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DYNAMIC RURAL DEVELOPMENT

# PLANNING, DESIGN AND ACCESS STATEMENT

CONSTRUCTION OF A NEW  
GENERAL PURPOSE STORAGE/  
GARAGE BUILDING (REPLACING  
EXTANT RESIDENTIAL CONSE  
REF: 00/B/0073)

LAND OPPOSITE GLENRIDGE  
HOUSE, DODDINGTON,  
NORTHUMBERLAND

10<sup>TH</sup> OCTOBER 2023

# PLANNING, DESIGN AND ACCESS STATEMENT

## LOCATION

LAND OPPOSITE GLENRIDGE HOUSE, DODDINGTON, WOOLER,  
NORTHUMBERLAND. NE71 6AL

## PROPOSAL

CONSTRUCTION OF A NEW GENERAL PURPOSE STORAGE/ GARAGE  
BUILDING  
(TO REPLACE EXTANT RESIDENTIAL CONSENT REF: 00/B/0073)

## APPLICANT

ROBERT THOMPSON

## AGENT

RJD CONSULTANCY

## ISSUE DATE

10<sup>TH</sup> OCTOBER 2023

## DRAFTED BY

ROBERT JONES- DAVIES

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# 1. INTRODUCTION AND APPROACH

**1.1.** Mr Robert Thompson ('the applicant') is submitting a full planning application seeking permission in relation to a proposed development on land within his ownership.

**1.2.** The RJD Consultancy has been instructed to provide a p justification statement to support the application.

**1.3.** This statement should be read in conjunction with the following documents submitted in support of the application:

A completed application form and CIL forms  
A full drawing package provided by Equus Design and Build  
A preliminary ecological appraisal (PEA) of the site produced by Elen Griffin BSc (Hons) MRSB  
An Arboricultural survey and impact assessment produced by Ryan Wilson BSc (Hons) MArborA

**1.4.** The proposal subject of this application is the construction of a new general purpose storage/ garage building, which is to replace an extant residential consent allowed on the land under Appeal ref: APP/V291 3/A/06/2031 476.

**1.5.** Whilst the approved residential scheme is far from being complete, the scheme (LPA planning ref no. N/o5/B0340) has been confirmed as being 'accepted as implemented' by Anthony Lowe, Senior Planning Officer, North Area Team, NCC<sup>1</sup>.

**1.6.** The applicant has recently acquired the site having been openly available on the sales market as a residential development opportunity through North-East based estate agent George F White.

**1.7.** The applicant lives in the neighbouring Glenridge House, which comprises of the principal house, a generous garden curtilage and 4.5 acres of paddocked pastureland beyond.

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<sup>1</sup> Email dated 02/10/2020

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- 1.8.** A good deal of garden/ farm machinery and handheld equipment has been accumulated to appropriately maintain both the gardens and associated paddock land beyond at Glenridge House.
- 1.9.** A number of options have been considered to create an appropriately sized storage barn, with an associated element of garaging, proportionate to the principle dwelling at Glenridge House. However, when the adjacent land became available it was acquired to provide a solution for the location of such a barn.
- 1.10.** The applicant is happy to forgo the ultimately more financially viable option of building a residential unit on the site, in favour of comprehensively addressing the requirement for storage/ garage space at Glenridge House.
- 1.11.** An iterative design process has been worked through to arrive at the proposals presented with this application. Both the design solution and palette of construction material have been proactively chosen with the local vernacular and high-quality materials available locally.
- 1.12.** This statement is split into the following sections;
- Section 2 – details of the site including constraints and planning history
  - Section 3 – sets out details of the development
  - Section 4 - assesses the proposal against local policy
  - Section 5 – sets out an assessment on the above
  - Section 6 – sets out conclusions on the above

## 2. SITE AND SURROUNDINGS

- 2.1. This section of the statement seeks to introduce details of the site and its surrounding context.

