework in July 2018 (The Framework), with further alterations in February 2019 and July 2021. The Framework sets out the Government's planning policies for England and how these should be applied
- 5.3 The Government have confirmed that the Framework is a material planning consideration and should be taken account of when making decisions. It is therefore anticipated that the planning application will be considered against the National Planning Policy Framework (NPPF), with regard being had, where relevant, to the statutory development plan.

### Statutory Development Plan

- 5.4 The statutory development plan for the site comprises of the Northumberland Local Plan (Adopted 2022). It is anticipated that the following policies would be considered in the determination of this application:
  - STP1 Spatial Strategy
  - HOU8 Isolated Residential Development in the Open Countryside
  - HOU9 Residential Development Management
  - QOP1 Design Principles
  - QOP2 Good Design and Amenity
  - QOP4 Landscaping and trees
  - QOP5 Sustainable Design and Construction
  - TRA2 Effects of Development of the Transport Network
  - TRA4 Parking Provision in New Development
  - ENV2 Biodiversity and Geodiversity
  - MIN4 Safeguarding Mineral Resources.

The application site falls within the area designation of Rennington Neighbourhood Plan, however the plan is not at an advanced stage and there are no emerging neighbourhood plan policies due consideration as part of the plan.

## PLANNING ASSESSMENT

5.5 Based upon an assessment of the planning policy and material considerations, this section will assess the following key issues:

- Principle of Development;
- Design and Amenity;
- Ecology Considerations;
- Highways and Access.

### Principle of Development

5.6 The application site is located to the north-east of the Small Village of Rock. The site falls outside of a settlement boundary as indicated by the Northumberland Local Plan policy map, and is located within the open countryside. Policy STP1 (g) considers development in the open countryside. Development in the open countryside will be supported if it can be demonstrated that it “*iv. Provides for residential development in accordance with Policies HOU7 or HOU8*”. Part (i) of STP1 further states that “*Development in the open countryside should be sensitive to its surroundings, not have an unacceptable impact upon the local road network, and use previously developed land where opportunities exist*”.

5.7 Policy HOU8 considers isolated residential development in the open countryside. Policy HOU8 states that isolated homes in the open countryside will only be supported where:

*“a. There is an essential and clearly established need for a full-time rural worker necessary to meet the operational needs of a rural business to live permanently at or near their place of work in the countryside, and where it can be demonstrated that:*

*i. The business is financially sound and viable with a clear prospect of remaining so, the activity and landholding units concerned having been established for at least three years and been profitable for at least one of those last three years; and*

*ii. The functional need could not be fulfilled by any existing dwelling on the landholding unit or any other existing accommodation in the immediate area, which is suitable (including by means of refurbishment or appropriate extension) and potentially available for occupation by the workers concerned; or*

*b. It represents the optimal viable use of a heritage asset, or represents appropriate enabling development to secure the future of a heritage asset(s); or*

*c. It re-uses redundant or disused buildings and enhances its immediate setting; or*

*d. It involves the appropriate sub-division of an existing residential dwelling; or*

*e. The design is of exceptional quality, in that it is truly outstanding or innovative, reflecting the highest standards of architecture, and would help to raise the standards of design in rural areas, and it would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area”.*



- 5.8 The proposed development comprises of the erection of a rural worker's dwelling to be sited at Gallowmoor Farm. Policy HOU8 requires isolated residential development in the open countryside to meet at least part of criteria a-e. The proposed development comprises of a rural worker's dwelling to support the ongoing operations at Gallowmoor Farm. An Agricultural Appraisal report has been provided as part of the application, and sets out details of the full labour operations of the business. Findings of the report identify there is an essential and clearly established need for a full-time worker, necessary to meet the operational needs of the business, to live on site.
- 5.9 Further, Residential accommodation in the immediate area is unaffordable and in low supply due to the rural location of the business. A review of current properties for sale on the market within a one-mile radius of the village of Rock showed that no properties are currently available on the market, aside from one property with the guide price of £2,250,000<sup>1</sup>. Within the last year, only two properties came to the market and sold within the same area, with the average sold price being £449,500<sup>2</sup>.
- 5.10 It is therefore considered there is an essential and clearly established need for a full-time worker to meet the operational needs of a rural business to live permanently at or near their place of work; in accordance with the requirements of Policy HOU8.
- 5.11 The proposed development is an appropriate form of development in the open countryside and is in compliance with Policies STP1(g) and HOU8 of the Local Plan.