### LOCATION

- 2.2. Glenridge House is located to the south of the village and parish of Doddington, Northumberland which in turn is approximately 4 km north of the market town of Wooler. This geographic location is illustrated on the map extracts below;



Figure 1: Location (source: googlemaps)

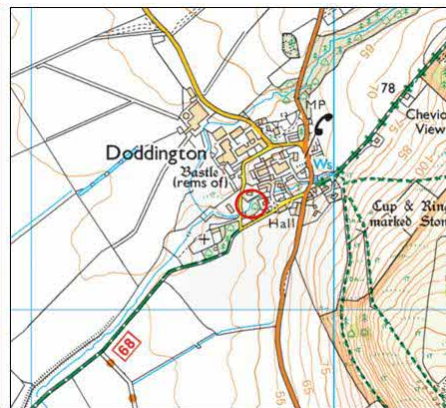


Figure 2: OS map extract (source: streetmap.co.uk)

- 2.3. Glenridge House is set back from the access road (Drovers Lane) as outlined in blue on the satellite image below, the subject site is located to the east of it and outlined in red on the below (not to scale);

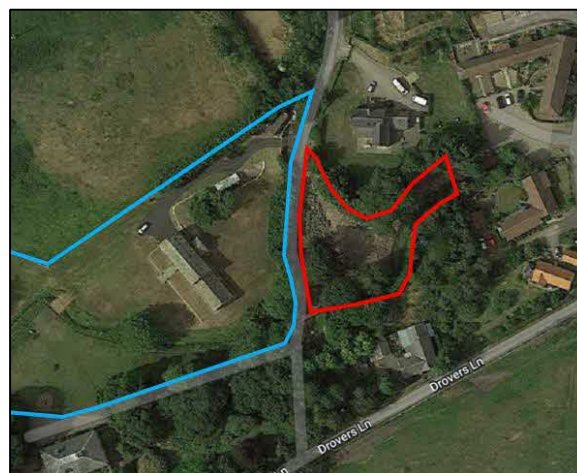


Figure 3: Satellite Image (source: googlemaps)

- 2.4. The subject site is located within the unitary authority area of Northumberland Country Council and in the county parish of Doddington.

## SITE DESIGNATIONS

- 2.5. Location** – The subject site is located within the village of Doddington, which is listed within Appendix A of the extant Local Plan as a ‘Small Village’ within the North delivery area. The site is referred to as ‘an infill plot’ and concluded to meet the definition of ‘previously developed land’ by the Planning Inspectorate within the appeal decision APP/V2913/A/06/2031476.
- 2.6. Landscape** – The site is located, in its entirety, outside of the designated Northumberland National Park and is free from National landscape designation.
- 2.7. Heritage** – There are no listed buildings in close proximity to the subject site and Doddington does not contain a designated Conservation area. The Grade II listed Old Vic arage is located at a distance of over 100 meters to the South west, with limited intervisibility due to mature trees and established vegetation.
- 2.8. Environmental** – Having reviewed the Environment Agency flood map the site is located in the Zone 1 designation. This an area considered to have the lowest probability of flooding i.e. Land having a less than 1 in 1,000 year probability of river or sea flooding.

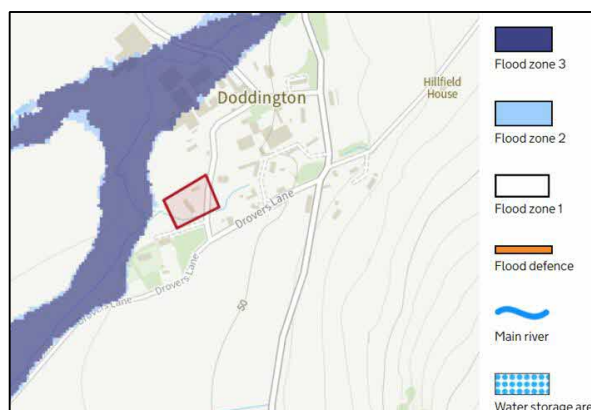


Figure 4: Flood Map (source: Environment Agency)

- 2.9. Ecological** – There are no known ecological constraints in close proximity to the subject site. The designated SSSI known as the Till Riverbanks is located c. 1km to the south west of the property. A Special Area of Conservation (SAC) known as Ford Moss is located c. 6km north west of the subject site.

**2.10. Arboricultural** – there are no designated TPO’s in close proximity of the main house and the nearest area of designated Ancient Woodland (known as Doddington Dean Wood) is located c. 500m to the north-east of the property.

**2.11. Public rights of way** – no public rights of way to cross the subject land.

**2.12. Neighbourhood plan** – there is no ‘made’ neighbourhood plan in place and there is not understood to be an emerging plan currently being prepared.

### DIRECT PLANNING HISTORY

**2.13.** Please find a table below outlining the direct planning history of the property

Date	Ref.	Description of Works	Status
03/03/1992	N/92/B/0062/P	Construction of single dwelling - outline - site 3.	Approved
12/05/1997	N/95/B/0007/A	Proposed 2 storey dwelling. revised plans recd 30.01.97.	Approved
07/02/1995	N/95/B/0007/P	Proposed 2 storey dwelling.	Approved
10/05/2000	N/00/B/0073	Proposed two storey dwelling - outline renewal of 95/B/0007/A	Approved
31/05/2006	N/05/B/0340	Renewal of unimplemented pp ref: 00/b/0073 for the erection of 1 no dwelling.	Refused/ Allowed on appeal
11/05/2017	17/00837/VARYCO	Variation of condition 1 and the approved plans for approved planning consent N/05/B/0340 - changes to layout floor plan and exterior materials. (as amended 11/04/17)	Approved
17/07/2017	17/01900/DISCON	Discharge of conditions 5 (PINS - DIS - Boundary Treatments), 6 (PINS - DIS - Landscaping Scheme), 7 (PINS - DIS - Means of Access), 8 (PINS - Complete Parking Spaces) and 9 (PINS - DIS - Drainage) on approved planning application 17/00837/VARYCO.	Approved

*Table 1: Site planning history*

### DIRECT SITE CONTEXT

**2.14.** Please see below for some recent external and an internal image of the subject site.



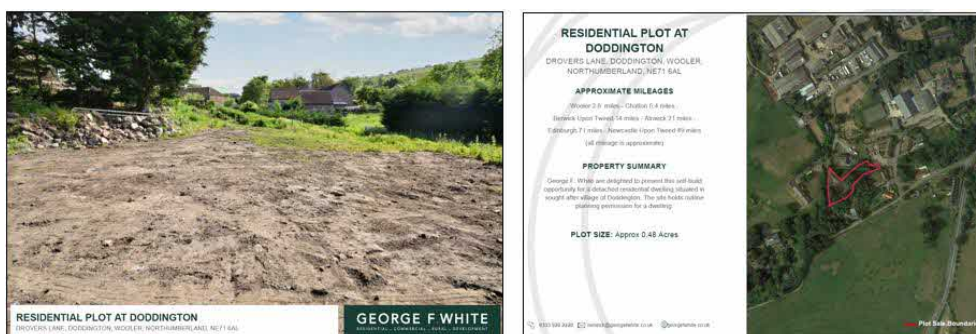


*Figure 5: Existing site images*

## 3. DESCRIPTION OF DEVELOPMENT

### BACKGROUND TO THE PROPOSALS

- 3.1. The applicant bought Glenridge House in 2017, with its generous garden<sup>2</sup> and associated paddock land.
- 3.2. Since that time keeping and maintaining both the garden and paddock land to a high standard has required a significant investment in assorted machinery and equipment.
- 3.3. This has led to a requirement for a secure, weathertight barn to enable the ordered storage of such equipment.
- 3.4. In addition, the proposed barn would;
1. Provide an area to undertake a schedule of regular repairs and maintenance associated with such equipment and machinery (workshop).
  2. Provide an area of domestic storage for over wintering garden furniture and paraphernalia.
  3. Provide a dedicated area of garaging for Glenridge House.
  4. Provide a restroom & w/c for use by the gardening team and general contractors required on site.
- 3.5. During the summer of 2023 a residential building plot opposite Glenridge House was made available on the open market through George F White, with an extract of the produced sale particulars shown below.