### **Design and Amenity**

- 5.12 Policy QOP 1 highlights that planning applications will be assessed against the design principles provided in this policy as well as having regard to the Northumberland Design Guide. The proposed dwelling has been sensitively designed to use a palette of high-quality materials with respond positively to the vernacular and character of the land and buildings surrounding the application site. The proposed dwelling comprises of a two-storey, three-bedroom dwelling and is designed at an appropriate height, massing and scale of the dwelling which would not result in an overbearing impact on the landscape. Where possible, locally sourced materials are to be used for the construction of the dwelling in accordance with Policy QOP5.
- 5.13 Full details of the proposed materials and appearance of the dwelling are as indicted on the proposed plans.
- 5.14 Policy QOP2 concerns securing a high standard of amenity for all current and future users and residents of development and surrounding land uses. The dwelling is to be located in a primarily rural location with no immediate surrounding residential properties. Potential for overlooking, loss of light and overshadowing, or having a visually overbearing and intrusive impact on an adjacent property is therefore extremely limited. The proposed development has been designed to make best use of the site. Existing hedgerows onsite are to be retained where possible and therefore the proposed dwelling is to be well screened by existing trees, affording a good level of privacy to a future occupant of the dwelling and not comprising amenity. The proposed development therefore complies with policies QOP1 and QOP2 of the Local Plan, is of good design and is to provide and retain high levels of amenity for current and future users of the proposed development and adjacent land users. Where possible, sustainable construction methods and locally-sourced materials are to be used, in accordance with Policy QOP5 of the Local Plan.

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<sup>1</sup> [Properties For Sale in Rock | Rightmove](#)

<sup>2</sup> [House Prices around Rock \(rightmove.co.uk\)](#)

## Ecology Considerations

- 5.15 It is both a national and local requirement that development proposals consider the potential impact on protected species or their habitats. Paragraph 174 of the NPPF clarifies the requirement for planning decisions to minimise impacts on biodiversity. Policy EVN2 of the Local Plan outlines the importance of preventing biodiversity of sites being negatively impacted as a result of development proposals. Policy EVN2 seeks that developments must minimise their impact wherever possible through location and/or design, securing appropriate mitigation where possible. Review of DEFRA's online Magicmap facility showed the site is not covered by any known statutory environmental designations.
- 5.16 Policy QOP4 Landscape and Trees considers the way that new development incorporates landscaping (where appropriate) and responds appropriately to existing landscape features. Existing hedgerow frames the eastern and southern boundaries of the application site. The existing hedgerow is to be retained and worked into the layout of the proposed development. An area of landscaped garden is also to be attributed to the front of the house.
- 5.17 A completed ecology checklist has been provided as part of the submitted planning application. The proposed development is not considered to have a negative impact on the biodiversity conditions on the site, and is to retain the existing hedgerow onsite, appropriately responding to existing trees and landscape features, in accordance with the NPPF and Policies EVN2 and QOP4 of the Local Plan.

## Highways and Access

- 5.18 Policy TRA2 of the Local Plan considers the effects of development on the transport network, and requires that all developments facilitate the safe use of the network and provide effective and safe access and egress from and to the existing transport network.
- 5.19 Access to the application site is to be achieved via the existing private driveway, which connects onto the unclassified U3009 Road. Access into the application site, to the proposed dwelling is to be achieved through creation of a new access driveway connecting to the existing private driveway. Appropriate vehicle manoeuvring area, and car parking area to serve the proposed dwelling, has been provided in compliance with the parking standards set out in Appendix E of the Local Plan, as set out by Policy TRA4.
- 5.20 The proposed rural worker's dwelling is not to result in the intensification of the public highway network, and safe and suitable access to the application site is to be achieved as part of the development proposals.
- 5.21 It should be noted paragraph 111 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety or the residual cumulative impact on the road network would be severe.

It is therefore considered there are no highways concerns to result in a negative impact on the local highway network as a result of the proposed development, and the proposed development meets the requirements of the NPPF and Policies TRA2 and TRA4 of the Local Plan.

## CONCLUSION

- 6.1 The planning application documentation demonstrates that the proposed development is an acceptable form of development and is in accordance with the development plan.
- 6.2 The proposed development comprises of the erection of a rural worker's dwelling to house a rural worker as part of the existing agricultural operations at Gallowmoor Farm. An Agricultural Appraisal report, providing details of the day-to-day operations on Gallowmoor farm as well as supporting financial information and other relevant information for consideration, has been provided as part of the application.
- 6.3 It is considered there is both an essential and clearly established need for a full-time worker, necessary to meet the operational needs of the rural business, to live permanently on the farm, in accordance with the requirements of Part 1. of Policy HOU8. of the Northumberland Local Plan, and the relevant paragraphs of the NPPF.
- 6.4 It is therefore considered the proposed development complies with both national and local planning policy and this application should found to be acceptable in principle.

# APPENDIX A – Site Location Plan