<sup>2</sup> Appeal decision notice: APP/V2913/A/06/2031476 notes 'the appeal site is located within a settlement in an area characterised by large houses in generous grounds'.

- 3.6.** The site, having been the subject a relatively involved planning history, has for some years **lain dormant**, becoming overgrown and an eyesore, detracting from the otherwise bucolic Northumbrian village setting of Doddington.
- 3.7.** Noticing the adjacent plot of land was available for purchase, and with an aspiration to comprehensive address the future of the site, the applicant has recently acquired the land.
- 3.8.** Not only does the scheme seek to address the requirement for a dedicated storage barn associated with Glenridge House but provide a long- term solution for the site, bringing a close to the long- held questions marks over its future development.

## DESIGN

- 3.9.** The proposals presented with this application have been informed by;
1. The floor space of the consented residential scheme (216.5 sqm over 2 floors = 433 sqm)
  2. The ridge hight of the proposed dwelling (7.5m above ground level)
  3. The contours and topography across the site
  4. The configuration of the plot of land
- 3.10.** In addition, a precedent study has been undertaken of;
1. The local vernacular to include nearby residential, agricultural and ecclesiastical buildings and structures.
  2. The palate of building materials widely used in the local area.
- 3.11.** The resulting proposals presented with the application are a product of iteration, with the most sensitive scheme progressed striking a balance between the aspirations for the uses within the building, the specifics of the site, the surrounding area and with reference made to the consented scheme.
- 3.12.** Care has been taken to set the proposed building both back from the access road and to utilise the natural contours (reducing the building level) within the site as much as it is possible to screen the development from the casual passer - by. An enhanced level of planting is proposed along the eastern/ roadside boundary.

## CONSTRUCTION

**3.13.** The proposed building is of a steel portal framed construction, under a composite steel roof (finished in anthracite grey).

**3.14.** Externally, the walls will be clad with box profile metal sheeting, which will run from the eaves to a low-level.

**3.15.** All fenestration will be infilled with glazing set in hardwood timber frames.

### **LANDSCAPE**

**3.16.** Commensurate with its proposed use of the site, the proposals are not presented with an overly involved or contrived landscaping scheme.

**3.17.** An enhance area of native tree planting along the roadside will provide a greater level of screening than currently exists on the site.

**3.18.** All overgrown areas of vegetation and self-seeded trees will be removed from the site and it kept in a manner becoming of its village setting.

### **ACCESS AND PARKING**

**3.19.** The access provision is unchanged and remains as historically provided to the site.

**3.20.** An area of permeable hardstanding is provided in front of the proposed barn to enable easy access and an area for washing down the equipment.

## 4. PLANNING POLICY

- 4.1.** Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and Paragraph 2 of the National Planning Policy Framework (NPPF) explains that the starting point for the determination of planning applications is the development plan and the determination of an application must be made in accordance with the plan unless material considerations indicate otherwise.
- 4.2.** Paragraphs 11 and 12 of the NPPF re-state that planning law requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise and that the NPPF does not change the statutory status of the development plan as the starting point for decision making.
- 4.3.** The adopted development plan for the Northumberland County Council consists of the following document:

Northumberland Local Plan 2016 – 2036 (adopted 31<sup>st</sup> March 2022)

- 4.4.** Other material consideration are;

National Planning Policy Framework (NPPF)  
 Planning Practice Guidance (PPG)

### RELEVANT POLICIES WITHIN THE NORTHUMBERLAND LOCAL PLAN

- 4.5.** The following policies are considered to be most relevant with the extant local plan.

STP1	Spatial strategy
STP2	Presumption in favour of sustainable development
STP3	Principles of sustainable development
STP4	Climate Change mitigation and adaptation
ECN13	Meeting rural employment needs
QUOP1	Design Principles
QUOP2	Good design and amenity
QUOP4	Landscaping and trees
QUOP5	Sustainable design and construction
QUOP6	Delivering well- designed places
ENV2	Biodiversity and geodiversity
ENV4	Tranquillity, dark skies and a sense of rurality

## 5. ASSESSMENT

- 5.1. **Principle** – The subject site is located within the village of Doddington, which as previously outlined at point 2.5 above, is categorised within the extant Local Plan settlement hierarchy as a ‘small village’. It is stated that within such settlements ‘*while the Local Plan does not actively direct development to small villages, it is recognised that a level of development is required in rural areas*’ (4.38)
- 5.2. Criterion D of subsequent policy STP1 (Spatial strategy) directs decision makers to take a positive view towards ‘*a proportionate level of development (within small villages) in order to support the social and economic vitality of rural areas*’.
- 5.3. The proposals presented with this application will stimulate the rural economy via the procurement of local building services during the construction phase. Using LM3’s research<sup>3</sup>, which was first applied on a large scale with Northumberland County Council, it was evidenced that ‘*£1 spend with a local supplier is worth £1.76 to the local economy*’.
- 5.4. Using this research, the proposals contained within this application have the potential to provide a much-needed injection & boost to the local economy to the value of in excess of £1.25m.
- 5.5. Furthermore, if one was to use the findings of the Confederation of British Industries (CBI) Fine Margins report<sup>4</sup>, which states ‘*The construction industry is a vital part of the UK economy. New research conducted for this CBI report shows that every £1 spent on UK construction creates £2.92 of value to the UK.*’ The value to the wider UK economy of the proposals is in excess of £2m.
- 5.6. These are significant figures at a time when both the local and wider economy is greatly in need of invigoration.
- 5.7. Beyond the construction phase, the proposals will help to enhance local employment opportunities via the expansion of the team at Glenridge House in terms of gardeners and maintenance staff.

<sup>3</sup> <https://www.lm3online.com/about>

<sup>4</sup> <https://www.cbi.org.uk/articles/fine-margins-delivering-financial-sustainability-in-uk-construction-bv/>

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- 5.8. Criterion E of the same policy (STP1) provides the criteria mentioned in 4.38 which states, '*In small villages small scale development will be supported subject to a number of criteria*'. These are considered in turn below. Development will be supported, if it is;
- 5.9. '*Commensurate with the size of the settlement*' – the design team have been careful to take reference from the gross internal floor area of the residential scheme on the plot to have previously been considered and approved by the planning system. In addition, the precedent set by the large agricultural buildings in the vicinity of the plot have also been taken into account. It is therefore considered that the proposals are commensurate, when set in the context of the existing settlement.
- 5.10. '*Reflects the role and function of the settlement*' – the use of the proposed building is to be incidental to the enjoyment of Glenridge house. It should be noted that the applicant is happy to accept a condition restricting the use as such and consequently the proposals reflect the role and function of the settlement.
- 5.11. '*Does not adversely impact upon the character and appearance of the settlement*' – as previously outlined the design team have been unwavering in their pursuit to strike accordance with this limb of the policy. A local present study has been undertaken to inform the design solution and the placement of the proposals within the plot have taken account of the views both in and out, and across the site. It is therefore concluded that the proposals do not adversely impact the character and appearance of the settlement.
- 5.12. '*Does not adversely impact upon the setting of the settlement or the surrounding countryside*' – in consideration of the topography of the site (& surrounding area), the reduced building level, the backdrop of rising ground and the prevalence of mature tree's surrounding and in close proximity to the site, result in the setting of both the settlement and surrounding countryside not being affected by the proposals.
- 5.13. Policy STP 2 (Presumption in favour of sustainable development) instructs decision makers to '*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*.'
- 5.14. As previously outlined, there are significant economic enhancements that will be captured in the local rural economy as a result of the proposals submitted with this application. From an environmental perspective, 10% biodiversity net gains will be

incorporated within the scheme in-line with the Governments incoming 2021 Environment Act. And finally, from a social perspective, the proposals seek to provide a comprehensive redevelopment of the site, which has become an eyesore, detracting from the village setting.

- 5.15.** Policy STP3 outlines 15 principles of sustainable development which proposals are expected to adhere to (were appropriate). These have been reviewed in full and the design scheme brought forward with the policy in mind. Of particular note is criterion C which provides '*support for infrastructure required to enhance the quality of life of individuals*'. The proposals presented with this application will not only enhance the residential amenity of the occupant of Glenridge House, but provide a higher level of working standard for the garden and maintenance team whilst also providing a comprehensive solution to the infill plot for the village community.
- 5.16.** Also of note is criterion I. which states proposals should '*Demonstrate high quality sustainable design which is accessible to all, and which respects and enhances the local distinctiveness of the natural, historic and built environment and helps promote a sense of place*'. Clearly with the assessment to have been undertaken in advance of the production of the design scheme, it is felt the proposals demonstrate accordance with this element.
- 5.17.** In relation to STP4 (Climate change mitigation and adaption) the proposals will be constructed in accordance with the requirement of Part L of the Building Regulations which sets the standard for energy performance of new and existing buildings, helping to safeguard the environment in terms of potential usage and the consequent effect on climate change.
- 5.18.** The construction of the building will use sustainable materials as much as possible with some more general approaches to sustainable construction set out below, demonstrating accordance with Policy QOP5 (sustainable design and construction);
1. Construction elements to be built to current buildings standards to reduce the amount of heat loss and energy consumption
  2. Suitable forms of alternative energy generation will be researched, evaluated and incorporated into the scheme
  3. Low energy and sustainable materials are to be used during construction
  4. Use of recycled materials to form sub-bases, hardstanding etc.



5. Electric vehicle charging points will be incorporated into the scheme
6. Procurement of building materials will prioritise the use of locally sourced options available.

**5.19.** Further on within the Local Plan is Policy ECN13 – Meeting rural employment needs - it identifies *‘the role of rural locations in providing employment opportunities, to meet the needs of those living in such areas is recognised.’* and directs decision makers to support *‘countryside, development that will generate employment opportunities, proportionate to the rural location, where all of the following apply’*;

**5.20.** *‘Existing buildings are reused or, where this is not possible, extensions or new buildings that contribute positively to local landscape character and, where applicable, local building traditions’* - it is felt through a detailed study of local precedent that the proposals as presented contributes positively to the local landscape character.

**5.21.** *‘The proposal is related as closely as possible to the existing settlement pattern, existing services and accessible places’* – on the basis the plot has been previously assessed and considered to be an ‘in-fill plot’, it accords with this element of the policy.

**5.22.** *‘It will not have an adverse impact on the operational aspects of local farming or forestry’* – the proposals will not have an adverse impact on local agricultural or forestry enterprises.

**5.23.** In consideration of the assessment made above, it is concluded that there is an in-principle position of support for the redevelopment of the site for the scheme as presented.

**5.24. Design and Impact on the Character and Appearance of the Area** – Policy QOP1 sets out 14 design principles which must underpin the design of any new developments. The design principles seek to ensure that development contributes positively to the people, places and natural environment that define Northumberland. Of note in relation to this scheme;

- a. Through careful and considered design it is felt the proposals do *‘make a positive contribution to local character and distinctiveness and contribute to a*

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*positive relationship between built and natural features, including landform and topography'*

- b. They also 'contribute to a strong sense of place and integrate the built form of the development with the site overall'*
- c. Equally they are 'visually attractive and incorporate high quality materials and detailing'*
- d. In terms of providing a secure area of storage the proposals help 'reduce the risk of crime and the fear of crime'*

**5.25.** In terms of Policy ENV4 – Tranquillity, dark skies and a sense of rurality – it should be noted no external lighting is being presented within the scheme to mitigate any impact on the Northumberland International Dark Sky Park (which for clarity, the development is not located within).

**5.26. Impact on residential amenity** - Policy QOP2 of the NLP provides guidance on this matter. The proposals clearly present an enhanced level of amenity for existing and future users of the development, which through careful design do *'not cause unacceptable harm to the amenity of those living in, working in or visiting the local area'*. It is in fact felt that the proposals provide a significant enhancement from the existing state of the site for those living in, working in or visiting the local area.

**5.27.** The policy goes further to provide 5 criteria which need to be met where applicable. These have been reviewed and taken account of with the presented scheme.

**5.28.** The proposed development, which is contained within the application site would not cause harm to the amenity of neighbouring residents by way of privacy, overlooking, overshadowing or loss of light.

**5.29.** As previously outlined, if required, the applicant would be amenable to a planning condition restricting the use of the site to being 'incidental' to Glenridge House. In addition, planning condition could also tie the two together avoiding the potential separation of two in the future.

5.30. This condition could be drafted as follows;

*'The storage building hereby approved shall not be used other than for purposes incidental to the existing dwellinghouse of Glenridge House and shall not be occupied, sold or let as a separate building, or used as separate primary residential accommodation at any time.'*

5.31. **Landscaping and trees** – Policy QOP4 provides guidance to decision makers and developers regarding the responsibilities placed upon them in this regard. As previously outlined, in consideration of the development proposals contained within this application, no overly ornate or involved hard/ soft landscaping scheme is being proposed. However, a thorough understanding of the extant characteristics and features of the site in this regard has inform the presented design solution.

5.32. With regard to the existing tree stock on the site, to inform the development proposals an Arboricultural survey and impact assessment has been undertaken. From this survey an arboricultural method statement and tree protection plan has been developed and these are submitted in full with this application.

5.33. **Biodiversity and geodiversity** – Policy ENV2 provides guidance in respect of Biodiversity and geodiversity across the county. To help inform the development proposals a Preliminary Ecological Appraisal has been undertaken and its findings presented in report format is submitted in full with this application.

5.34. The findings of the report will not be duplicated here but in terms of the direct impact assessment of the proposals there were none identified.

5.35. The recommendations contained in the report will be incorporated in full, including acceptance of a condition to produce a Construction Environment Management Plan (CEMP) in advance of development commencing on-site. This document will be adhered to in full and will detail a precautionary working method statement in line with policy ENV2.

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## 6. CONCLUSION

- 6.1.** The proposals contained within this application are for the development of a new storage/ garage building in association with the residential occupation of Glenridge House.
- 6.2.** The aspiration from the proposals is twin tracked to:
- A. meet the requirement for a storage building for Glenridge House, and
  - B. to comprehensively address the question marks over the site's potential future development, drawing to a close the speculation surrounding it.
- 6.3.** The proposals submitted with the application are the product of professional iteration, having taken into account the site attributes and various other contributing factors.
- 6.4.** The proposals have the potential to provide a significant stimulus to the local rural economy, in addition to positive contributions to the social and environmental credentials of the area, representing a sustainable form of development.
- 6.5.** Through assessment of the relevant policies within the extant Northumberland Local Plan, the proposals have been seen to demonstrate accordance with them.
- 6.6.** It is therefore concluded that the development is acceptable in principle and compliant with the relevant Northumberland Local Plan policies.
- 6.7.** We consequently commend the development to the Council and look forward to discussing the application in more detail with the allocated planning officer.



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Mobile: [REDACTED] | Tel: [REDACTED]

Web: [www.rjdconsultancy.com](http://www.rjdconsultancy.com) | Email: [REDACTED]